



AGENDA

City of Salmon Arm Regular Council Meeting

Monday, July 12, 2021
1:00 p.m.

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

Page #	Item #	Description
	1.	CALL TO ORDER
1 – 2	2.	IN-CAMERA SESSION
	3.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <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 – 20	6.	CONFIRMATION OF MINUTES
	1.	Regular Council Meeting Minutes of June 28, 2021
21 – 26	7.	COMMITTEE REPORTS
	1.	Development and Planning Services Committee Meeting Minutes of July 5, 2021
27 – 42	2.	Greenways Liaison Committee Meeting Minutes of June 3, 2021
43 – 48	3.	Active Transportation Task Force Meeting Minutes of July 5, 2021
	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
49 – 52	9.	STAFF REPORTS
	1.	Director of Engineering and Public Works - BC Active Transportation Network Planning Grant 2021
53 – 54	2.	Director of Development Services - Appointment of Deputy Approving Officer

10. **INTRODUCTION OF BYLAWS**
- 55 – 70 1. City of Salmon Arm Zoning Amendment Bylaw No. 4471 [ZON1216; Text Amendment; Storage] – First Reading
- 71 – 94 2. City of Salmon Arm Zoning Amendment Bylaw No. 4460 [ZON1210; 1830 and 1860 – 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4] – First and Second Readings
- 95 – 100 3. City of Salmon Arm Fee for Service Amendment Bylaw No. 4472 [2021 Water Meter Rates] – First, Second and Third Readings
11. **RECONSIDERATION OF BYLAWS**
- 101 – 162 1. City of Salmon Arm Zoning Amendment Bylaw No. 4441 [ZON-1192; Charlton, S. & H./Laird, B.; 4270 10 Avenue SE; A2 to M2] – Final Reading
- 163 – 186 2. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 [OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR] – Second Reading
- 187 – 190 3. City of Salmon Arm Zoning Amendment Bylaw No. 4450 [ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] *[See Item 11.2 for Staff Report]* – Second Reading
- 191 – 208 4. City of Salmon Arm Zoning Amendment Bylaw No. 4464 [ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8] – Final Reading
- 209 – 230 5. City of Salmon Arm Zoning Amendment Bylaw No. 4465 [ZON-1214; City of Salmon Arm; Text Amendment] – Final Reading
12. **CORRESPONDENCE**
- 231 – 232 1. Informational Correspondence
13. **NEW BUSINESS**
14. **PRESENTATIONS / DELEGATIONS**
- 233 – 236 1. Presentation 3:30 – 3:45 p.m. (approximately)
Sergeant Lachapelle, Salmon Arm RCMP Detachment – Quarterly Policing Report April to June 2021
- 237 – 250 2. Presentation 3:45 – 4:00 p.m. (approximately)
Joe Johnson and Blake Lawson – Active Transportation Task Force Update and Grant Application
15. **COUNCIL STATEMENTS**
16. **SALMON ARM SECONDARY YOUTH COUNCIL**
17. **NOTICE OF MOTION**
- 251 – 252 1. Councillor Lindgren – Climate Action Coordinator
18. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
19. **OTHER BUSINESS**
20. **QUESTION AND ANSWER PERIOD**

7:00 p.m.

Page #	Item #	Description
	21.	DISCLOSURE OF INTEREST
	22.	HEARINGS
253 – 272	1.	Development Variance Permit Application No. VP-524 [Salmon Arm & Shuswap Lake Agricultural Association; 421 5 Avenue SW; Setback requirements]
273 – 310	2.	Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements]
	23.	STATUTORY PUBLIC HEARINGS
311 – 330	1.	Zoning Amendment Application No. ZON-1204 [Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 – 6 Avenue NE; R-1 to R-4]
331 – 340	2.	Zoning Amendment Application No. ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]
	24.	RECONSIDERATION OF BYLAWS
341 – 344	1.	City of Salmon Arm Zoning Amendment Bylaw No. 4451 [ZON-1204; Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 – 6 Avenue NE; R-1 to R-4] – Third Reading
345 – 348	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4463 [ZON-1212; Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8] – Third Reading
	25.	QUESTION AND ANSWER PERIOD
349 – 350	26.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: pursuant to Section 90(1) (d) the security of the property of the municipality and (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 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: July 12, 2021

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Regular Council Meeting Minutes of June 28, 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, June 28, 2021.

PRESENT:

Mayor A. Harrison (participated remotely)
 Councillor D. Cannon (participated remotely)
 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)

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

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0339-2021

Moved: Councillor Flynn
 Seconded: Councillor Lindgren
 THAT: pursuant to Section 90(1) (c) labour relations or other employee relations, and (g) litigation or potential litigation affecting the municipality; of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
 Council returned to Regular Session at 2:18 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."

Councillor Wallace Richmond read the following - Reflections on Canada Day

The first long weekend of the summer is typically marked by celebrating Canada Day. We gather, we laugh, we sing, we play, we visit and share meals in gratitude for our love of country and of one another.

This year, the City of Salmon Arm had not planned or approved any Canada Day events as a result of the provincial health orders. But much more importantly, in light of the confirmation of the location of over a thousand graves of child victims of the residential school system, we must focus on the grief, the sorrow, in condolence and respect for the lives lost and the trauma lived.

Yes, Canada holds the promise of many gifts, inclusion, diversity, kindness and care. Chief among them, this Canada Day, is the First Nations gracious and loving offer of Reconciliation despite the horrific harm of the colonial system that continues to this day.

If we are to fulfill that promise, then we must make room for the grief, stand in solidarity and embrace the journey of Reconciliation on Canada Day and indeed every day forward.

We can start by honouring this time of deep grief and terrible sorrow in quiet contemplation and continue on that collective journey with profound gratitude for our continued welcome on the Unceded Territory of the Secwepemc Nation.

And as part of this healing journey, there will be gatherings and storytelling, songs will be sung and meals will be shared. And when we do it in their memory, we honour that promise.

In solidarity and mourning, the City of Salmon Arm will light City Hall in orange and the flags will remain at half mast.

4. REVIEW OF AGENDA

Addition under item 23.1 J. I. Norlin – email dated June 27, 2021 – June 28, 2021 Agenda Item 22.1 – Development Variance Application

Addition under item 23.1 R. Keetch – email dated June 28, 2021 – DP-431 – Comments for City and Council consideration

5. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with items 23.2 and 24.2 as the applicant is a client of his firm.

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 14, 2021

0340-2021

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Regular Council Meeting Minutes of June 14, 2021, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS1. Development and Planning Services Committee Meeting Minutes of June 21, 2021

0341-2021

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the Development and Planning Services Committee Meeting Minutes of June 21, 2021, be received as information.

CARRIED UNANIMOUSLY2. Environmental Advisory Committee Meeting Minutes of May 21, 2021

0342-2021

Moved: Councillor Lindgren
Seconded: Councillor Lavery
THAT: the Environmental Advisory Committee Meeting Minutes of May 21, 2021, be received as information.

CARRIED UNANIMOUSLY3. Environmental Advisory Committee Meeting Minutes of June 11, 2021

0343-2021

Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: the Environmental Advisory Committee Meeting Minutes of June 11, 2021, be received as information.

CARRIED UNANIMOUSLY4. Shuswap Regional Airport Operations Committee Meeting Minutes of June 16, 2021

0344-2021

Moved: Councillor Eliason
Seconded: Councillor Flynn
THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 16, 2021, be received as information.

CARRIED UNANIMOUSLY8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE1. Board in Brief – June 2021

Received for information.

9. STAFF REPORTS1. Director of Corporate Services – 2020 Annual Report

0345-2021

Moved: Councillor Wallace Richmond
Seconded: Councillor Cannon
THAT: Council receive the City of Salmon Arm 2020 Annual Report.

Mayor Harrison called for public input.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued

2. Chief Financial Officer – 2022/2023 RCMP Funding (2022 Budget)

0346-2021

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the City of Salmon Arm approve in principle the 2022/2023 budget of \$4,282,620 under the Municipal Policing Contract of which the City is responsible for 90% thereof;

AND THAT: the City of Salmon Arm advise that it has approved and authorized an increase of one (1) member to its contract strength for the 2021/2022 fiscal year.

CARRIED UNANIMOUSLY

Councillor Eliason left the meeting at 2:54 p.m.

3. Director of Development Services – Agricultural Advisory Committee

0347-2021

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: Council appoint Ken Jamieson to the City of Salmon Arm Agricultural Advisory Committee for a two (2) year term, expiring June 30, 2023.

CARRIED UNANIMOUSLY

4. Director of Development Services – Proposed Purchase of a New Electric Vehicle

0348-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an allocation of \$45,000 for the procurement of a new electric vehicle to replace Unit #12 – cobalt funded from the Climate Action Reserve;

AND THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include an allocation of \$5,000 for electrical and related works required to service an electric vehicle in the underground parking garage of City Hall funded from the Climate Action Reserve.

CARRIED

Councillor Lavery Opposed

5. Director of Engineering and Public Works – Construction Tender Award – Ross Street Underpass

0349-2021

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to reflect additional funding for the Underpass Construction project in the amount of \$4,433,300.00 funded from the following sources:

- Grants:
 - \$1,200,000.00 Community Works Fund (Gas Tax)
 - \$78,300.00 ICBC RIP Grant
 - \$1,000,000.00 BC Active Transportation Grant

9. STAFF REPORTS – continued

5. Director of Engineering and Public Works – Construction Tender Award – Ross Street Underpass – continued

- Other Contributions:
 - \$1,500,000.00 CP Rail Additional Contribution
- Reserves:
 - \$300,000.00 Ross Street Underpass Reserve
 - \$112,000.00 General Debt Retirement Reserve
 - \$43,000.00 Interest Earned – RSU Debt (Bylaw 4500)
 - \$200,000.00 Drainage DCC Reserve Fund

AND THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Water) project in the amount of \$361,000.00 funded from the following sources:

- \$75,000.00 Water Future Expenditure Reserve
- \$100,000.00 Water Surplus Reserve
- \$186,000.00 Water Major Maintenance Reserve Fund

AND THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to reflect additional funding for the Ross Street Underpass (Sewer) project in the amount of \$237,000.00 funded from the following sources:

- \$100,000.00 Sewer Surplus Reserve
- \$137,000.00 Sewer Major Maintenance Reserve Fund

AND THAT: Council approve the award of the Ross Street Underpass tender to Kingston Construction Ltd. in accordance with the terms and conditions of their tender in the amount of \$14,833,672.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

6. Director of Engineering and Public Works – Award for Ross Street Underpass Engineering Contract Administration Services (Phase 3)

0350-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Engineering Services Contract for Phase 3 of the Ross Street Underpass Contract Administration Services be awarded to RF Binnie & Associates Ltd. in the amount of \$1,406,306.50 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of the additional Engineering Services relative to Project No. ENG2019-36 to authorize the sole sourcing of same to RF Binnie & Associates Ltd.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued7. Director of Corporate Services – Officer Appointments

0351-2021

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: pursuant to Section 146 of the *Community Charter* and the City of Salmon Arm Officers Designation and Establishment Bylaw No. 4267 the following Officer positions be appointed:

- Erin Jackson, Acting Chief Administrative Officer effective June 14, 2021; and
- Robert Niewenhuizen, Acting Deputy Chief Administrative Officer and Deputy Corporate Officer effective June 14, 2021.

CARRIED UNANIMOUSLY10. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 [OCP4000-46; Passey, B. & T.; 3381 10 Avenue SE; LR to MR] – First Reading

0352-2021

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4450 [ZON-1203; Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] – First Reading

0353-2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4450 be read a first time;

AND THAT: final reading be withheld subject to the adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4463 [ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8] – First and Second Reading

0354-2021

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4463 be read a first and second time;

AND THAT: final reading be withheld subject to Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

10. INTRODUCTION OF BYLAWS – continued

3. City of Salmon Arm Zoning Amendment Bylaw No. 4451 [ZON-1204; Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 – 6 Avenue NE; R-1 to R-4] – First and Second Reading

0355-2021

Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4451 be read a first and second time;

AND THAT: final reading be withheld subject to the following:

1. Removal of two shipping containers from the property; and
2. Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4459 [ZON-1209; Buckler, J. & K.; 2920 7 Avenue NE; R1 to R8] – Final Reading

0356-2021

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4459 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4458 [ZON-1208/DVP-532; Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE] – Final Reading

0357-2021

Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4458 be read a final time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 [OCP4000-45; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC] – Final Reading

0358-2021

Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4433 be read a final time.

CARRIED

Councillor Lindgren Opposed

11. RECONSIDERATION OF BYLAWS – continued

4. City of Salmon Arm Zoning Amendment Bylaw No.4434 [ZON-1197; Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3] – Final Reading

0359-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No.4434 be read a final time.

CARRIED

Councillor Lindgren Opposed

The Meeting recessed at 3:55 p.m.

The Meeting reconvened at 4:00 p.m.

14. PRESENTATIONS

1. Jen Bellhouse, Shuswap Trail Alliance – AGM Directors Report

Jen Bellhouse, Shuswap Trail Alliance provided an overview of the Shuswap Trail Alliance AGM Directors Report and 2020 Financial Statements. She was available to answer questions from Council.

2. Althea Mongerson, Events and Membership Coordinator, Downtown Salmon Arm – Street Entertainment Program

Althea Mongerson, Events and Membership Coordinator, Downtown Salmon Arm provided an overview of the proposed Street Entertainment Program. She was available to answer questions from Council.

12. CORRESPONDENCE

1. Information Correspondence

6. K. Earl – email dated June 22, 2021 – Blackburn Park Booking Request

7. G. McAllister – email dated June 23, 2021 – Blackburn Park Booking Request

9. H. Lessard, Foster Parent Coordinator – Shuswap Okanagan Foster Parents Association – letter received June 2021 – Blackburn Park Booking Request

0360-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: Council authorize the Shuswap Lady Striders to hold a breakfast meeting at the Blackburn Park Picnic Shelter on July 15, 2021 from 9:00 am to 11:00 am, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines;

AND THAT: Council authorize G. McAllister to hold a celebration of life at the Blackburn Park Picnic Shelter on August 21, 2021 from 11:00 am to 3:00 pm, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines;

12. CORRESPONDENCE – continued

1. Information Correspondence – continued

- 6. K. Earl – email dated June 22, 2021 – Blackburn Park Booking Request
- 7. G. McAllister – email dated June 23, 2021 – Blackburn Park Booking Request
- 9. H. Lessard, Foster Parent Coordinator – Shuswap Okanagan Foster Parents Association – letter received June 2021 – Blackburn Park Booking Request

AND THAT: Council authorize the Okanagan Foster Parents Association to host a dinner at the Blackburn Park Picnic Shelter on July 15, 2021 from 4:00 pm to 6:00 pm, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

- 10. D. Byers, Community Services Director, Salvation Army Salmon Arm – letter dated June 11, 2021 – Wharf and Gazebo Booking Request

0361-2021

Moved: Councillor Wallace Richmond
Seconded: Mayor Harrison

THAT: the rental fees for the Wharf and Gazebo Booking for the Salvation Army Salmon Arm fundraiser on July 17, 2021 in the amount of \$212.75 be funded from 2021 Council Initiatives, subject to the provision of adequate liability insurance and in accordance with the Public Health Officer's guidelines.

CARRIED UNANIMOUSLY

- 12. C. Davis, President, Daybreak Rotary – letter dated May 13, 2021 – Daybreak Rotary Legacy Project at Canoe Beach

0362-2021

Moved: Councillor Lavery
Seconded: Councillor Flynn

THAT: Council support in principle the Daybreak Rotary Legacy Project at Canoe Beach as outlined in the letter dated May 13, 2021.

CARRIED UNANIMOUSLY

- 2. L. Fitt, Salmon Arm Economic Development Society 2020 MRDT Annual Performance Report

0363-2021

Moved: Councillor Flynn
Seconded: Councillor Cannon

THAT: Council authorize the submission of the 2020 MRDT Annual Performance Report to the Province.

CARRIED UNANIMOUSLY

13. NEW BUSINESS

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

1. Councillor Lavery Notice of Motion from June 14, 2021 - Prohibition of Commercial Bottling of Groundwater in Bylaws

0364-2021

Moved: Councillor Lavery

Seconded: Councillor Lindgren

WHEREAS Council recently endorsed a motion opposing the extraction of groundwater for the purposes of commercial bottled or bulk water sales and advised the province of that motion;

AND WHEREAS the City can control the commercial bottling of ground water through its own zoning bylaws;

THEREFORE BE IT RESOLVED THAT: Council ask staff to report on options to prohibit the commercial bottling of groundwater in all zones of our land use bylaws.

CARRIED

Councillor Flynn Opposed

2. Councillor Lavery Notice of Motion from June 14, 2021- Code of Conduct

0365-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

WHEREAS a Code of Conduct provides standards that supplement conduct already required legislatively or through policy;

AND WHEREAS building a shared understanding of expected conduct and setting that out in a code of conduct will make expectations clearer, is a good way to prevent issues and is recommended by UBCM;

THEREFORE BE IT RESOLVED THAT: Council ask staff to report back on options to develop a Code of Conduct for implementation by the summer of 2022 at the latest by the current Council;

AND THAT: an adopted Code of Conduct be an ongoing component of the swearing-in ceremony of future Councils;

AND FURTHER THAT: Council appoint Councillors Lavery and Wallace Richmond to work with staff in developing the report.

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

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

2. IN-CAMERA SESSION – continued

0366-2021

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: pursuant to Section 90(1) (c) labour relations or other employee relations; of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 5:35 p.m.

Council returned to Regular Session at 6:07 p.m.

The Meeting recessed at 6:07 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Mayor A. Harrison (participated remotely)

Councillor D. Cannon (participated remotely)

Councillor K. Flynn (participated remotely)

Councillor T. Lavery (participated remotely)

Councillor Lindgren (participated remotely)

Councillor L. Wallace Richmond (participated remotely)

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

Director of Development Services K. Pearson (participated remotely)

Director of Engineering and Public Works R. Niewenhuizen (participated remotely)

Recorder C. Simmons (participated remotely)

ABSENT:

Councillor C. Eliason

21. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with items 23.2 and 24.2 as the applicant is a client of his firm.

22. HEARINGS

1. Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit – Medium Density Residential]

0367-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 in accordance with the drawings attached as Schedule A to the Staff Report dated June 15, 2021;

22. HEARINGS – continued**1. Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit – Medium Density Residential] – continued**

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) – maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 – maximum height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 – minimum setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 – minimum setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the 4.0 m (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: issuance of Development Permit No. 431 be withheld subject to receipt of an irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Submissions were called for at this time.

J. I. Norlin – email dated June 27, 2021 – June 28, 2021 Agenda Item 22.1 – Development Variance Application.

R. Keetch – email dated June 28, 2021 – DP-431 – Comments for City and Council consideration.

K. Guenther, the applicant, was available to answer questions from the Council.

M. Lamerton, the agent, provided an overview of the concerns raised by letter and email submissions. He was available to answer questions from Council.

T. Salo, 1210 16 Street NE, spoke to concerns with potential damage to mature trees on his property and drainage.

M. Lamerton, the agent, advised that the drainage requirements for the development would be addressed by a Geotechnical Engineer during development stage.

K. Guenther, the applicant, confirmed that should there be damage to the trees at 1210 16 Street NE there would be compensation.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:24 p.m. and the Motion was:

CARRIED
Councillor Lindgren Opposed

22. HEARINGS – continued

2. Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing]

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);
2. Waive the requirement to install Concrete works (curb, gutter and sidewalk); and
3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Telephone).

Submissions were called for at this time.

M. Burgi, the applicant, was available to answer questions from the Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:46 p.m. and the Motion was split:

0368-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell).

DEFEATED

Mayor Harrison, Councillors Cannon, Flynn, Lavery, Lindgren, and Wallace Richmond Opposed

0369-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

2. Waive the requirement to install Concrete works (curb, gutter and sidewalk).

22. HEARINGS – continued

2. Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing] – continued

Amendment:

Moved: Councillor Flynn
Seconded: Councillor Cannon
THAT: sidewalk be removed from item 2.

CARRIED UNANIMOUSLY

Motion as Amended:

DEFEATED

Mayor Harrison, Councillors Cannon, Flynn, Lavery, Lindgren, and Wallace Richmond Opposed

0370-2021

Moved: Councillor Cannon
Seconded: Councillor Wallace Richmond
THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Telephone).

CARRIED UNANIMOUSLY

0371-2021

Moved: Councillor Lavery
Seconded: Councillor Lindgren
THAT: Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

4. A 50% cash contribution for future sidewalk works.

DEFEATED

Mayor Harrison, Councillors Cannon, Flynn, Lindgren, and Wallace Richmond Opposed

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1214 [Text Amendment]

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 8:11 p.m. and the next item ensued.

23. STATUTORY PUBLIC HEARINGS - continued

Councillor Flynn declared a conflict of interest and left the meeting at 8:12 p.m.

2. Zoning Amendment Application No. ZON-1206 [Dobie, S. and J./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3]

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 8:13 p.m. and the next item ensued.

3. Zoning Amendment Application No. ZON-1211 [LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 to R8]

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

Submissions were called for at this time.

C. LeFloch, the applicant, was available to answer questions from Council.

Councillor Flynn returned to the meeting at 8:15 p.m.

Following three calls for submissions and questions from Council, the Public Hearing was closed 8:15 at p.m. and the next item ensued.

4. Zoning Amendment Application No. ZON-1213 [CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8]

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

Submissions were called for at this time.

M. Skjerpen, the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed 8:17 at p.m. and the next item ensued.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4465 [ZON-1214; Text Amendment] - Third Reading

0372-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4465 be read a third time as amended;

AND THAT: final reading be withheld subject to the Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict of interest and left the meeting at 8:21 p.m.

2. City of Salmon Arm Zoning Amendment Bylaw No. 4453 [ZON-1206; Dobie, S. and I./Lawson Engineering Ltd.; 821 60 Street NW; A2 to A3] - Third and Final Reading

0373-2021

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4453 be read a third and final time.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:24 p.m.

3. City of Salmon Arm Zoning Amendment Bylaw No. 4462 [ZON-1211; LeFloch, C. and Sinopoli, R.; 1080 12 Street SE; R7 to R8] - Third Reading

0374-2021

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4462 be read a third time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4464 [ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8] - Third Reading

0375-2021

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4464 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

0376-2021

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of June 28, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:28 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER

MAYOR

Adopted by Council the day of _____, 2021.

Item 7.1

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee Meeting Minutes of July 5, 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, July 5, 2021.

PRESENT:

Mayor A. Harrison (participated remotely)
 Councillor L. Wallace Richmond (participated remotely) (left the meeting at 9:30 a.m.)
 Councillor C. Eliason (participated remotely)
 Councillor T. Lavery (participated remotely)
 Councillor D. Cannon (participated remotely)
 Councillor S. Lindgren (participated remotely)

Acting Chief Administrative Officer/Director of Corporate
 Services E. Jackson (participated remotely)
 Director of Engineering & Public Works R. Nieuwenhuizen (participated remotely)
 Director of Development Services K. Pearson (participated remotely)
 Recorder B. Puddifant (participated remotely)

ABSENT

Councillor K. Flynn

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. Zoning Amendment Bylaw Application No. ZON-1210 (Fieldstone Place Inc./Franklin Engineering Ltd.; 1830 & 1860 10 Street SW; R-1 to R-4]

Moved: Councillor Eliason

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 amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 5795 and Lot 2, Section 11, Township 20, Range 10, W6M,

5. REPORTS - continued**1. Zoning Amendment Bylaw Application No. ZON-1210 (Fieldstone Place Inc./Franklin Engineering Ltd.; 1830 & 1860 10 Street SW; R-1 to R-4] - continued**

KDYD, Plan 3797 Except Plan 5795 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

S. Mitchell, on behalf of Franklin Engineering, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-524 [Salmon Arm & Shuswap Lake Agricultural Association; 421 5 Avenue SW; Setback requirements]

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 524 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16126 to vary Zoning Bylaw No. 2303 as follows:

1. Section 24.8.1 – P1 – Park and Recreation Zone – reduce the front parcel line setback from 6.0 m to 3.0 m for an office building;

AND THAT: Development Variance Permit No. 524 also vary Section 4.0 (Works and Services requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the 5 Avenue SW frontage, including the installation of three streetlights;
2. Waive the requirement to install one of two fire hydrants;
3. Waive the requirement to upgrade the 100 mm water main along the northern frontage to 200 mm; and
4. Waive the requirement to extend storm sewer to and across the southern frontage.

J. Wickner, and J. Franklin, Franklin Engineering, outlined the application and were available to answer questions from the Committee.

P. Wright and C. Ingram, applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 534 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572 to vary Zoning Bylaw No. 2303 as follows:

5. REPORTS - continued

3. Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements] - continued

1. Section 4.12.1 (a) – Fences and Retaining Walls – increase fence height to 2.0 m along entire rear and interior side yards;
2. Section 4.12.1 (b) – Fences and Retaining Walls – increase fence height from 1.2 m to 2.0 m along front and exterior side yards;
3. Section 6.6 – R-1 – Single Family Residential Zone – increase height of accessory building (i.e. detached shop) from 6.0 m to 8.0 m;
4. Section 6.7 – R-1 – Single Family Residential Zone – increase maximum parcel coverage for accessory buildings from 10% to 11% of the parcel;
5. Section 6.11.2 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and
6. Section 6.11.3 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

A. Hasselaar, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Eliason
 Seconded: Councillor Cannon
 THAT: Items 3, 4, 5 and 6 be deleted in their entirety.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

4. Zoning Amendment Application No. ZON-1216 [City of Salmon Arm; Text Amendment; General and Light Industrial Zone]

Moved: Councillor Eliason
 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 as follows:

1. Section 28 – General Industrial Zone

Add to sub-section 28.3.17 – Permitted Uses

mini warehouse to a maximum *parcel area* of 20%, inclusive of any outside storage

Add a sub-section to section 28.10 – Outside Storage

28.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of *mini-warehouse*. This limitation does not apply to a contractor's storage yard or other *accessory* use storage purposes.

5. REPORTS - continued

4. Zoning Amendment Application No. ZON-1216 [City of Salmon Arm; Text Amendment; General and Light Industrial Zone] - continued

2. Section 29 - Light Industrial Zone

Add to sub-section 29.3.18 - Permitted Uses

mini warehouse to a maximum *parcel area* of 20%, inclusive of any outside storage area

Add as sub-section to section 29.10 - Outside Storage

29.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of any *mini-warehousing*. This limitation does not apply to a contractor's storage yard or other *accessory* use storage purposes.

AND THAT: Final reading of the Bylaw be withheld subject to approval of the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

6. PRESENTATIONS

7. FOR INFORMATION

1. Agricultural Land Commission - Reason for Decision - ALC Application No. 61847

Received for information.

Councillor Wallace Richmond left the meeting at 9:30 a.m.

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of July 5, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:35 a.m.

Mayor Alan Harrison
Chair

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Item 7.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Greenways Liaison Committee Meeting Minutes of June 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 Greenways Liaison Committee (GLC) Meeting held online and in City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, (GoTo Meeting) on Thursday, June 3, 2021 at 3:30 p.m.

PRESENT:

Brian Browning, Shuswap Trail Alliance
 Chris Stromgren, Shuswap Trail Alliance
 Steve Fabro, Citizen at Large
 Joe Johnson, Citizen at Large
 Kevin Flynn, Chair
 Anita Ely, Interior Health

Adrian Bostock, Shuswap Trail Alliance (non-voting) – from 3:15
 Darin Gerow, City of Salmon Arm, Manager of Roads & Parks
 Chris Larson, City of Salmon Arm, Senior Planner, Recorder

The meeting was called to order at 3:33 p.m.

1. Acknowledgement of Traditional Territory

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

2. Introductions

3. Presentations

4. Approval of Agenda and Additional Items

Moved: Joe Johnson

Seconded: Brian Browning

THAT: the agenda for this Greenways Liaison Committee Meeting of June 3, 2021 be so approved.

CARRIED UNANIMOUSLY

5. Approval of Minutes of Previous Greenways Liaison Committee Meeting

Moved: Steve Fabro

Seconded: Brian Browning

THAT: the minutes of the Greenways Liaison Committee Meeting of April 1, 2021 be approved as circulated.

CARRIED UNANIMOUSLY

6. Old Business /Arising from minutes

none

7. New Business

- **Fish & Game Club – closed trails – request for OCP amendment (Appendix 1)**
The GLC discussed a request from the Fish & Game Club. It was noted that the OCP does not seem to be the issue, however there was recognition of the safety and liability concerns. A potential site visit was discussed. It was noted that the GLC generally advocates for trail options, rather than liability concerns.
- **Mt Ida – North-East Slope Trails**
The BCTS proposal for adjacent the new cemetery and industrial park on the northeast slopes of Mt Ida was discussed. Unsanctioned trails were noted in this area as well as potential for future trails. A regional working group has been formed and will be discussing this in the future.
- **28 Street NE – urban connector (Appendix 2)**
An opportunity for a neighborhood connector exists along a right-of-way at this location. While not necessarily a high priority, potential for more research into upgrades required was discussed.
- **Little Mountain Park – trail planning fuel treated area**
This may be discussed at a future meeting.

8. Other Business &/or Updates

- **STA Update - Planning and Projects (Appendix 3)**
The STA outlined efforts and projects in progress (attached). Spring maintenance is underway. Landmarks project is ongoing, website will be updated, and the East Canoe Creek bridge north of the South Canoe parking lot is expected to be in this fall.
- **South Canoe Update**
The parking lot project is intended to continue in 2021, including expansion and moving the washroom, likely now July with CSIS identifying work in the area. A re-route of the climb trail separating equestrian use was discussed again, noting it will proceed soon.

Social trails at the east end of Okanagan were discussed. The GLC noted pressure here may be a symptom of success, with a desire for more options. It may be proactive to consider formal options here.

- **McGuire Lake/Downtown 9 Ave Connection**
The GLC conducted a site visit to explore improved connections potentially along this row, noting it is proposed in the Greenways Strategy. New signage through the efforts of the STA and MRDT fund are expected to clarify routes in the area.
- **Hillcrest/5-corners trails**
The Hillcrest/5-corners trails are constructed and complete (Appendix 4).

- **Active Transportation Task Force**

The ATTF process was noted as ongoing. Update provided.

9. **Next meeting - To be determined: Thursday, September 9 or later date tbd.**

Moved: Steve Fabro

Seconded: Joe Johnson

THAT: the Greenways Liaison Committee Meeting of June 3, 2021 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 5:05 p.m.

Endorsed by Meeting Chair

Received for information by Council on _____, 2021

Attachment - Fish & Game Club

Attachment - 28 Street NE - connector

Attachment - STA update

Attachment - Hillcrest connector



3200 70th Street S.E.

Salmon Arm, BC

V1E 4P9

Monday, 3 May 2021

Mayor and Council
500 2nd Avenue, N.E.
Salmon Arm, BC
V1E 4H2

Re: Trail Access – Liability, Safety and Operating Licence

The City of Salmon Arm Administration advised that the Salmon Arm Fish and Game Club (SAFGC) write to the Mayor and Council about the concerns we have when people, who are non-members, who access an old trail on the shooting range property. We have rented the property that the trail is located on for the past 35 plus years. The trail is identified in the Official Community Plan (OCP).

In order to address continuing safety concerns, we request permission for the following:

- The City of Salmon Arm remove that part of the trail on the shooting range property identified in the OCP;
- Place enhanced warning and no trespassing signs on the road that SAFGC will pay for; and
- Place a trail closure sign on the trail that SAFGC will pay for.

The trail starts 300 metres from the new gate we relocated out to the front of the property. Non-members park their vehicles outside the new gate; they walk on the neighbours' property around our gate and onto our road in order to access the trail.

Club members are reporting several encounters and near accidents to me a month between them and joggers, horse riders, dog walkers and the odd bicycle rider on the road in and out of the shooting range.



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Salmon Arm, BC
V1E 4P9

Until 2014, joggers, bicycle riders, dog walkers and horse riders used the trail on the shooting property to access the Larch Hills trail network. During 2014, the City worked with the SAFGC and the Trail Alliance to decommission that part of the trail located on the shooting range property. Trail Alliance members were riding the road and trails on the shooting range property. The Trail Alliance removed the trail accessed through the shooting range property from their maps and informed their members of this change. The City approved "No Trespassing" and "Live Ammunition" signs that the SAFGC posted on the property.

The SAFGC operates a federally licenced shooting range where live ammunition is used. As it was in 2014, the use of live ammunition is a safety and liability concern. If an accident were to occur after an incident was reported, and the club had done nothing to address the issue, then a director on a board of a not-for-profit society can become personally liable for damages, injury or death if a resulting lawsuit were to wind its way through the courts.

Unfortunately, people, who are not members, continue to use the road on the shooting range property in order to access this trail. The removal of this trail from the Trail Alliance network helped address their bicycle riders wandering onto the shooting range property, but others who do not belong to the Trail Alliance, continue to do so. We have continuing safety and liability concerns about the unauthorized presence of people on the property when live ammunition is in use.

Increasing traffic using the road into the shooting range increases the risk of a car accident occurring with these people who are not members. Over the past 10 years, our club membership has risen from 200 to 800; we have built a specific training range for law enforcement agencies' to practice on and qualify their officers. When the Covid pandemic passes, we plan to sponsor new events and resurrect the old



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Salmon Arm, BC
V1E 4P9

events previously cancelled. This issue is a problem of safety, trespass and liability that could impact our operating licence.

In 2018 the SAFGC received permission from the City to install a new gate on the property. We moved this new gate out onto the cull-de-sac we share with our neighbours on 70th Street S.E. The automated gate was designed to meet the increasingly stringent firearms regulations; meet the tracking and recording requirements governing and securing access to shooting ranges; and address the concerns that we and our neighbours had about loiterers parking their vehicles in on the road at the old gate, where neighbours reported night time drinking occurring and the dumping garbage.

The SAFGC is concerned about the potential liability and safety issues that still exist with non-members continuing to use the road into the shooting ranges. We would like to do everything possible to inform people, try to mitigate any accident or injury involving our club members and non-members on the shooting range property. The club's operating licence depends on following all regulations, that include authorizing and managing access to the shooting range property to members only, and operating within the terms and conditions outlined in our insurance policy by doing everything possible to make sure that members only access the shooting range.

While the implementation of this new gate has gone a long way to meet all of these requirements, the location of the new gate has identified the continuing incursion onto the shooting range property by those not authorized to be on the property. We non-the-less need to address these recent incidents in a similar manner we did with the City and the Trail Alliance in 2014.

I have verified with the insurance company that they would move to limit their liability by denying any pay out for liability coverage in a



3200 70th Street S.E.
Salmon Arm, BC
V1E 4P9

subsequent litigation following an accident and it was found we knew about a reported problem and the club had not done anything to address the issue. This potentially could also result in our operating licence being revoked.

As President, I have no choice but to do all I can to promote safety, do our best to inform and warn people, both members and non-members, and to minimize the risk of injury or accident. Also, thousands of volunteer hours by club members have been donated to improve the property and the club has spent \$1.5 million in maintaining and improving the property in little over the last decade. We have a significant investment to protect.

I hope that this next round of measures to address people, who are not members, walking on a property where live ammunition is being used, and where there is an increased risk of a vehicle accident with them, meets with the approval of Mayor and Council.

Thank you for your attention to this matter and I look forward to hearing our response.

Sincerely

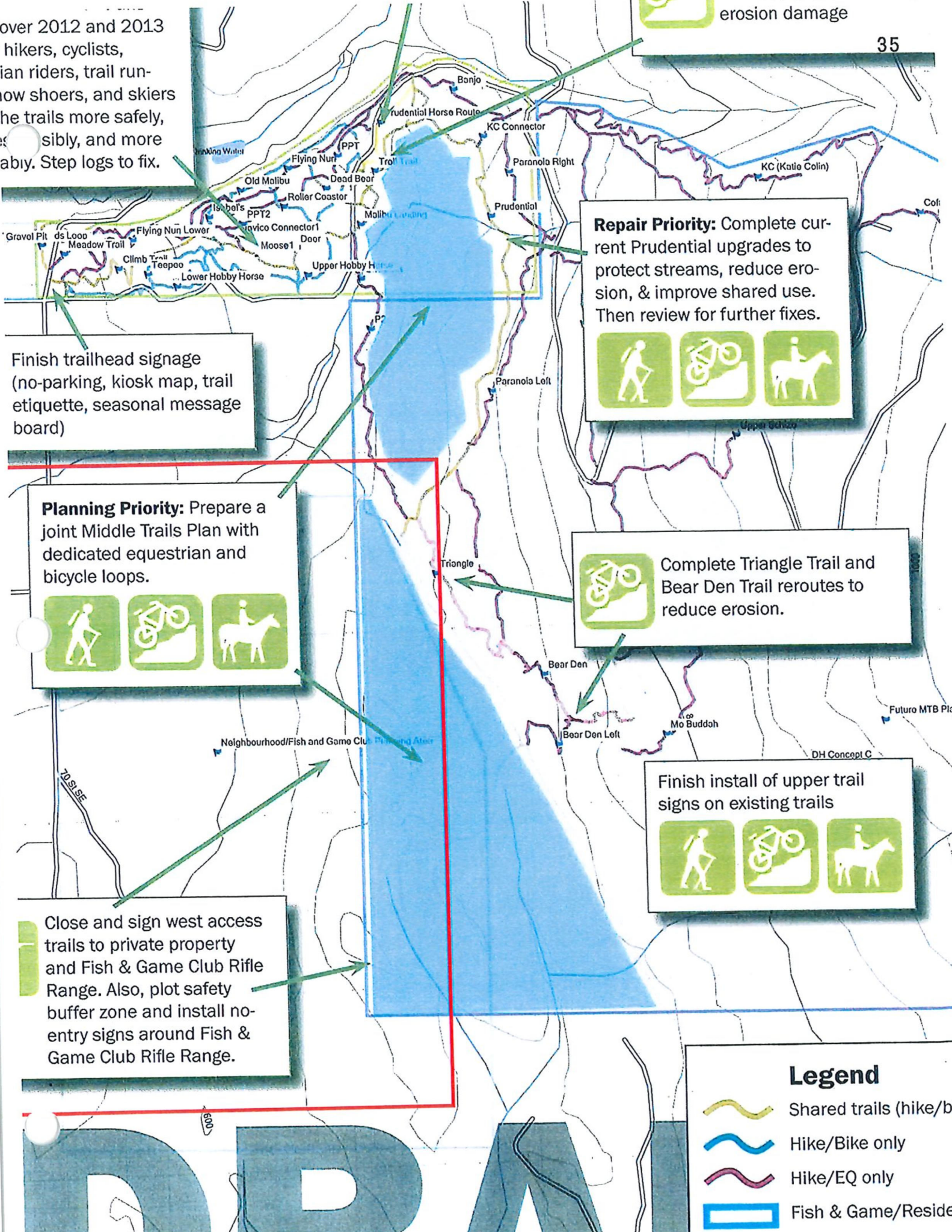
A handwritten signature in blue ink, appearing to read "R. Wale".

Richard Wale
President - SAFGC

over 2012 and 2013
hikers, cyclists,
ian riders, trail run-
ow shoers, and skiers
he trails more safely,
sibly, and more
ably. Step logs to fix.

erosion damage

35



Repair Priority: Complete current Prudential upgrades to protect streams, reduce erosion, & improve shared use. Then review for further fixes.

Finish trailhead signage (no-parking, kiosk map, trail etiquette, seasonal message board)

Planning Priority: Prepare a joint Middle Trails Plan with dedicated equestrian and bicycle loops.

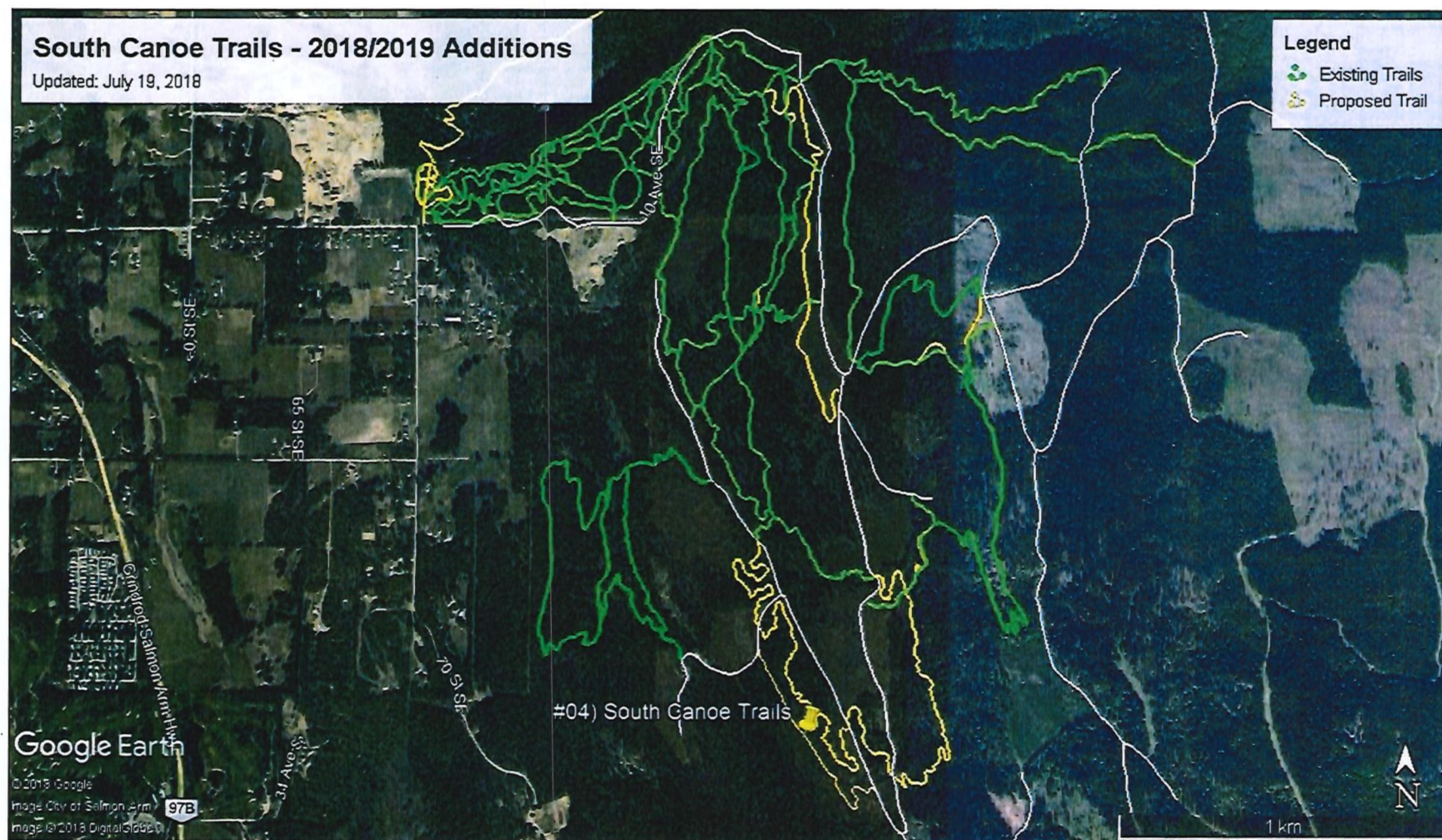
Complete Triangle Trail and Bear Den Trail reroutes to reduce erosion.

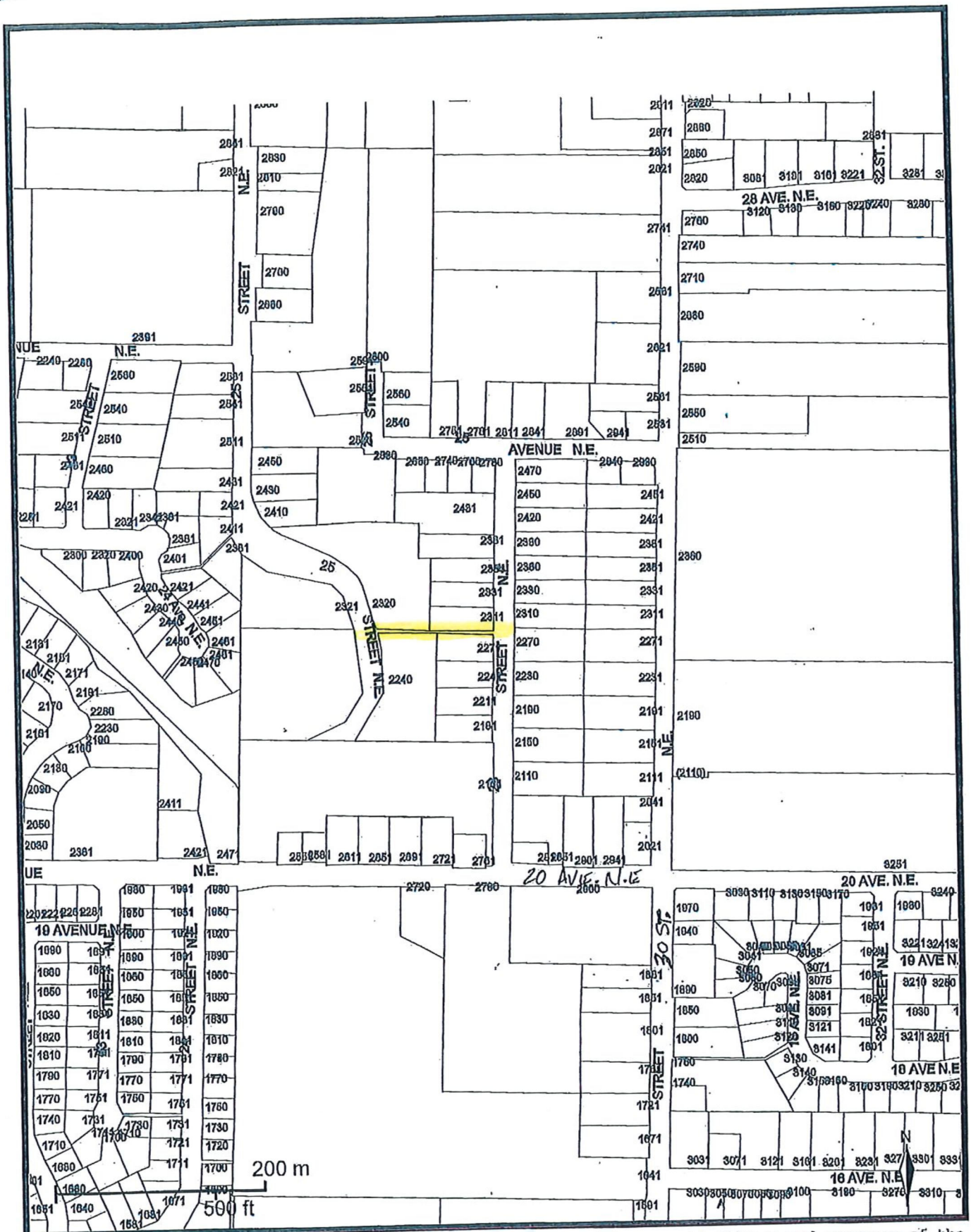
Finish install of upper trail signs on existing trails

Close and sign west access trails to private property and Fish & Game Club Rifle Range. Also, plot safety buffer zone and install no-entry signs around Fish & Game Club Rifle Range.

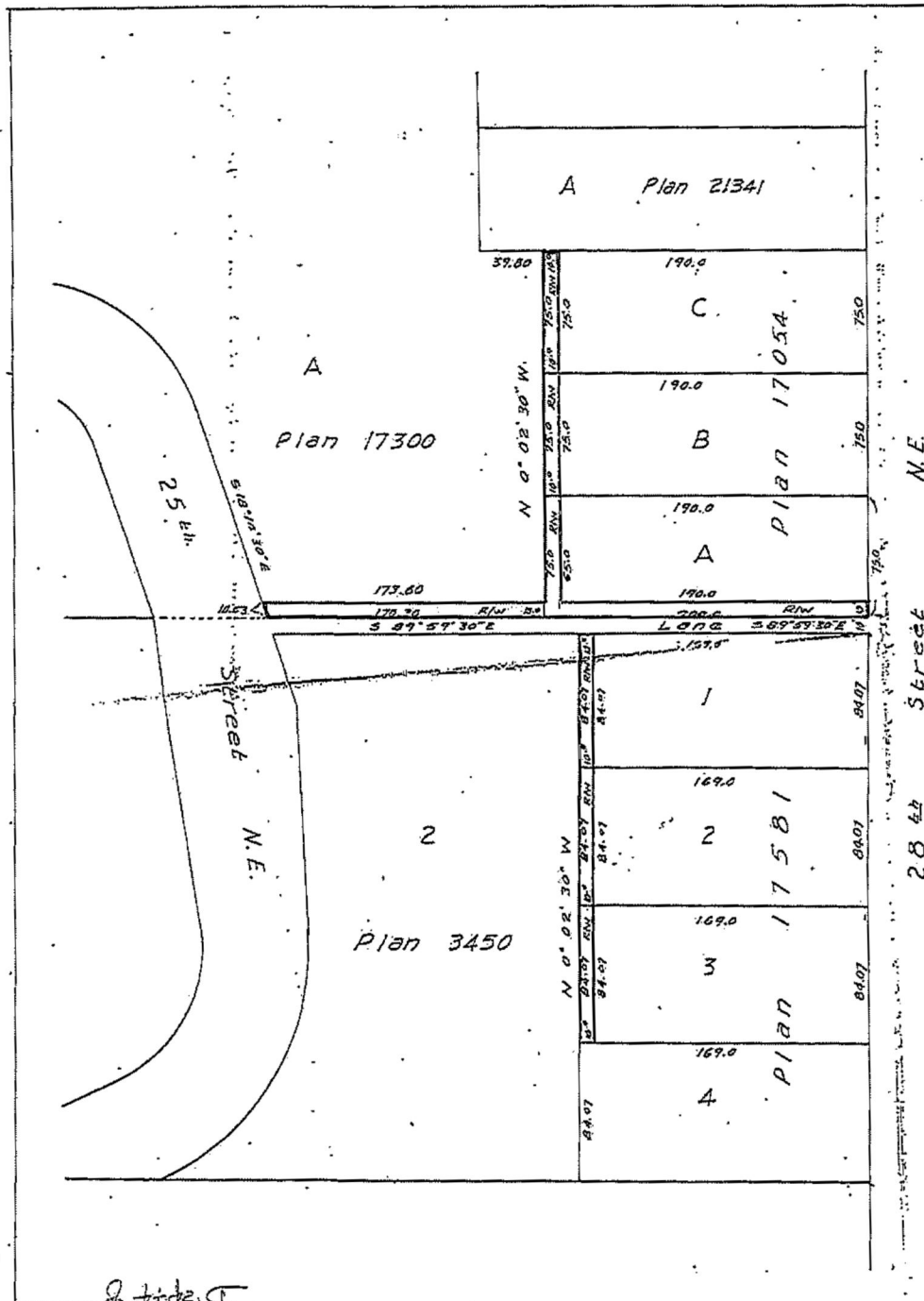
Legend

- Shared trails (hike/bike)
- Hike/Bike only
- Hike/EQ only
- Fish & Game/Residen





The City of Salmon Arm makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The City of Salmon Arm expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.



PLAN A13299

Deposited in the Land Registry Office
at Kamloops, B.C.
on the 9th day of Dec. 1977

J. C. GROVES
Registrar

Explanatory Plan of Rights-of-Way in
Plans 17054, 17300, and 17581
all in the N.E. 1/4 Sec. 24, Tp. 20, Rge. 10, W. 6 M.
K.D.Y.D. Scale: 1 in. = 50 ft.

Book of Reference

LOC. NO.	PLAN NO.	Area of RW	LOC. NO.	PLAN NO.	Area of RW
A	17054	2850 sq. ft. = 0.064 ac.	1	17581	841 sq. ft. = 0.02 ac.
B	17054	750 sq. ft. = 0.02 ac.	2	17581	841 sq. ft. = 0.02 ac.
C	17054	750 sq. ft. = 0.02 ac.	3	17581	841 sq. ft. = 0.02 ac.
A	17300	1720 sq. ft. = 0.04 ac.			

This plan lies within the Columbia-Shuswap
Regional District.

Bearings are astronomic and are derived
from the Plans to which each RW pertains.

R/W. means right-of-way; Ac. means Acres;
sq. ft. means square feet.

Certified correct, dated this
8th day of September, 1977.

J. L. Howarth
G.L. Howarth B.C.L.S.

McWilliam - Whyte - Goble & Associates B.C. LAND SURVEYORS			
KAMLOOPS - PRICE GEORGE SMITHERS SALMON ARTHUR			
OFFICE	S.A.	FB - P	FILE NO.
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Shuswap Trail Alliance Project Summary: 2021

City of Salmon Arm: Greenways Project Summary 2021

UPDATED: June 02, 2021 (JB)



Projects of significance within and/or directly accessible to Salmon Arm residents and visitors. Also - Includes shared planning, training, marketing, and educational program development.

Pending City of Salmon Arm Greenways Projects: 2021		Partner Funding	STA Funded	In-Kind	Status		New m	Fix m	Maintain m	Plan m	Signs #
2165	Salmon Arm - Active Transportation Task Force				in progress	City SA					
1530	Salmon Arm - Bike (& School) Connectors Plan	\$2,058.95			in progress	City SA PO#40218					
2137	Salmon Arm - Foreshore (Raven) Trail - Monitoring 2020	\$2,200.00			in progress	City SA/Advisory/Nature Trust/MFLNRO/SABNES					
	Salmon Arm - Foreshore Upgrades				to confirm	City SA					
2107	Salmon Arm - Planning (General) 2020				in progress	City SA					
2108	Salmon Arm - Spring Maintenance	\$10,737.65			in progress	City SA					
	Salmon Arm - Townie Loop Sign Project				to confirm	City SA					?
2138	Salmon Arm - West Bay				need funding	ALIB/NIB/LSLIB/CSA/IHA/CPR/CSRD/MP/MLA/STA/SCS					
	South Canoe - Skills Park and Greenspace				to confirm	City SA/Co-op/STA					
1956	South Canoe - Rob Nash Memorial Shelter	\$3,853.69			in progress	City SA/STA/SCF/SCOutdoor School/HNash					
	South Canoe - Summer Students Brushing (CSJ - confirmed)	\$6,775.00			to confirm	STA/CSJ					
2116	South Canoe Upgrades/Planning/Voly-General 2020				in progress	CitySA/Rec Sites/SC Advisory partners					
2057	Peter Jannink Burdock Removal (Shuswap Naturalist Club)	\$2,560.30			in progress	Shuswap Naturalist Club					
2021 Project Total		\$28,185.59	\$0.00	\$0.00			0	0	0	0	0
Combined Value		\$28,185.59									

Additional Pending Projects of Note for Salmon Arm: 2021		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
2105	Experience Development: Tourism (General)	Shuswap Tourism/SA MRDT (see below)			ongoing	ST/EDS/Operators/TOTA/DestinationBC/STS					
1741	Kela7scen (Mt Ida) Planning				need funding	ALIB/LSLIB/NIB/Splatin/STS/SORE/MFLNRO/CSRD/SA					
	LHT - East Canoe Creek Bridge	\$8,070.00			in progress	Various/EQ Dressage/Donations					
2139	LHT - General				in progress	STA/Rec Sites Trails/CitySA/CanoeFP					
2106	LHT - Non Winter Advisory & Plan				in progress	STA/Rec Sites Trails/CitySA/CanoeFP					
2147	Salmon Arm - Shuswap Trails Website	\$31,800.00			in progress	City SA/MRDT/SCF					
1846	Secwepemc Landmarks Concept	BCRDP/STS funding reserve			in progress	STS Lakes Division/CSA/SArtsC/ST					
2058	Secwepemc Landmarks and Trailhead Signposts (Heritage BC)	\$13,200.00			in progress	Heritage BC/STA					
2148	Secwepemc Landmarks Phase 2 - Cerip	\$126,000.00				CERIP					
	Secwepemc Landmarks Phase 2 - TOTA	\$170,000.00				TOTA					
2120	Shuswap Regional Trail Strategy Roundtable 2021	\$152.91		\$1,339.32	in progress	Various/Rec Sites/CSRD/ST/Lks Div/Fraser Basin/IHA, WO-18-230-079					
1948	Trail Guide Update - Paddle Mini-Guide (Blueways)	\$4,600.00			in progress	MRDT					
2104	MRDT - Trail Guide & Website update 2021	\$3,700.00			in progress	MRDT					
2118	MRDT - Trail Signage (en route trail signs)	\$3,800.00			in progress	MRDT					
2119	MRDT - Trail Signage (hike/bike icon plates)	\$2,000.00			in progress	MRDT					
2021 Additional Projects of Note Total		\$363,322.91	\$0.00	\$1,339.32			0	0	0	0	0
Combined Value		\$364,662.23									

Shuswap Trail Alliance Project Summary: 2021

City of Salmon Arm: Greenways Project Summary 2021

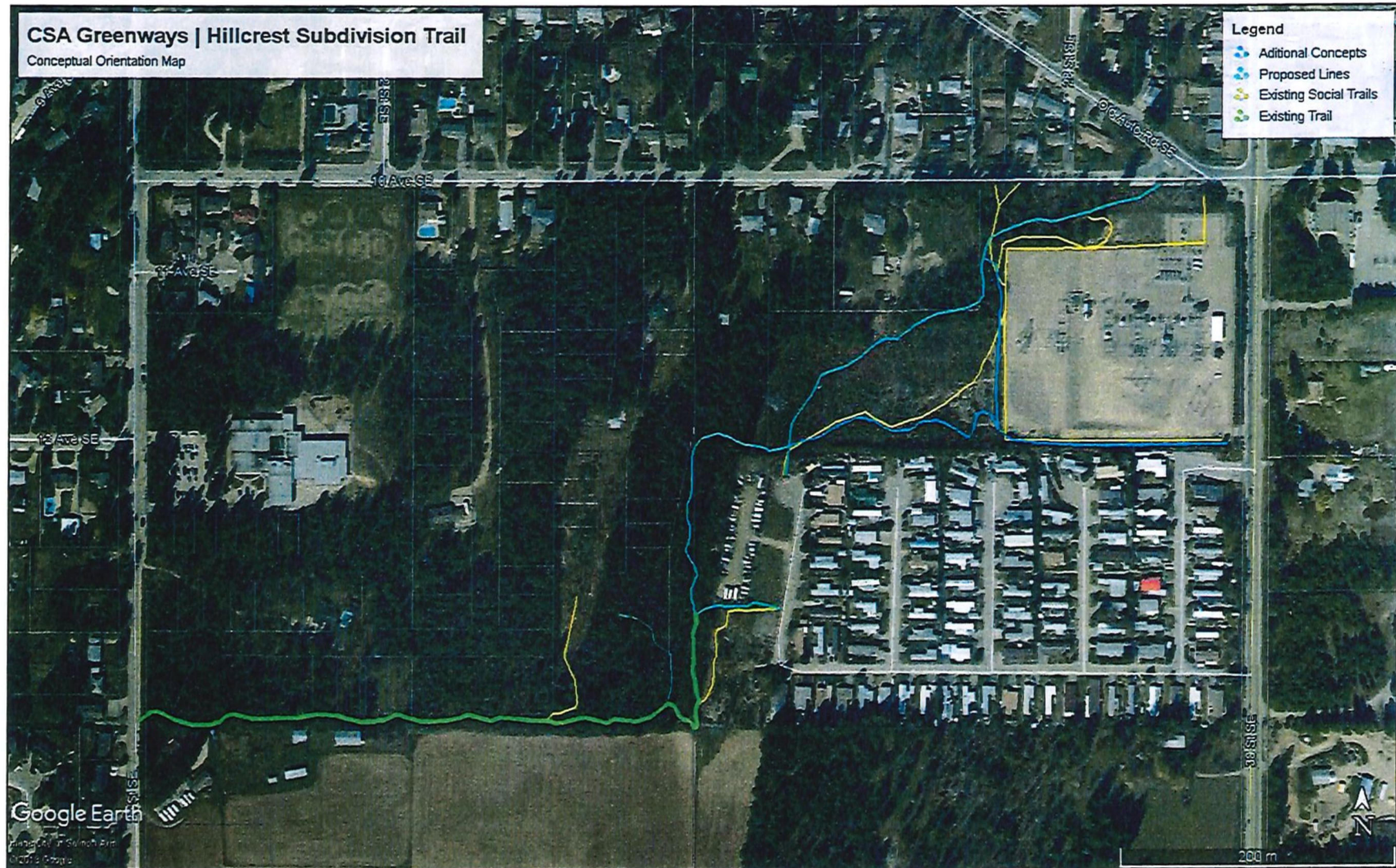
UPDATED: June 02, 2021 (JB)



Projects of significance within and/or directly accessible to Salmon Arm residents and visitors. Also - includes shared planning, training, marketing, and educational program development.

Pending City of Salmon Arm Greenways Projects: 2021

Projects (Completed): 2021	Partner Funding	STA Funded	In-Kind	Status		New m	Fix m	Maintain m	Plan m	Signs #
	Partner Funding	STA Funded	In-Kind	Status		New m	Fix m	Maintain m	Plan m	Signs #
2100 Lamb Greenway Subdivision Assessment	\$537.91									
1858 Salmon Arm - Hillcrest Subdivison Greenways 2018 (Hillcrest Heights)	\$25,000.00		\$281.60	finished	City SA PO#46439	800				
Total Projects Completed 2021	\$25,537.91	\$0.00	\$281.60	*doesn't include GST		800	0	0	0	0





Item 7.3

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor Lavery

Seconded: Mayor Harrison

THAT: the Active Transportation Task Force Meeting Minutes of July 5, 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, July 5, 2021 at 10:00 a.m.

PRESENT:

Mayor Alan Harrison
Councillor Tim Lavery
Marianne VanBuskirk
Joe Johnson
Craig Newnes
Blake Lawson
Gary Gagnon
Camilla Papadimitropoulos
Kathy Atkins
Kristy Smith
Anita Ely
Barb Puddifant

City of Salmon Arm, Chair
City of Salmon Arm, Chair
School District No. 83
Greenways Liaison Committee
Downtown Salmon Arm
Citizen at Large
Citizen at Large
Citizen at Large (entered the meeting at 10:05 a.m.)
Citizen at Large
Social Impact Advisory Committee
Interior Health (entered the meeting at 10:34 a.m.)
City of Salmon Arm, Recorder

ABSENT:

Louis Thomas
Steve Fabro
Phil McIntyre-Paul
David Major
Lana Fitt

Councillor, Adams Lake Indian Band
Councillor, Neskonlith Indian Band
Citizen at Large
Shuswap Trail Alliance
Shuswap Cycling Club
Salmon Arm Economic Development Society

GUESTS:

Jen Bellhouse

Shuswap Trail Alliance

The meeting was called to order at 10:03 a.m.

1. Call to Order, Introductions and Welcome

Camilla Papadimitropoulos entered the meeting at 10:05 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. Approval of Agenda and Additional Items

The Agenda for the July 5, 2021 Active Transportation Task Force Meeting was approved by general consensus of the Task Force members.

4. Approval of minutes from June 7, 2021

Moved: Marianne VanBuskirk

Seconded: Camila Papadimitropoulos

THAT: The minutes of the Active Transportation Committee Meeting of July 5, 2021 be approved.

CARRIED UNANIMOUSLY

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

Councillor Lavery confirmed that the Province has announced that applications for the BC Active Transportation Infrastructure Grant Program are being accepted from June 24 to July 30, 2021.

Jenn Bellhouse outlined the progress of the RFP sub-group in preparation for the Provincial grant application. The draft scope of the application has been circulated to the members of the Committee for comment and the letter requesting support for the grant application has been drafted together with a list of possible supporting organizations. Councillor Lavery spoke regarding the City's positioning for a successful grant application and outlined the Active Transportation Infrastructure grant that the City has received in relation to the Ross Street Underpass project. Councillor Lavery said that the successful applicants for the grant will possibly be announced at the UBCM convention in September, 2021.

Blake Lawson updated the Committee on the interim ideas sub-group progress. Marianne VanBuskirk attended the School District Active Transportation Committee meeting on June 14, 2021 and reported that this Committee is very interested in pursuing a safe route to school program. The sub-group is doing research and compiling a list of rapid response ideas for active transportation and is working with City staff in this regard. A presentation by ICBC with respect to safe transportation was discussed.

b) Letter of support for application – requests

The RFP sub-group has compiled a list of organizations that would possibly support the Active Transportation Infrastructure Grant application and has provided a the draft letter and the organization list to City staff ready to be sent out after the Committee's presentation to Council scheduled for July 12, 2021.

c) Update to Council – Presentation July 12, 2021

The Committee will be represented by David Major and/or Joe Johnson with respect to the BC Active Transportation Infrastructure Grant application and by Blake Lawson to present a summary of the interim ideas sub-group. This presentation will be heard by Council at the July 12, 2021 Regular Council Meeting.

The presentation will update Council on the Committee's progress with respect to the grant application and interim ideas sub-groups and will request that Council endorse the grant application.

7. New Business

8. Other Business &/or Roundtable Updates, Ideas and Questions

9. Next Meeting

Moved: Joe Johnson

Seconded: Blake Lawson

THAT: the next meeting of the Active Transportation Task Force be October 4, 2021 at 10:00 a.m.

CARRIED UNANIMOUSLY

10. Adjournment

Moved: Kathy Atkins

Seconded: Camilla Papadimitropoulos

THAT: the July 5, 2021 Meeting of the Active Transportation Task Force be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:37 a.m.

Mayor Alan Harrison, Co-Chair

Councillor Tim Lavery, Co-Chair

Minutes of the Active Transportation Task Force Meeting of Monday, July 5, 2021

Page 4

Received for information by Council the day of , 2021.

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Item 9.1

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the 2021 Budget contained in the 2021 – 2025 Financial Plan Bylaw be amended to include the Active Transportation Network Plan project in the amount of \$100,000 to be funded from the following sources:

- \$50,000 Active Transportation Reserve; and
- \$50,000 BC Active Transportation Planning Grant;

AND THAT: Council authorize submission of a grant application under the BC Active Transportation Network Planning Grant for the Active Transportation Network Plan project, estimated cost \$100,000 plus taxes.

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: Jennifer Wilson, City Engineer
DATE: June 29, 2021
SUBJECT: **BC Active Transportation Network Planning Grant 2021**

RECOMMENDATION:

THAT: The 2021 Budget contained in the 2021 - 2025 Financial Plan Bylaw be amended to include the Active Transportation Network Plan project in the amount of \$100,000.00 to be funded from the following sources:

- \$50,000 Active Transportation Reserve
- \$50,000 BC Active Transportation Planning Grant

AND THAT: Council authorize submission of a grant application under the BC Active Transportation Network Planning Grant for the Active Transportation Network Plan project, estimated cost \$100,000.00 plus taxes;

BACKGROUND:

The Government of Canada and Province of BC have recently announced a new intake for applications for the 2021 Active Transportation Network Planning (ATNP) grant program.

The ATNP grant is to help develop Active Transportation Network Plans to support active transportation for all ages and abilities. Funding is available up to a maximum 50% cost-share or \$50,000 whichever is less.

The application deadline for grant applications is **July 30, 2021**. All applications for funding require a resolution of Council supporting the application.

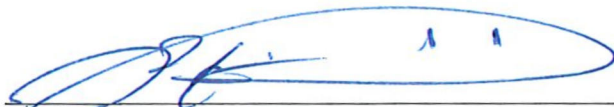
The Active Transportation Committee has been working hard to ensure the City was ready to submit for an Active Transportation Planning grant, including having a list of potential community supporters and a sample Letter of Support ready for this opportunity.

An Active Transportation reserve was put into place by Council in 2019. The reserve currently has \$50,000.00 available to allocate as the City's 50% portion of the grant funding.

Summary

Based on the above, staff recommend that the Active Transportation Network Plan project be created using 50% grant and 50% reserve funds and that a grant application for the Active Transportation Network Plan be submitted through the 2021 BC Active Transportation Network Planning Grant program.

Respectfully submitted,



Robert Niewenhuizen
Director of Engineering and Public Works

cc Chelsea Van De Cappelle, CFO

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Item 9.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: pursuant to Section 77 of the Land Title Act, Council appoint Christopher Larson as the Deputy Approving Officer for the City of Salmon Arm.

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: Director of Development Services/Approving Officer

Date: July 6, 2021

Subject: Appointment of Deputy Approving Officer

Recommendation

THAT pursuant to Section 77 of the Land Title Act, City Council appoint Christopher Larson as the Deputy Approving Officer position.

Approving Officer (AO) and Deputy Approving Officer (DAO) positions in British Columbia are appointed by municipal councils. The positions are statutory in nature dating back approximately 100 years. The Land Title Act requires AOs and DAOs to conduct their duties independently from a municipal council.

Mr. Larson is a Registered Professional Planner who holds the Senior Planner position with the City of Salmon Arm. He has worked in the organization since 2013 and has progressively elevated his experience and competency to a point where he can navigate the relevant bylaws and legislation involved in subdivision review and approvals.

Should Council appoint Mr. Larson to DAO, the BC Land Title and Survey office will then need to be notified.

Respectfully,

A handwritten signature in black ink that reads "Kevin Pearson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kevin Pearson, MCIP, RPP

Item 10.1

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4471 be read a first time;

AND THAT: final reading be withheld subject to Ministry of Transportation and Infrastructure approval.

[ZON1216; Text Amendment; Storage]

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: June 25, 2021

SUBJECT: Zoning Bylaw Text Amendment Application No. 1216
Applicant: City of Salmon Arm

MOTION FOR CONSIDERATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1) Section 28 - General Industrial Zone

Add to sub-section 28.3.17 - Permitted Uses

mini warehousing to a maximum *parcel area* of 20%, inclusive of any outside storage

Add a sub-section to section 28.10 - Outside Storage

28.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of an *mini-warehousing*. This limitation does not apply to a contractor's storage yard or other *accessory use* storage purposes.

2) Section 29 - Light Industrial Zone

Add to sub-section 29.3.18 - Permitted Uses

mini warehousing to a maximum *parcel area* of 20%, inclusive of any outside storage area

Add a sub-section to section 29.10 - Outside Storage

29.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of any *mini-warehousing*. This limitation does not apply to a contractor's storage yard or other *accessory use* storage purposes.

AND THAT: Final reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

BACKGROUND

Based on the attached report (APPENDIX 1), the undersigned received direction from City Council to proceed with Option 3 related to the above Zoning Bylaw Amendment. The attached report maps the industrial zoned properties where mini warehousing and outside storage businesses are operating.

Assuming Bylaw adoption, new mini warehousing and storage businesses on M1 and M2 zoned land will be subject to the new limitations on parcel area. The M1 and M2 zones are attached as APPENDIX 2 with the relevant sections highlighted.

Assuming Bylaw adoption, those businesses currently in operation will be subject to Division 14 the Local Government Act (Non-conforming Use and Other Continuances¹). The sections of this Act are extensive and have implications on redevelopment, obtaining insurance, financing and land value.

Furthermore, the amendment could limited future subdivision opportunities of industrial properties with either mini-warehousing / outside storage businesses. Case in point: a 5 acre lot in which 50% of the parcel area is being used for mini-warehousing could not be subdivided in half (i.e. two 2.5 acre lots) unless the mini warehousing business either ceased or was reduced in scale by 45% and the floor area of the existing buildings used for another M1 or M2 zoned use.

The intent is to regulate the land area used for mini-warehousing and similar businesses using land for the outside storage of peoples' items either within storage containers or exposed. It is not intended to regulate outside storage yards which are accessory to a non-commercial storage business. This amendment does not involve commercially zoned properties where mini warehousing and similar storage businesses are permitted (e.g. C3 Service Commercial).

Last week, staff referred the attached report to the EDS for comment. As a text amendment affecting more than 10 properties, public notification in the newspaper is required for a Statutory Public Hearing after second reading; however individual notification to all properties zoned M1 and M2 is not required.

As the City becomes more densified with smaller lots and units, the demand for storage will likely not recede. Staff remains concerned with this proposed amendment, yet understands and respects the intent.


Kevin Pearson, MCIP, RPP
Director of Development Services



To: Development and Planning Services Committee

From: Director of Development Services

Date: May 31, 2021

Subject: Storage Zoning - For Information

Recent development proposals for storage facilities have raised discussion and some concern by Council.

Background

Storage is a land use permitted in a number of industrial and commercial zones. Storage is usually restricted to inside a building, or within an industrial shipping container (sea cans), or the open outside storage of items with screened conditions.

1. Industrial Zones: General Industrial (M1), Light Industrial (M2) and Auto Wrecking (M5). Within the M1 and M2 zones, the permitted use is *mini warehousing* (defined). In M5, outside storage is permitted if the yard is appropriately screened.
2. Commercial Zones: Service Commercial (C3) permits mini-warehousing and screened outside storage. The downtown, waterfront and some of the highway corridor commercial zones (e.g. C2 and C6) either do not allow outside storage at all or only under strict conditions or specific locations.

There are other zones where outside storage is either permitted outright or confined, such as the Airport Zone (P2) and the Institutional Zone (P3). Council amended the P3 zone not too long ago to allow outside storage for the Roots and Blues office - maximum of 15% site area or 280 m², whichever is less.

There has been a growing need for secure storage on commercial and industrial zoned land for boats, RVs, contractor's equipment and society's "stuff", in general. Some of the need in recent years is due in part to the ALC's enforcement of illegal storage on lands in the ALR. The concern appears to be with mini warehouse development and outside storage consuming remaining industrial lands, with a relatively low employee / m² or hectare ratio (more discussion on the next page).

Analysis

Within the Industrial Zones there are currently seven (7) business licences issued for primary storage businesses comprised of outside storage yards (undeveloped) or mini-warehousing (developed). This count does not include auto-wrecking yards or industrial / commercial businesses storing inventory / items outside and on site. Five (5) of the seven businesses are located in the SE industrial quadrant and two (2) are located in the SW. Maps showing these locations are attached.

With recent subdivision and development in the older and newer industrial areas and some C3 zoned land near 30 Street SW / TCH, there is a possibility for 2 - 3 more licences for mini-warehousing and boat / marine storage businesses.

There is approximately 283 hectares (700 acres) of land designated by the OCP for industrial use in the City. The SE industrial area is where most of the remaining undeveloped, industrial designated land is situated. There is approximately 53 hectares (130 acres) of undeveloped, industrial designated land remaining throughout the City, and most of that lies between 10th and 20th Avenues SE within the Special Industrial Development Area and adjacent to Highway 97B near Auto Road.

Of the 283 hectares of industrial land, approximately 12 hectares (29 acres) or > 4% of that is being used for mini warehousing and outside storage within the SE and SW industrial areas. There is another 2 hectares (5 acres) of land zoned C3 in the SW areas of the City where staff anticipate proposals in the near future for additional marine storage and mini-warehousing, as well as a pocket of C3 zoned land in the Canoe highway NE area where storage yards exist.

Discussion

The OCP supports warehousing and storage within the Industrial and Service Commercial areas of the City. The M1, M2, and C3 zones are the most wide-open, free enterprise zones in the City allowing for a very wide range of land uses and businesses with many uses added to these zones over decades.

There is an emerging trend of citizens in residential neighbourhoods, businesses in the downtown and waterfront areas and organizations using sea cans to store materials on lands not zoned for that use. The proliferation of these steel containers, uncontrolled or unregulated can lead to safety risks and, from an aesthetics point of view, do not fit well in those zones. They are a far cheaper alternative to new buildings and they lie in a gray area for building inspection. Stemming from a legal opinion obtained for residential bylaw enforcement complaints, the City deems them as an industrial use and entity.

The other obvious societal trend driven by consumer demand and the global chain of large supply outlets is on-line shopping, which will require land in local markets for shipping, receiving, warehousing and distribution, transportation and contractors equipment yards. The M1, M2 and C3 zones already allow for this. Staff periodically receive enquiries and complaints that there is not enough land for these purposes.

Developing the industrial lands where some of the storage businesses exist are challenged by two main obstacles: 1) road building and servicing requirements (albeit servicing that is common to other types of development and even at a lesser standard); and 2) contaminated sub-surface conditions which triggers onerous brownfield remediation requirements. For some of these properties, that use is the only affordable option for the land / business owner, and the market demand for it continues to grow, seemingly.

Of the 14 hectares total of industrial and commercial zoned land, approximately one-half of that is outside storage and mostly undeveloped, which means it could be developed for other industrial/commercial uses in the future should the market demand a conversion.

Staff understand the concerns with the possibility for the last remaining industrial lands being consumed by more mini-warehousing and storage businesses. The desire for these lands to be built out with value added, high technology, clean industry, with skilled workforce and high employment is an admirable long-term vision. Controlling mini-warehousing and storage use by zoning may or may not facilitate that. The overall amount of land being used for commercial storage is reflective of consumer demand. Should Council wish to restrict this use, Options 1 - 3 may be considered with a Zoning Bylaw text amendment.

Options

1. Consider a General Regulation or General Prohibition in the Zoning Bylaw prohibiting mini-warehousing and outside storage. With that, delete those uses from the M1 and M2 zones. Although this could seem to be a drastic approach, it could be in place on a temporary basis; however long Council deems necessary and the uses could remain permitted in C3.
2. Delete mini-warehousing from the M1 and M2 zones, and create a new Industrial Zone (M7) permitting warehousing and screened outside storage, possibly with transportation and transshipment uses. With this option, one would need to apply to Council to rezone. The OCP could be adjusted to provide site specific and potentially market specific circumstances for support (i.e. the business / applicant / developer would need to provide Council with a market analysis).
3. Identify *mini-warehousing* and *outside storage* as accessory uses in the industrial zones and/or to a maximum of 20% or less of a gross parcel area (or some other percentage).

4. Maintain the status quo and let the market dictate what industrial uses can afford to develop and service the approximately 53 hectares (130 acres) remaining industrial land base.

Should Council wish to proceed Options 1 - 3, staff would require a motion to that effect. Any zoning changes mentioned above would result in non-conforming status for the existing businesses.

A handwritten signature in black ink, appearing to read "Kevin Pearson", with a stylized, flowing script.

Kevin Pearson, MCIP, RPP
Director of Development Services

Southern Industrial

Aviator Business Park DP approved
1 acre mini-warehousing

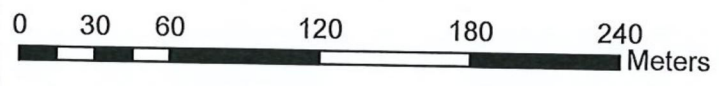
< 1 acre used for outdoor storage



0 345 690 1,380 2,070 2,760 Meters

Parcels
Storage Businesses
Zoned Industrial
Total Area = 25.2 acres

Southwest Industrial



- Parcels
- Storage Businesses
Zoned Industrial

Total Area = 4.1 acres

9. STAFF REPORTS

2. Director of Development Services – Storage Zoning

0311-2021

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Council direct staff to prepare a bylaw amendment to proceed with Option 3 outlined in the staff report dated May 31, 2021.

CARRIED

Councillor Flynn and Lavery Opposed

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE**Purpose**

- 28.1 The M-1 Zone provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Regulations

- 28.2 On a *parcel zoned* M-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 28.3 The following uses and no others are permitted in the M-1 Zone:

- .1 auction yards; #2736
- .2 automotive and truck repair shop, including body repair and painting;
- .3 building supply establishment; #2736
- .4 bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps;
- .5 *cafe*; #2736
- .6 *commercial daycare facility*; #3724
- .7 concrete products and readi-mix concrete;
- .8 distillery and brewery;
- .9 farm equipment sales and rentals; #2736
- .10 greenhouses, nurseries, including retail sales; #2736
- .11 *high technology research and development*; #4368
- .12 *home occupation*; #2782
- .13 *key lock fuel installation*;
- .14 laboratory, scientific and research; #2736
- .15 *light industry*;
- .16 machinery sales, rental; #2736
- .17 *mini warehousing*;
- .18 *mobile food vending*; #4240
- .19 *mobile home* manufacturing and sales;
- .20 moving and storage establishment; #2736
- .21 *office, storage building, workshop* and yard for general contractor and trade contractor;
- .22 *outside vending*; #2837
- .23 *private utility*;
- .24 *public use*;
- .25 *public utility*;
- .26 radiator repair shop; #2736
- .27 *recreation facility - indoor*; #2736
- .28 recreation vehicle sales and rental lots, and showroom (new and used); #2736
- .29 *recycling depot*;
- .30 rental and repair of tools, small equipment; #2736
- .31 sale and repair of machinery, farm implements, and heavy equipment;
- .32 *storage building, warehousing* and wholesale establishment, packing and crating, cold storage;
- .33 storage yard;
- .34 *transportation use*;
- .35 truck and truck-tractor sale or rental lot;
- .36 veterinary hospital; #2736
- .37 welding, machine or metal fabrication;
- .38 wood products manufacturing;
- .39 *ancillary retail sales*; #2736
- .40 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE - CONTINUED**Maximum Height of Principal and Accessory Buildings**

28.4 The maximum *height* of *principal* and *accessory buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

28.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 60% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

28.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

28.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

28.8 The minimum *setback* of the *principal* and *accessory buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a <i>parcel</i> not zoned | |
| | industrial shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Accessory Retail Use

28.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

28.10 Outside storage shall be screened from any adjacent *parcel* not zoned Industrial as per Appendix III.

Parking and Loading

28.11 Parking and loading shall be required as per Appendix I.

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE

Purpose

- 29.1 The M-2 Zone provides for the location of light manufacturing and related uses to be located in areas where conflict with surrounding uses is unlikely to occur.

Regulations

- 29.2 On a *parcel zoned M-2*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 29.3 The following uses and no others are permitted in the M-2 Zone:

- .1 auction yards;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service station*; #3375
- .3 auto sales and rental lots, showroom (new and used); #2736
- .4 boat and boat trailer sales and rental showroom, including minor repairs; #2736
- .5 *cafe*; #2736
- .6 distillery and brewery #2736;
- .7 distribution of refurbished/recycled goods; #3001
- .8 farm equipment sales and rentals; #2736
- .9 frozen food lockers, including retail sales; #2736
- .10 funeral services, including crematorium, embalming and related viewing rooms; #2958
- .11 greenhouses, and nurseries, including retail sales; #2736
- .12 *high technology research and development*; #4368
- .13 *home occupation*; #2782
- .14 *key lock fuel installation*;
- .15 laboratory, scientific and research; #2736
- .16 *light industry*;
- .17 machinery sales, rental;
- .18 *mini warehousing*;
- .19 *mobile food vending*; #4240
- .20 *mobile home sales*; #2736
- .21 moving and storage establishment #2736;
- .22 *office*, in association with a permitted industrial use, where the *office* does not exceed 50% of the lot area; #2736
- .23 *outside vending*; #2837
- .24 print shop; #2736
- .25 *private utility*; #2736
- .26 *public use*;
- .27 *public utility*;
- .28 recreation vehicle sales and rental lots, and showroom (new and used); #2736
- .29 *recycling depot*;
- .30 rental and repair of tools, small equipment; #2736
- .31 *transportation use*;
- .32 truck sales and rental lots, and showroom (new and used); #2736
- .33 upholstery shop; #2736
- .34 *ancillary retail sales*; #2736
- .35 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

Maximum Height of Principal and Accessory Buildings

- 29.4 The maximum *height of principal and accessory buildings* shall be 15.0 metres (49.2 feet).

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE - CONTINUED**Maximum Parcel or Site Coverage**

29.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 70% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

29.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

29.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

29.8 The minimum *setback* of the *principal* or accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a <i>parcel</i> not zoned | |
| | Industrial shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a <i>parcel</i> not zoned | |
| | Industrial shall be | 6.0 metres (19.7 feet) |
| | - where the <i>parcel</i> has access to | |
| | a lane shall be | 1.5 metres (4.9 feet) |
| | - where the <i>parcel</i> does not have | |
| | access to a lane shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Accessory Retail Use

29.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

29.10 Outside storage shall be screened from public view and any adjacent *parcel* not zoned Industrial as per Appendix III.

Parking and Loading

29.11 Parking and loading shall be required as per Appendix I.

CITY OF SALMON ARM

BYLAW NO. 4471

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:

- 1) Addition under Section 28 - General Industrial Zone

Sub-Section 28.3.17 - Permitted Uses *mini warehouse* to a maximum *parcel area* of 20%

Addition under Section 28.10 - Outside Storage

Section 28.10.2 an outside storage business is limited to a maximum *parcel area* of 20%. This limitation does not apply to a contractor's storage yard or other *accessory use* purposes.

- 2) Addition under Section 29 - Light Industrial Zone

Sub-Section 29.3.17 - Permitted Uses *mini warehouse* to a maximum *parcel area* of 20%

Addition to Section 29.10 - Outside Storage

Section 29.10.2 an outside storage business is limited to a maximum *parcel area* of 20%. This limitation does not apply to a contractor's storage yard or other *accessory use* purposes.

2. SEVERABILITY

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4471

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. 4471"

READ A FIRST TIME THIS DAY OF 2021

READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

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Item 10.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4460 be read a first and second time.

[ZON1210; 1830 and 1860 – 10 Street SW; Fieldstone Place Inc./ Franklin Engineering Ltd.; R1 to R4]

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: July 5, 2021

Subject: Zoning Bylaw Amendment Application No. 1210

Legal: Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 5795; AND Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 3797 Except Plan 5795
Civic Address: 1830 and 1860 10 Street SW
Owner: Fieldstone Place Inc.
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 5795 and Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 3797 Except Plan 5795, from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone).

PROPOSAL

The subject parcels are located at 1830 and 1860 10 Street SW (Appendices 1 & 2). The proposal is to rezone these properties from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate subdivision of these two parcels into 27 small bare land strata lots for medium density single family residential (Appendix 3).

BACKGROUND

These parcels are both designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and zoned Single Family Residential (R1) in the Zoning Bylaw (Appendix 4 & 5).

The subject properties are located in a semi rural transitional area just north of Foothill Road. The property backs onto ALR land (the "ALR island") and the Urban Containment Boundary (UCB) runs along the rear (eastern) property lines of these two properties. See ALR map attached as Appendix 6.

The surrounding uses largely consist of single family residences and farmland, with Blackburn Park, Piccadilly Mall and other commercial uses located further north.

There are five similar R4 developments in close proximity to the subject parcels.

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

North:	Single Family Residential, Hopkins Meadow Strata, and Farmland	Zoned R1, R4, and A2
South:	Single Family Residential	Zoned R1
East:	End of UCB, Farmland with Single Family Residence	Zoned R1
West:	10 Street SW and Country View Estates Strata	Zoned R4

1830 10 Street SW is about 3,400.3 m² in size and 1860 10 Street SW is about 6,761 m² in size. The combined total area being roughly 1.02 ha (2.51 ac). The subdivision proposal would create 27 single family

residential strata lots with a single access route off of 10 Avenue SW (labelled Common Property on Appendix 2 – Proposed Subdivision Plan).

Both properties currently contain a single family dwelling and accessory buildings.

The properties appear flat from 10 Street SW with no hazards or geotechnical issues identified through the Development Permit Waiver process.

Site photos are attached as Appendix 7.

COMMENTS

BC Hydro

BC Hydro will require a blanket right-of-way for this proposal. Applicant has been advised that they should contact BC Hydro directly about this.

Engineering Department

Appendix 8 attached details servicing requirements on the assumption that this rezoning is approved. The applicant received a copy of the Engineering Servicing Report on June 7, 2021.

The report notes that no further road dedication is required for 10 Street SW; however, frontage improvements are required to bring this street up to Urban Collector Road (RD-3) standard. Required improvements include road widening, curb and gutter, sidewalk, boulevard construction, street lighting, and utility upgrades.

Building Department

Geotechnical review required.

Limiting distance will be restrictive due to building spacing but is entirely possible.

Fire Department

Would require T turnaround or cul-de-sac if more than 90 m in length. No other concerns.

Planning Department

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP which supports R4 zoning.

Staff note that these properties are located in Residential Development Area B, meaning this is in an area considered to be second priority for residential development. This area has only 10% medium density designation. The OCP states that when sufficient infilling has occurred within Area A, municipal cost sharing programs, including Development Cost Charge expenditures and capital works programs, may be allocated to Area B, as determined by Council and City Bylaws.

Zoning Regulations:

The R4 zone permits a variety of housing types including small lot single family residential and different forms of multifamily development (see R4 zoning regulations attached as Appendix 9). This proposal aims to utilize the smaller lot sizes permitted for single family dwellings under the R4 zone (300 m² minimum).

Development Permit:

The applicant has made an application for a Development Permit Waiver so that an Environmentally Sensitive Development Permit is not required. A Residential Development Permit is not required for single family dwellings. Some forms of multi-family development not contemplated at this time may trigger a DP application.

Access:

One common access route is being proposed for the entire site. Since this is proposed to be a strata development, this will be a privately maintained road. A turnaround is required to provide sufficient access for emergency vehicles, which is likely to result in a loss of one or two lots.

Agricultural Land Reserve:

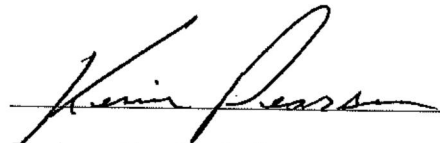
The internal access road will not be permitted to terminate at the ALR boundary as shown in proposed subdivision plan. Buffering (fencing) along the ALR boundary will be required as per ALC fencing guidelines.

Conclusion:

Although this proposal is for single family residential lots, the smaller parcel sizes will result in medium density development similar to other nearby developments. Given that these properties are designated for medium density, staff feel that the R4 zone is well suited to the subject properties and neighbourhoods.



Prepared by: Brenda Kolenbrander
Planner

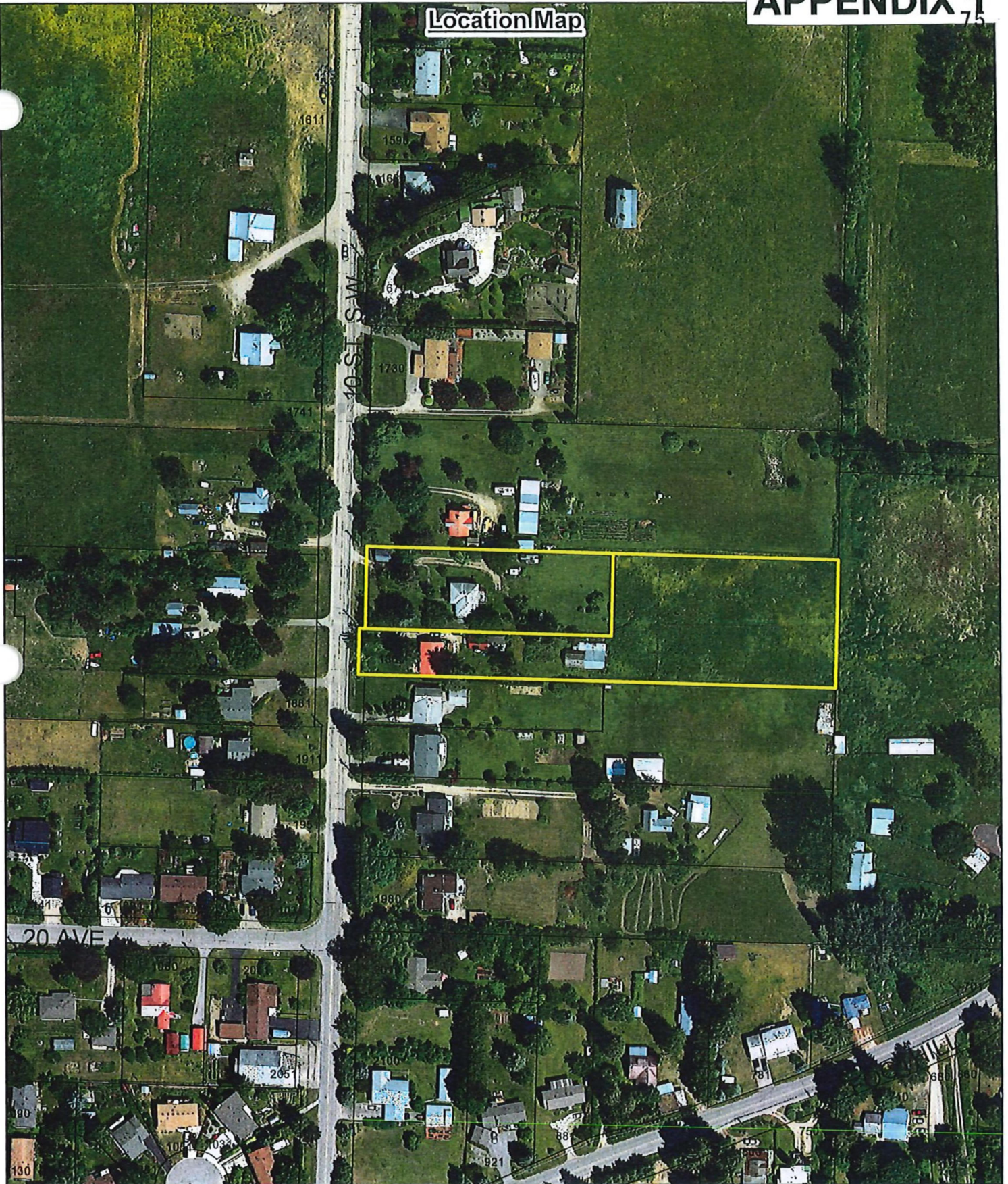


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Proposed Subdivision Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – ALR Map
- Appendix 7 – Site Photos
- Appendix 8 – Engineering Servicing Report
- Appendix 9 – R4 Zoning Regulations

Location Map

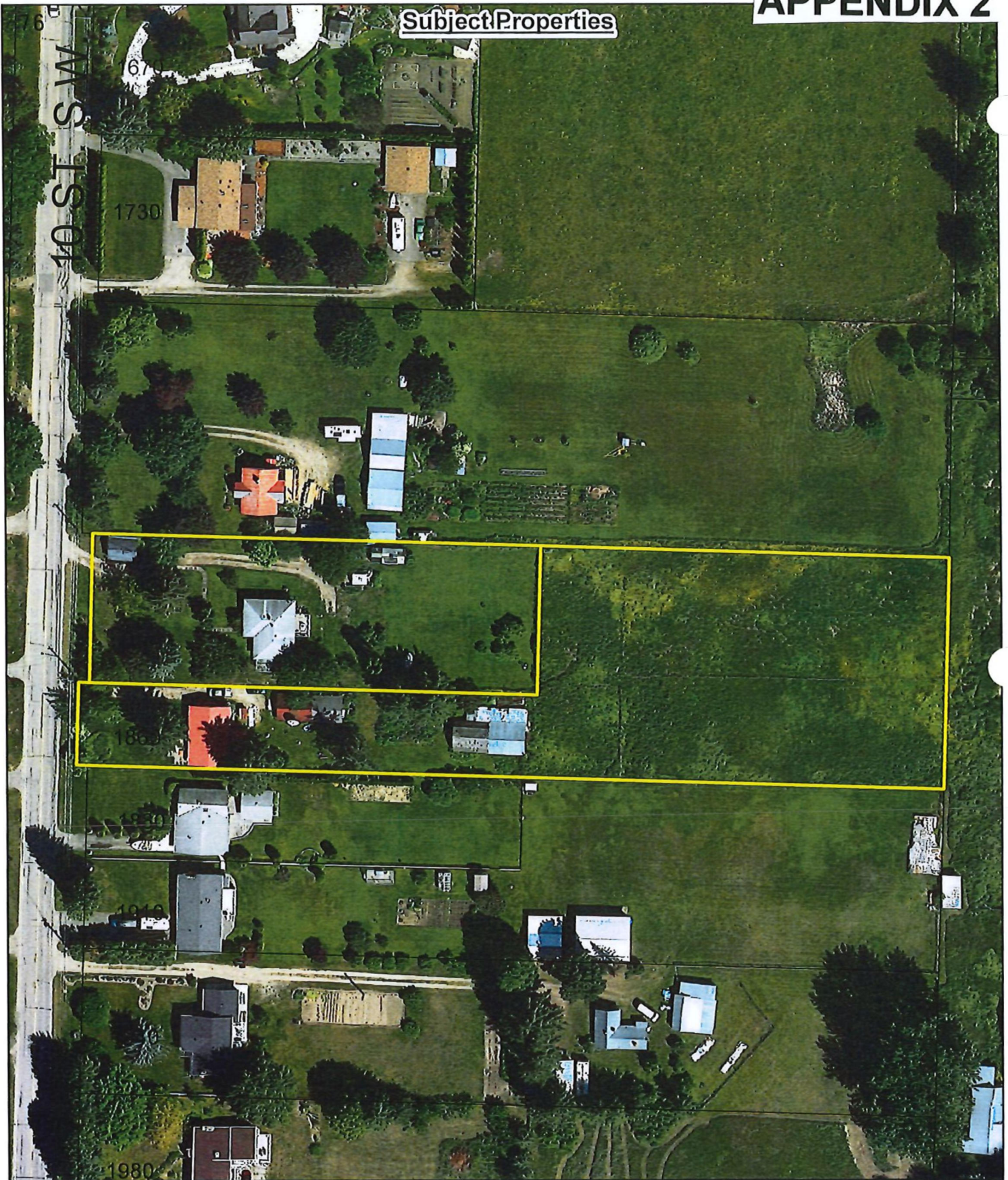


0 20 40 80 120 160 Meters

 Subject Properties
 Parcels

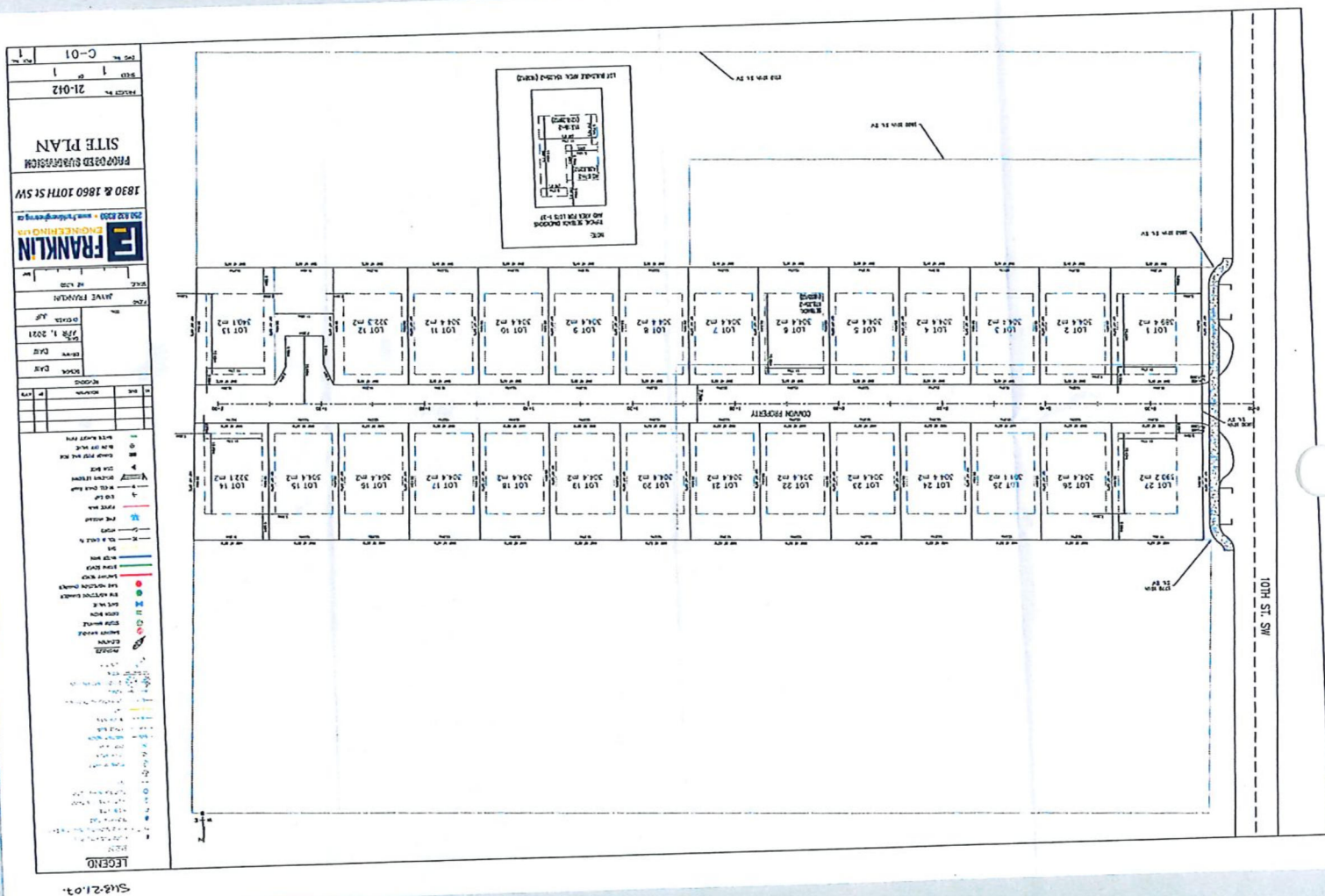
APPENDIX 2

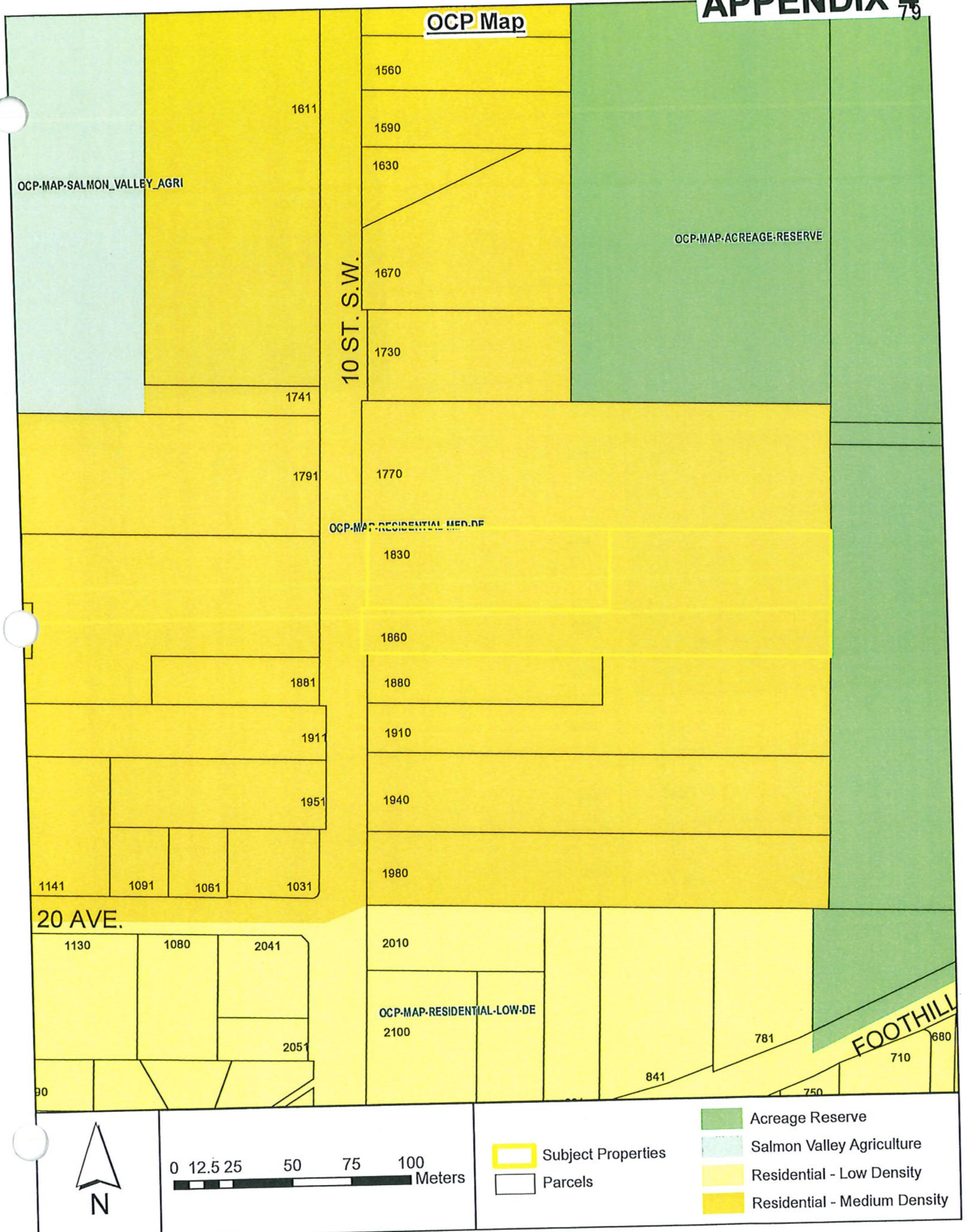
Subject Properties



0 12.5 25 50 75 100 Meters

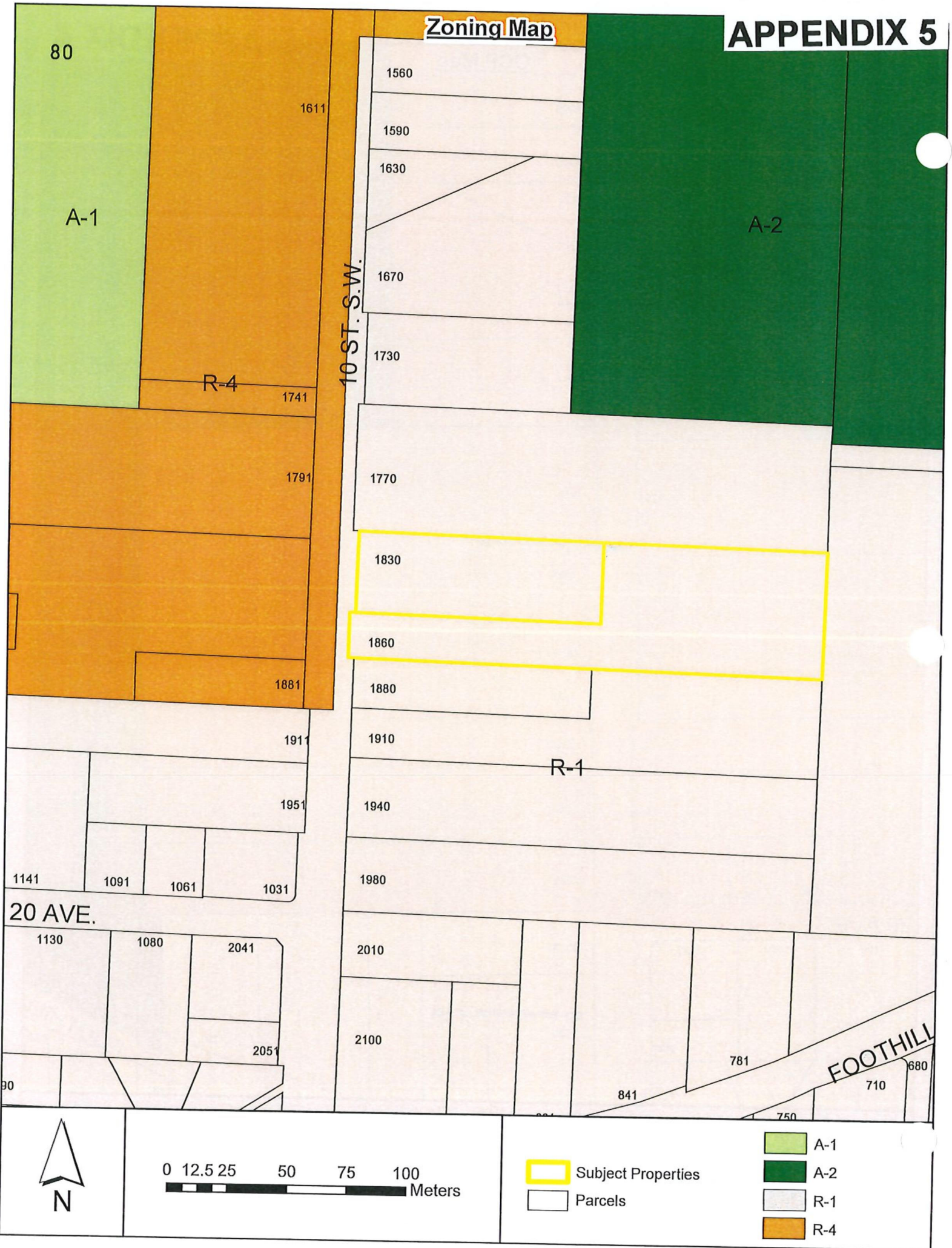
Subject Properties
Parcels





Zoning Map

APPENDIX 5



ALR Map

10 ST. S.W.

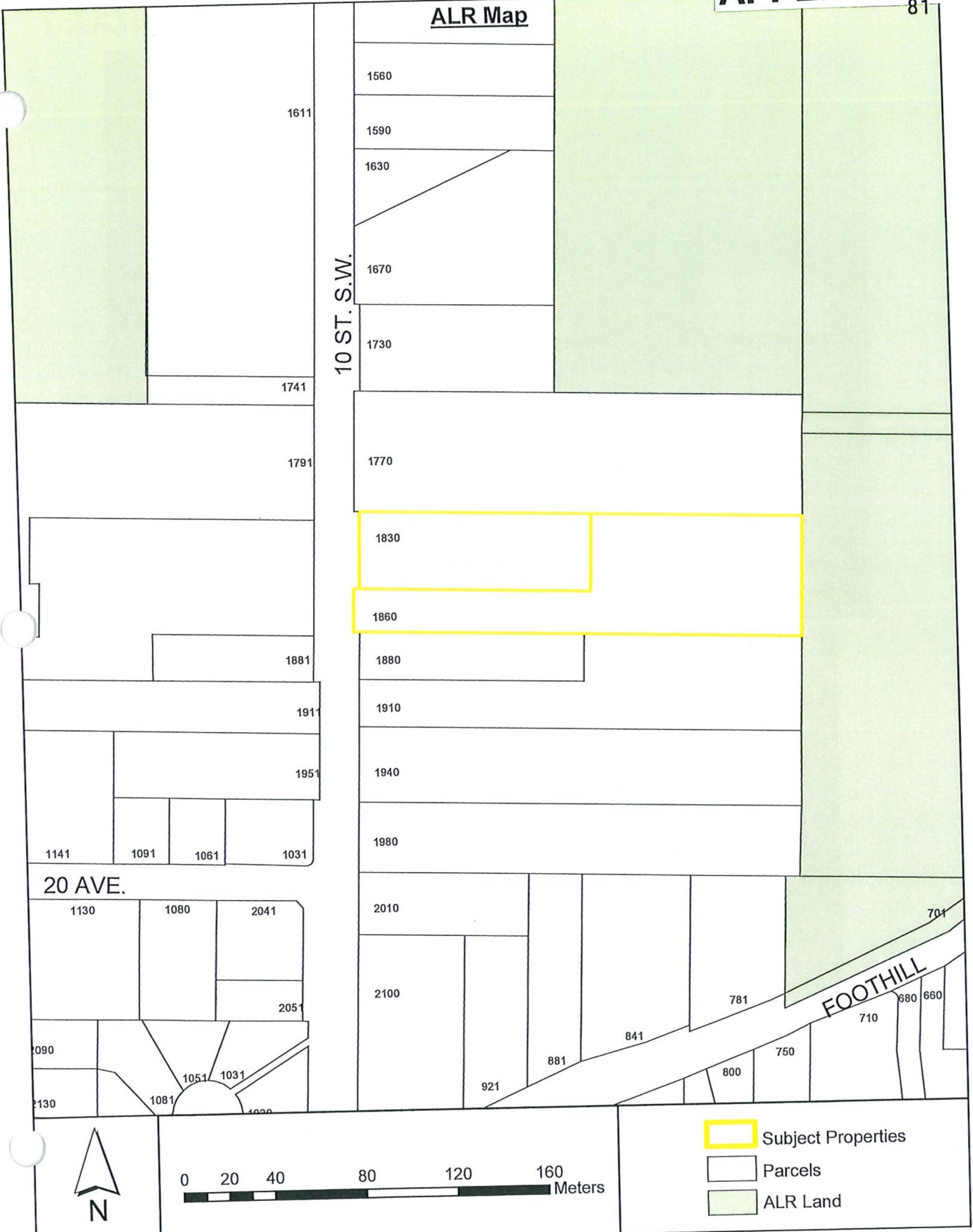
20 AVE.

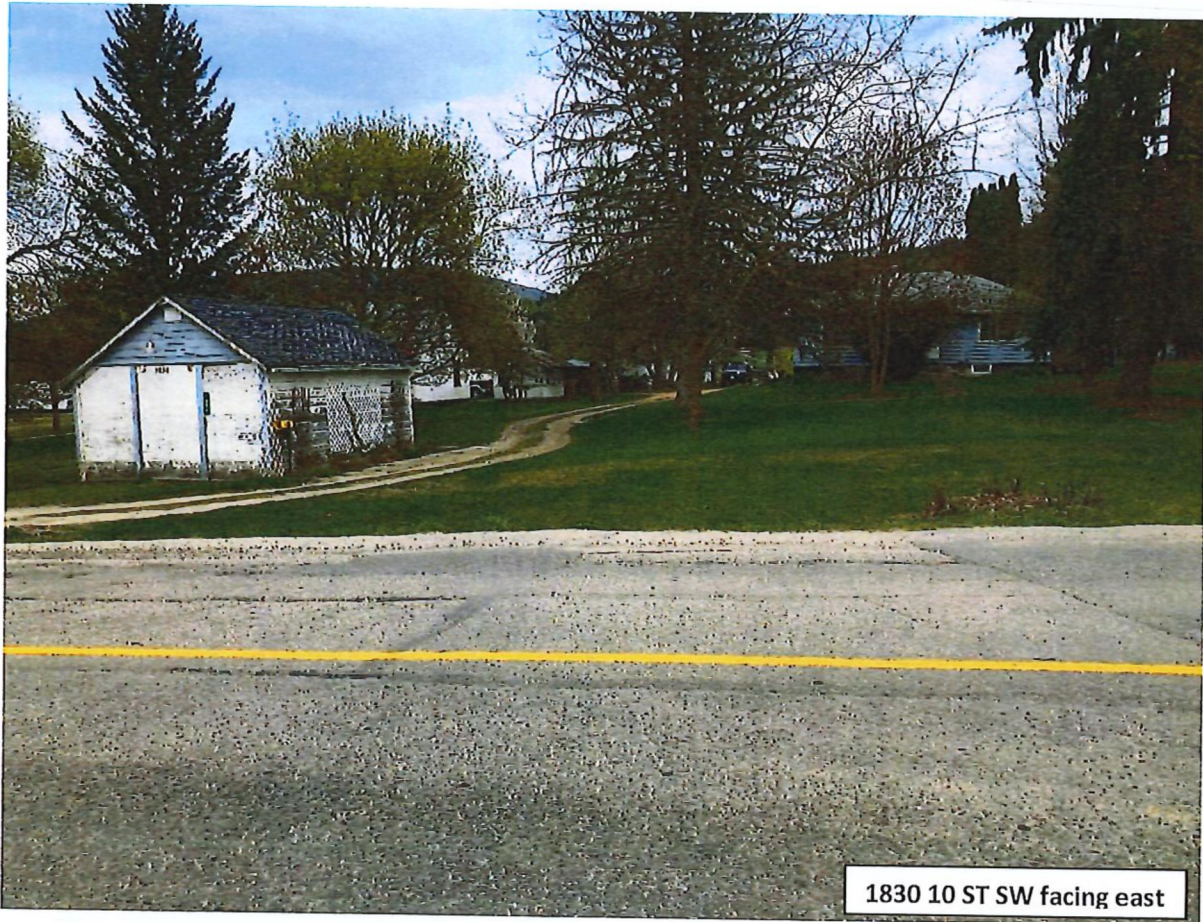
FOOTHILL



0 20 40 80 120 160 Meters

- Subject Properties
- Parcels
- ALR Land









1880 10 ST SW facing southeast

TO: Kevin Pearson, Director of Development Services
DATE: 07 June 4, 2021
PREPARED: Chris Moore, Engineering Assistant
REFERRAL: **ZONING & SUBDIVISION APPLICATION FILES NO. ZON-1210 & SUB-21.07**
OWNERS: **P. Hordos**, 2100 – 10 St SW, Salmon Arm, BC V1E 1T9; and
S, I, N, G. & S. Chhokar – 1860 10 St SW, Salmon Arm, V1E1V3
AGENT: **Franklin Engineering** – PO Box 2590, Salmon Arm, V1E 4R5 LEGAL: Lot A,
Section 11, Township 20, Range 10, W6M KDYD, Plan 5795;
Lot 2, Section 11, Township 20, Range 10, W6M KDYD, Plan 3797 Except Plan
5795
CIVIC: **1830 – 10 Street SW; and 1860 – 10 Street SW**

Further to your referral dated 19 April 2021, we provide the following servicing information (based on the assumption that Rezoning to R4 will be approved):

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount will be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. 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.
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,

SUBDIVISION APPLICATION FILE: 21.07

7 June 2021

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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.

9. 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 SW, on the subject property's western boundary, is designated as an Urban 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. 10 Street SW is currently constructed to an Interim Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. As 10 Street SW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only 1 driveway access will be permitted onto 10 Street SW.
5. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. A turn-around facility is required for any dead end portion of the access route exceeding 90m.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that neither of the existing properties are serviced by a City water service. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed development 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 (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

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7 June 2021

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4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
 5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
 6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SW. No upgrades will be required at this time.
2. The proposed development is 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.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that both the existing properties are serviced by a 100mm services from the sanitary sewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 10 Street SW. No upgrades will be required at this time.
7. Records indicate that neither of the existing properties are serviced by City Storm. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

SUBDIVISION APPLICATION FILE: 21.07

7 June 2021

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4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. Based on available information, it is expected that site retention and release at 5 year pre-development flows will be required. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Chris Moore
Engineering Assistant



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

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density*, *multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act*, *British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel zoned R-4*, 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-4 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:

- .1 *assisted living housing*; #4336
- .2 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
- .3 *boarders*, limited to two;
- .4 *boarding home*; #2789
- .5 *commercial daycare facility*;
- .6 *dining area*; #4336
- .7 *duplexes*;
- .8 *family childcare facility*; #3082
- .9 *group childcare*; #3082
- .10 *home occupation*; #2782
- .11 *multiple family dwellings*;
- .12 *public use*;
- .13 *public utility*;
- .14 *single family dwelling*;
- .15 *triplexes*;
- .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**Minimum Parcel Width**

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, 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).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

91

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 3 units per hectare (1.2 units per acre) □ 4 units per hectare (1.6 units per acre) □ 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

CITY OF SALMON ARM

BYLAW NO. 4460

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 5795; and Lot 2, Section 11, Township 20, Range 10, W6M KDYD, Plan 3797 Except Plan 5795 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4460"

READ A FIRST TIME THIS DAY OF 2021

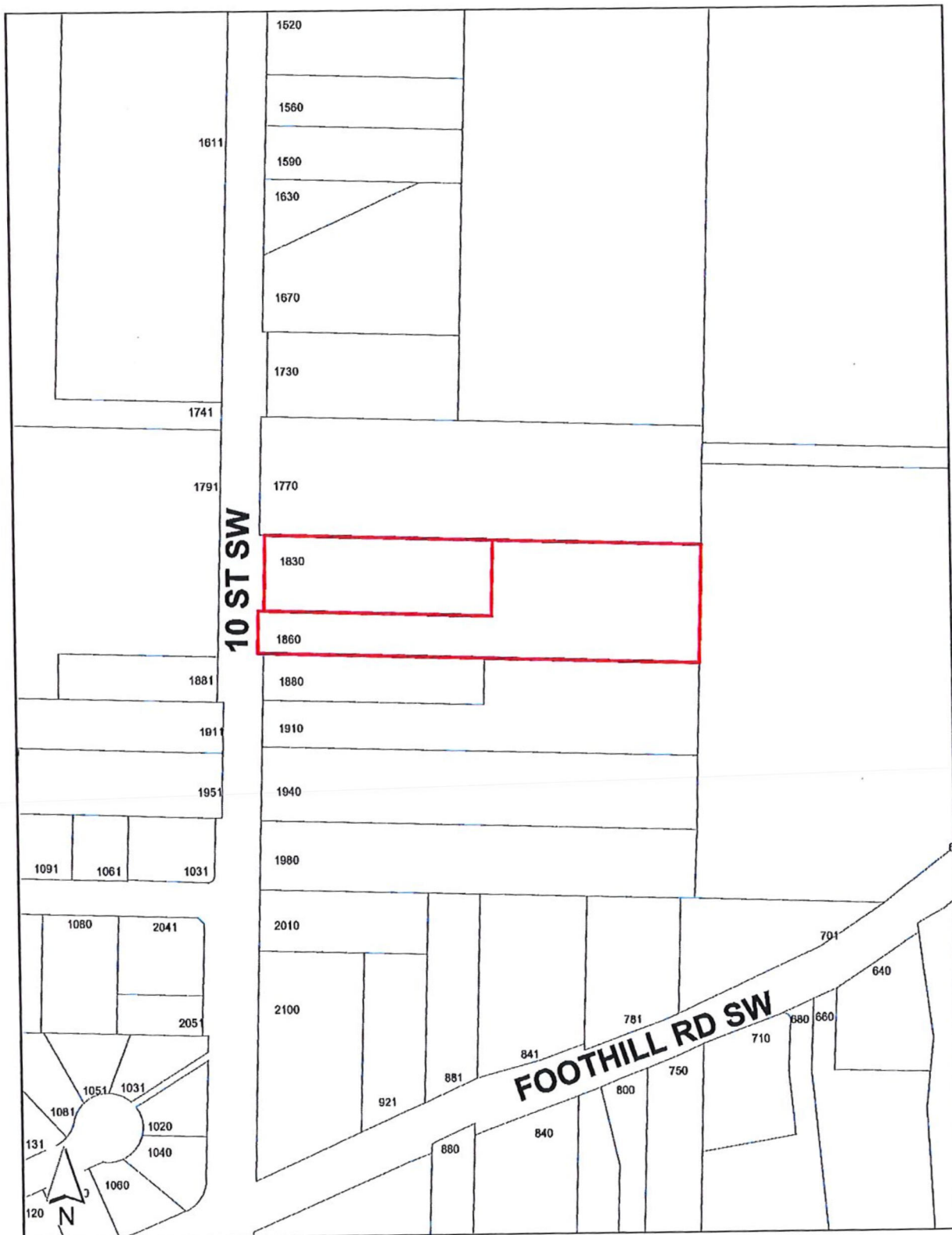
READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 10.3

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4472 be read a first, second and third time.

[2021 Water Meter Rates]

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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



File: 2021-FFS

TO: His Worship Mayor Harrison and Members of Council

FROM: Rob Niewenhuizen, Director of Engineering and Public Works

DATE: April 20, 2020

SUBJECT: **AMENDMENT TO THE FEE FOR SERVICE BYLAW NO. 4397**

RECOMMENDATION

THAT: "City of Salmon Arm Fee for Service Amendment Bylaw No. 4472" be read a first, second and third time.

BACKGROUND:

Following review of the City of Salmon Arm Fee for Service charges for 5/8" x 3/4", 3/4" and 1" T-10 water meters, it has been determined that the cost associated with the procurement of water meters has increased markedly and an amendment to the Fee For Service Bylaw is required in order to ensure full cost recovery. Staff are proposing a housekeeping amendment to establish new charge rates for the Residential water meters and the Commercial radio frequency head (RFH) water meters as shown below:

Table 1: Residential Water Meter Costs

Water Meter Size	Previous Years Rates				New Charge
	2014/16	2017/18	2019	2020	2021
5/8" X 3/4"	\$ 220.00	\$ 240.00	\$ 260.00	\$ 280.00	\$290.00
3/4"	\$ 315.00	\$ 340.00	\$ 370.00	\$ 395.00	\$405.00
3/4" SL	NEW CHARGE FOR 2021				\$375.00
1"	\$ 400.00	\$ 430.00	\$ 470.00	\$ 500.00	\$515.00

Table 2: Commercial RFH Water Meter Costs

Water Meter Size	Previous		New Charge
	2019	2020	2021
5/8" T-10	\$520.00	\$550.00	\$560.00
PIT		\$585.00	\$595.00
3/4" T-10	\$570.00	\$605.00	\$620.00
PIT		\$640.00	\$655.00
1" T-10	\$700.00	\$740.00	\$755.00
PIT		\$760.00	\$779.00

We respectfully recommend that section 6 of the Fee for Service Bylaw No. 4472 be amended to reflect the increase in costs associated with the sale of new water meters.



Rob Nieuwenhuizen, A.Sc.T.
Director of Engineering and Public Works

cc Chelsea Van De Cappelle, Chief Financial Officer

X:\Operations Dept\Engineering Services\BYLAWS & POLICIES\Fee For Service Bylaw\2021\HWM - Water Meters Rates 2021.docx

CITY OF SALMON ARM

BYLAW NO. 4472**A bylaw to amend "District of Salmon Arm Fee for Service Bylaw No. 2498"**

WHEREAS it is deemed desirable and expedient to alter the fees imposed by "District of Salmon Arm Fee for Service Bylaw No. 2498";

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

1. Schedule "B", Appendix 1 – Miscellaneous Fee Schedule – Public Works of "District of Salmon Arm Fee for Service Bylaw No. 2498" subsection 6 is hereby deleted in its entirety and replaced with Schedule "B" Appendix 1 – Miscellaneous Fee Schedule – Public Works, attached hereto and forming part of this bylaw.

6.	Water Connection Charge	
	• Connection Fee - 3/4"	At cost
	• Connection Fee - 1"	At cost
	• Connection Fee - 1 1/2"	At cost
	• Connection Fee - 2"	At cost
	The charges set out in Section 6 above include an inspection and administration fee of \$55.00. Where a connection has been provided and paid for by a developer, the owner or his agent shall pay only the \$55.00 fee.	
	Where a water meter is required to conform to City policy for water reconnection/connection standards and conditions for Residential, the charge will be as follows:	
	• 5/8" remote water meter	\$290.00
	• 3/4" remote water meter	\$405.00
	• 3/4" short lay for pit setter	\$375.00
	• 1" remote water meter	\$515.00
	• 1 1/2" remote water meter	At cost plus Administration fee
	• 2" remote water meter	At cost plus Administration fee
	Where a water meter is required to conform to City policy for water reconnection/connection standards and conditions for Commercial RFH, the charge will be as follows:	
	• 5/8" remote water meter	\$560.00
	• 5/8" for pit setter applications	\$595.00
	• 3/4" remote water meter	\$620.00
	• 3/4" for pit setter applications	\$655.00
	• 1" remote water meter	\$755.00
	• 1" for pit setter applications	\$779.00

	<ul style="list-style-type: none"> 1 1/2" remote water meter 	At cost plus Administration fee
	<ul style="list-style-type: none"> 2" remote water meter 	At cost plus Administration fee
	<p>Gleneden Water System: Each property that connects to the Gleneden Water System (depicted as "Gleneden Water Service Area" on Figure 1 attached hereto and forming part of this bylaw), in addition to all other appropriate fees, must make a "one-time" payment to the City of a special Capital Cost Contribution for the parent property in an amount equivalent to the current single family development cost charge for water specified in Development Cost Charge Bylaw No. 2261 as amended, prior to connection to the water system.</p>	

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 Fee for Service Amendment Bylaw No. 4472".

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

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Item 11.1

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4441 be read a final time.

[ZON-1192; Charlton, S. & H./Laird, B.; 4270 10 Avenue SE; A2 to M2]

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 16, 2021

Subject: Zoning Bylaw Amendment Application No. 1192

Legal: Lot 1, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538, Except: Plans B4356, B5847, 6971 and 18058 and Lot 17, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230
Civic Address: 4270 10 Avenue SE and 3831 20 Avenue SE
Owner: Stephen and Helen Charlton and Bruce and Rose Mierau
Applicant: Bill Laird

STAFF RECOMMENDATION

THAT: a Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 17, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 from A2 (Rural Holding Zone) to M2 (Light Industrial Zone);

AND THAT: a Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 1, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538, Except: Plans B4356, B5847, 6971 and 18058 from A2 (Rural Holding Zone) to M2 (Light Industrial Zone);

AND THAT: Fourth reading and adoption of the bylaws be withheld subject to:

- 1) Registration of a Section 219 Land Title Act restricting Development or Development Permit issuance until Road Reserves are registered on the subject properties to the satisfaction of the City and the owner/developer, with said Road Reserves aligning more or less consistently with the Road Network Preplan dated December 1, 2006;
- 2) The Exclusion of the subject property from the Agricultural Land Reserve; and
- 3) Final reading of the Bylaw for Lot 1, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538, Except: Plans B4356, B5847, 6971 and 18058 be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

The applicant is requesting to rezone two properties from A2 (Rural Holding Zone) to M2 (Light Industrial Zone).

BACKGROUND

The subject properties are 4270 10 Avenue SE and 3831 20 Avenue SE (Appendices 1 and 2). Both properties are designated Light Industrial in the Official Community Plan (OCP) (Appendix 3), zoned A2 (Rural holding Zone) (Appendix 4) and within a Special Development Area (SDA) (Appendix 5). The subject properties total approximately 8.0ha (19.8ac) with each property equally sized at 4.0ha (9.9ac). Both properties are within the Agricultural Land Reserve (ALR).

The SDA for Industrial development comprises of eighteen (18) lots that are largely under-developed with an undulating topography characterized by a mixture of agriculture and industrial uses. Existing structures on the subject properties include a single family dwelling and related residential buildings.

Adjacent land uses of 4270 10 Avenue SE include the following:

North: Rural Holding (A-2)/rural residential
South: Airport (P-2)/CSRD Landfill and City Airport
East: Rural Holding (A-2)/City owned land/recreation area
West: Rural Holding (A-2)/residential/agriculture property

Adjacent land uses of 3831 20 Avenue SE include the following:

North: Rural Holding (A-2)/rural residential
South: Rural Holding (A-2)/rural residential
East: Rural Holding (A-2)/City owned land/recreation area
West: Rural Holding (A-2)/residential/agriculture property

The proposed M2 (Light Industrial Zone), attached as Appendix 6, allows for 40 uses that range from manufacturing to larger scale repair and other uses that may require extensive outdoor storage. Single Family Dwelling is not a permitted use in the zone; therefore, should the bylaw be adopted the existing dwellings would be deemed legal non-conforming.

The rezoning application is separated into two bylaws as staff have recommended that the rezoning of each property is dependant on the conclusion of separate ALR Exclusion applications and is discussed in more detail later in this report.

OCP Policy

OCP Policy sections 10.3.13 to 10.3.15 identify the SDA and support the rezoning of the subject property for industrial uses. The SDA has been earmarked for the expansion of the City's Industrial land base since the mid 1980's. The area is strategically located in close proximity to the City's Airport, existing Industrial Park and access to Highway 97B. A significant portion of the SDA is within the Agricultural Land Reserve and in 1988 the ALC recognized the area for Industrial Park expansion and supported the plan to remove the area from the ALR (see Appendix 5). The 1988 ALC decision stated that the Exclusion of the lands could occur by application of individual property owner or by way of a block Exclusion application by the City. To date, there are four properties that have been Excluded from ALR within the SDA and one application (4270 10 Avenue SE) that is currently being considered by the ALC. To further the development of the SDA, in 2009 the City completed work on engineering pre-plans for the internal road network and servicing of the SDA (see Appendix 9), and shared the pre-plans with property owners.

In 2011 393ha (971ac) of land within the City was designated for Industrial use in the OCP and 342ha (845ac) of land were zoned for Industrial, including the approximately 58.7ha (145ac) of the SDA. As part of the same OCP review, Urbanics Consulting completed a Retail and Industrial Land Study that analyzed the state of the Industrial land base and provided projections in order to determine if the lands zoned or designated Industrial in the OCP would be sufficient for the community's needs in 2021 and 2026. The study concluded that, with the SDA included, in 2021 21ha (52ac) to 27.5ha (68ac) of additional land designated for Industrial would be needed and in 2026, 29.5ha (73ac) to 38ha (95ac) of additional industrial land would be needed. Should the lands not be Excluded from the ALR there would be a deficit of Industrial land. Further to this, the City would have to abandon the 30+ years of effort focussed on the SDA and seek to designate other lands for future industrial development. Given growth projections and analysis it is likely that those other lands would be within the ALR and not adjacent to the City's Airport.

The OCP further encourages the development of Industrial lands in the SDA by way of an Industrial Tax Exemption Bylaw. Effectively, the Bylaw exempts the municipal portion of the taxes on new construction or new alterations and improvements in excess of \$300,000.00. In order to qualify for the incentive the development must occur within one of the areas identified by the bylaw and the development must be new construction or alteration of an existing industrial development.

COMMENTS

Engineering Comments

The Engineering Department has provided comments for each site with the caveat that the requirements noted would be applicable at the time of development (i.e. Building Permit) and not at rezoning. The comments in their entirety are included as Appendix 7 (4270 10 Avenue SE) and Appendix (3831 20 Avenue SE).

The closest location to connect into the City's sanitary sewer system is more than 100m away; therefore, the developer is exempt from extending and connecting to sanitary sewer service at the time of development. The subject properties would be serviced on-site. While water flows are sufficient in the area, existing watermains and connections are insufficient for industrial development; therefore, at the time of development service line upgrades are required. In addition, fire hydrants may be required at the time of development and spaced to meet the high density requirements of 90m between units.

At later stages of development, the existing Interim Rural Road Standard for both 10 Avenue SE and 20 Avenue SE will require upgrades to an Urban Interim Arterial Road Standard. For the portion along 10 Avenue SE, the cross-section includes a pathway that can accommodate a separated multi-use path for cycling and pedestrian traffic and is consistent with the Type 6 Trail of the Greenways Strategy. It is anticipated that road dedication of approximately 2.356m along 10 Avenue SE would be required to achieve the improvements within the City right of way. For the affected portion of 20 Avenue SE the road improvements include a 20m road width with a cross-section that includes 10m paved road surface with space to accommodate a 7.0m travel lane with a 1.5m area on either side for pedestrian or bike traffic. No additional road dedication would be required along 20 Avenue SE.

The proposed lot configuration in the SDA preplan illustrates small lots within a fully serviced Industrial area. Until the services and infrastructure are extended to this area, either by developer or the City, it is expected that lot sizes will be designed to accommodate on-site services (minimum 10,000m²/1 hectare parcel areas). With regard to future servicing, staff note that the SDA is not included as a project in the Development Cost Charges (DCC) Bylaw nor is it identified as a priority in the City's Financial Plan. It is anticipated that the servicing of Industrial land in this area would be a capital project undertaken by the City as more demand on services in this area occurs. It is known that the current condition of the Industrial land in this area lack servicing and infrastructure; however, the extension of services to this area is not identified as an immediate priority for the City at this time.

The proposed internal road network of the SDA is part of the pre-plan, dated December 1, 2006 (Appendix 9). Staff are recommending that the network be secured by the registration of a Road Reserve Plan aligning with the pre-plan. The actual dedication and construction of the road network would occur at the time of subdivision or development as each affected lot develops. The road alignment may change as development occurs and the priority road alignment is to ensure east-west and north-south connectivity consistent with proposed parcel areas and the pre-plan. The required RD-6B Road Standard through the SDS is an 18.75m wide roadway that includes a 10m wide paved travel lane. The covenant and road reserve plan would inform future developers of the road alignment and that road dedication and construction is required. Staff is recommending the covenant and road reserve plan as the dedication and construction of the road network is premature at this time. The applicant is amenable to the conditions as noted in the motion.

Ministry of Transportation and Infrastructure

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

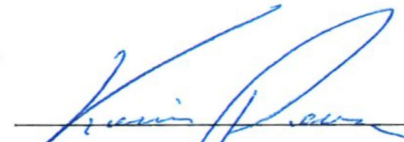
When considering rezoning applications a number of factors are considered including – long term servicing and land use plans, current land inventory and negative or positive impacts on adjacent properties. In considering this application the subject properties are within an area earmarked for the expansion of the Industrial Park and the City has invested in pre-planning road networks and servicing for the eventual shift in land use to industrial. Given the size of the parcels due to servicing and location it is not likely that proposed use would have a negative impact on adjacent properties.

Recently, applications for ALR Exclusion, Rezoning and Development Permit have been supported for 3701 20 Avenue SE (Access Precision). Support has also been granted by the City and ALC to exclude another three parcels for Industrial development. In addition to those parcels, an ALR Exclusion application for 4270 10 Avenue SE is being considered by the ALC (it was supported by Council in October 2020, ALC No. 398) and should the Bylaw for 3831 20 Avenue NE be adopted, the applicant (with the City as applicant) would make application for Exclusion from the ALR.

Lands designated in the OCP and zoned for Industrial uses ensure space within the City boundaries for diverse employment opportunities and innovation. Given that the rezoning of the subject property from A2 (Rural Holding Zone) to M2 (Light Industrial Zone) is consistent with the Official Community Plan staff are supportive of the zoning bylaw amendments.



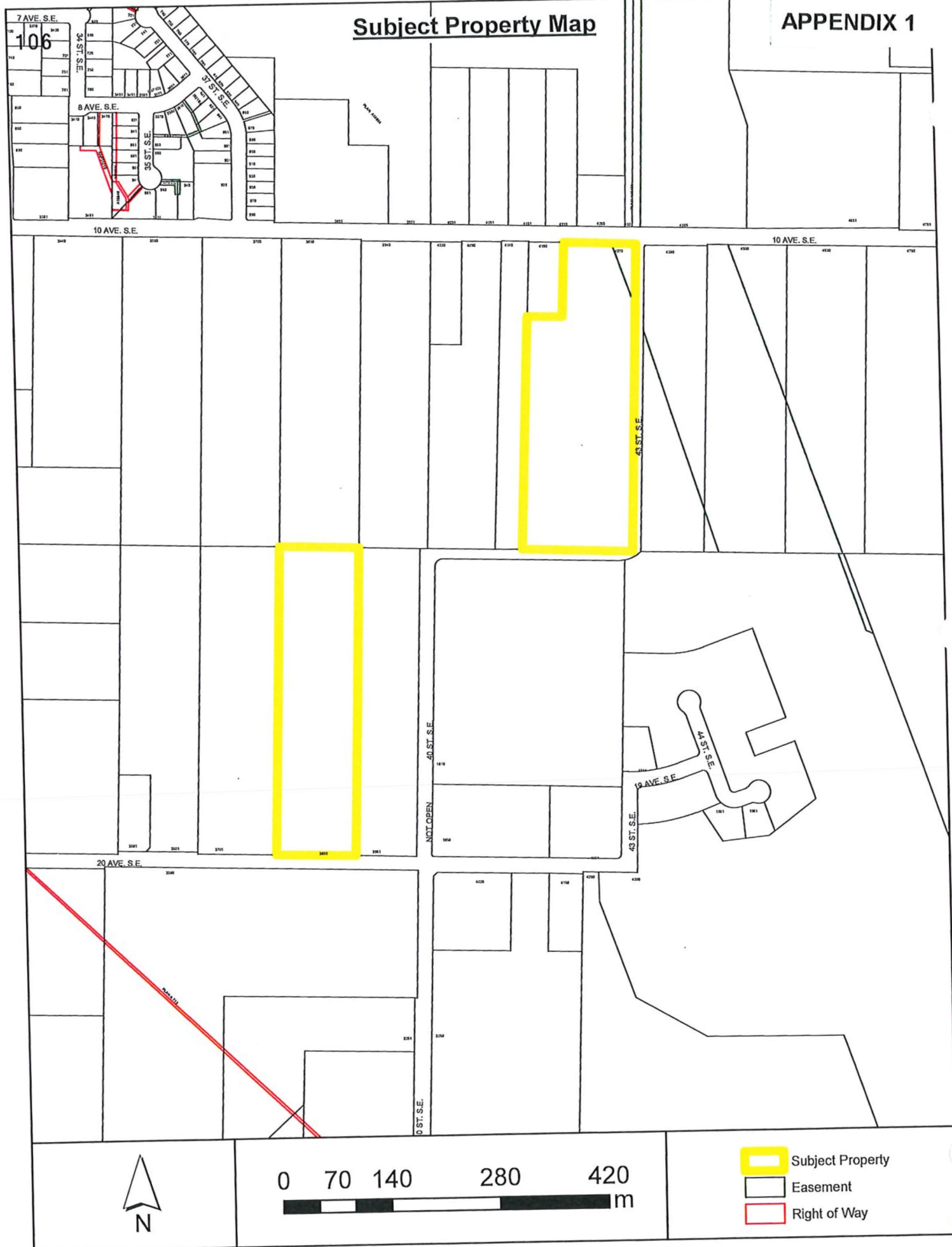
Prepared by: Melinda Smyrl, MCIP, RPP
Planner

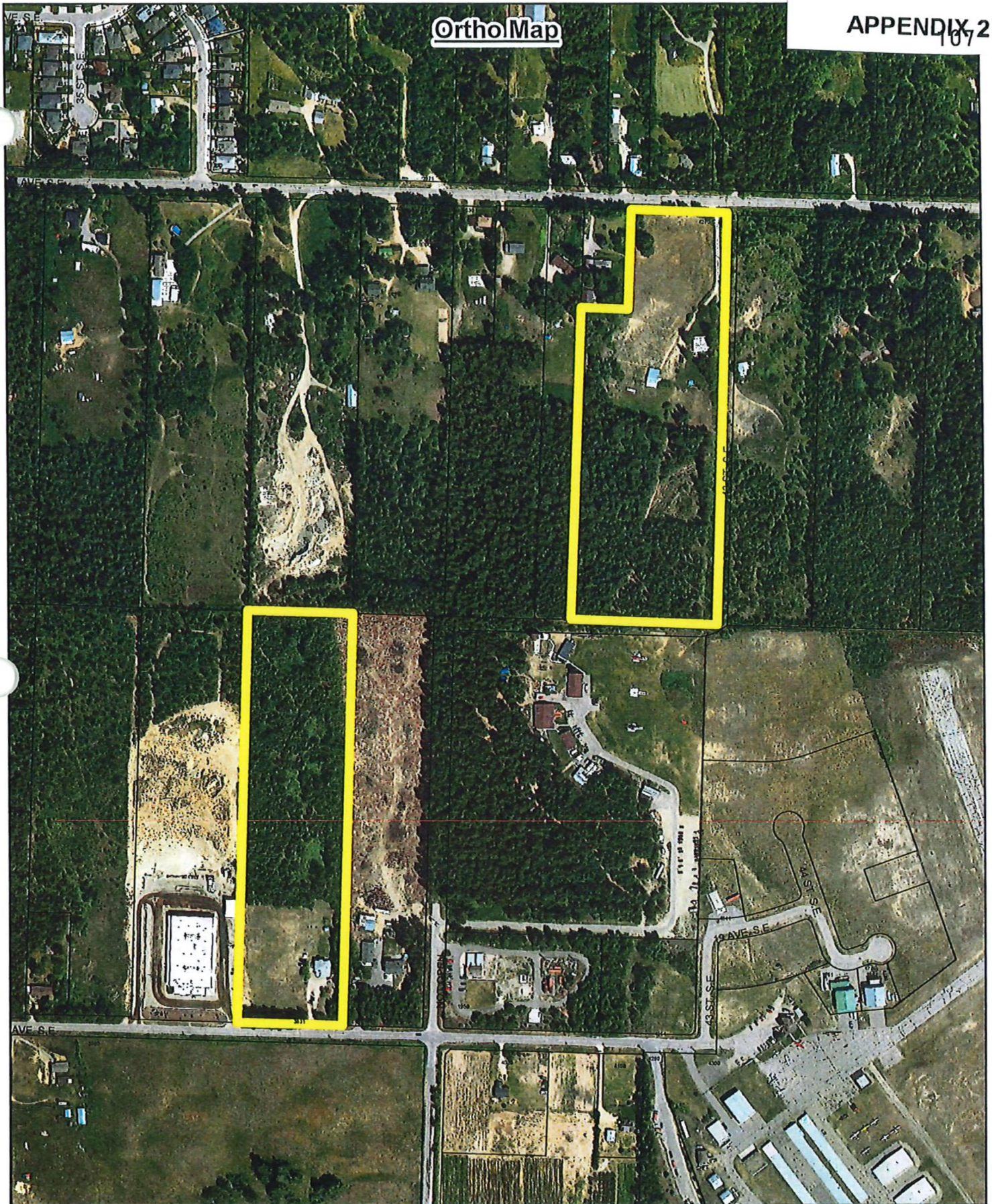


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

APPENDIX 1





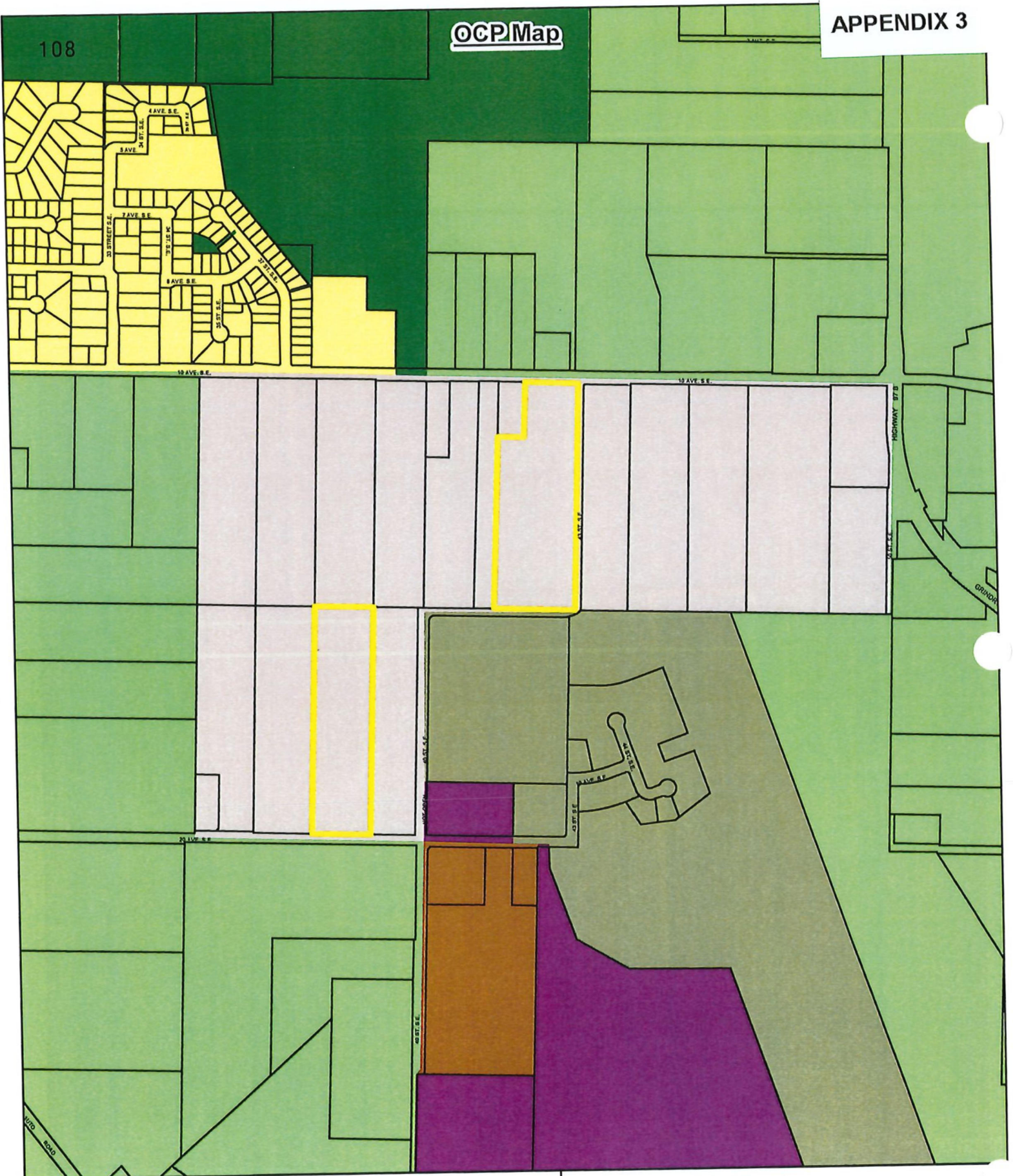
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Subject Property

OCP/Map

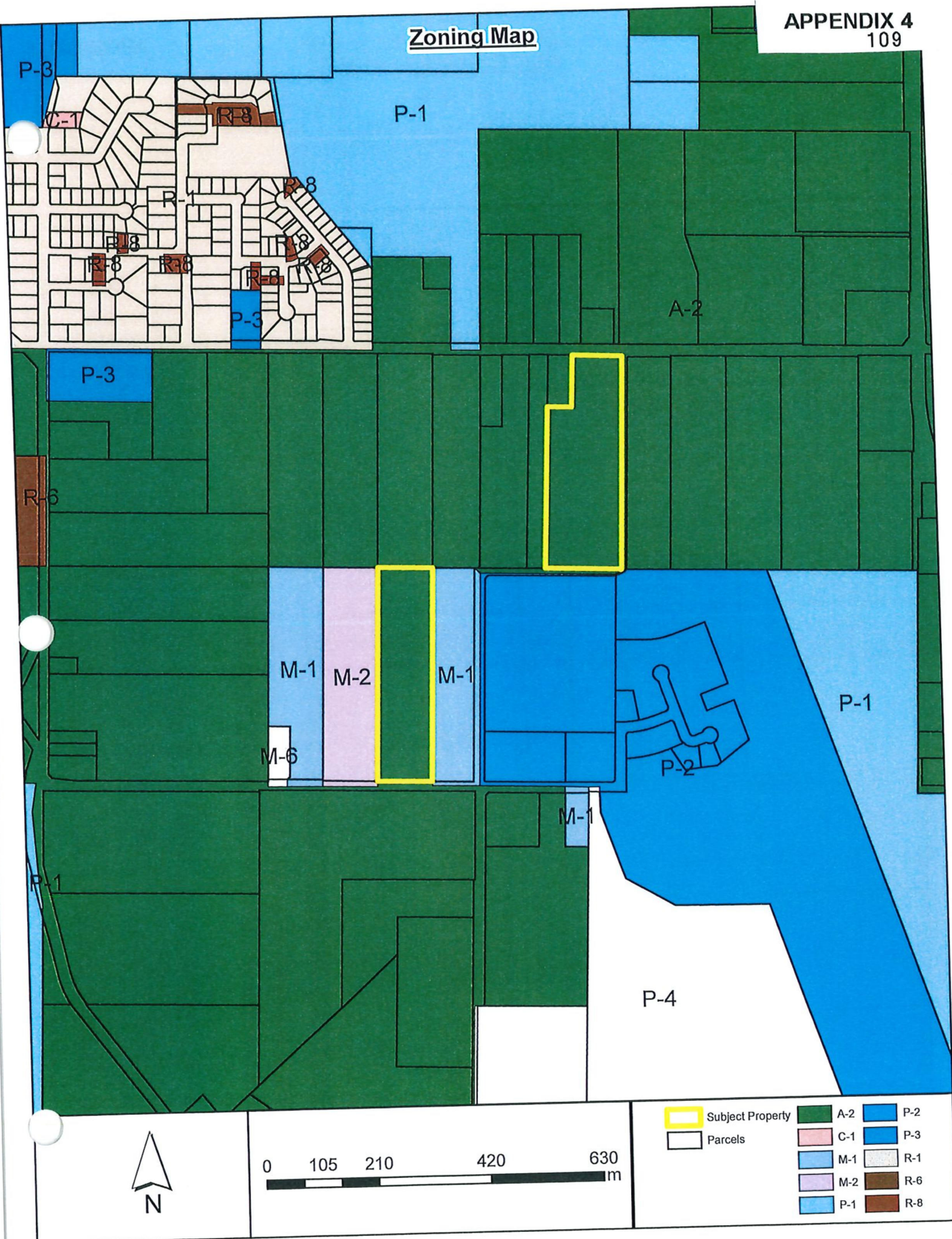
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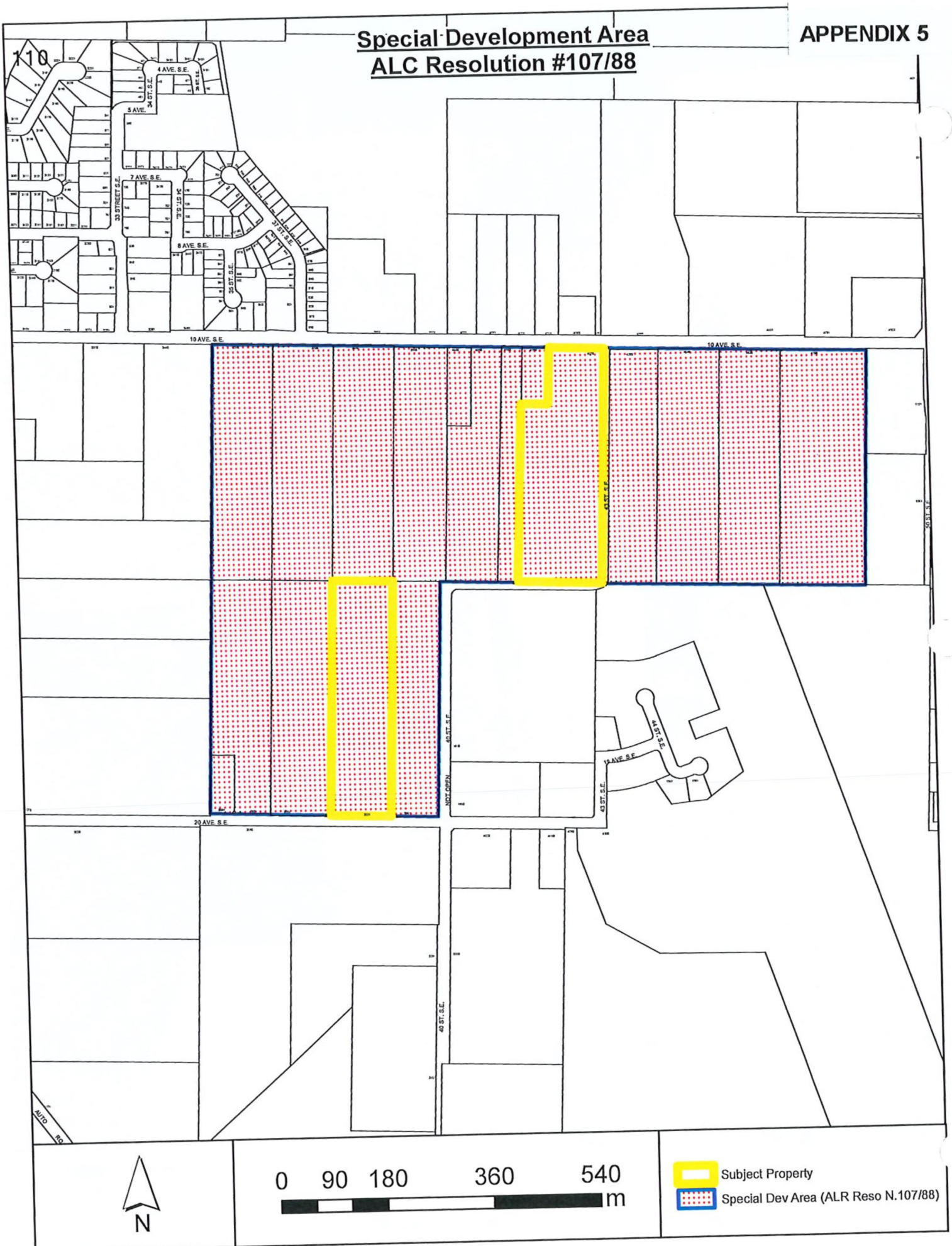
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- | | | |
|------------------|---------------------------|----------------------------|
| Subject Property | Acreage Reserve | Commercial - Neighbourhood |
| Parcels | Park | Industrial - General |
| | Institutional | Industrial - Light |
| | Residential - Low Density | Industrial - Airside |

Zoning Map



APPENDIX 5



SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE**Purpose**

- 29.1 The M-2 Zone provides for the location of light manufacturing and related uses to be located in areas where conflict with surrounding uses is unlikely to occur.

Regulations

- 29.2 On a *parcel zoned M-2*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 29.3 The following uses and no others are permitted in the M-2 Zone:

- .1 auction yards;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service station*; #3375
- .3 auto sales and rental lots, showroom (new and used); #2736
- .4 boat and boat trailer sales and rental showroom, including minor repairs; #2736
- .5 *cafe*; #2736
- .6 distillery and brewery #2736;
- .7 distribution of refurbished/recycled goods; #3001
- .8 farm equipment sales and rentals; #2736
- .9 frozen food lockers, including retail sales; #2736
- .10 funeral services, including crematorium, embalming and related viewing rooms; #2958
- .11 greenhouses, and nurseries, including retail sales; #2736
- .12 *home occupation*; #2782
- .13 *key lock fuel installation*;
- .14 laboratory, scientific and research; #2736
- .15 *light industry*;
- .16 machinery sales, rental;
- .17 *mini warehousing*;
- .18 *mobile food vending*; #4240
- .19 *mobile home sales*; #2736
- .20 moving and storage establishment #2736;
- .21 *office*, in association with a permitted industrial use, where the *office* does not exceed 50% of the lot area; #2736
- .22 *outside vending*; #2837
- .23 *print shop*; #2736
- .24 *private utility*; #2736
- .25 *public use*;
- .26 *public utility*;
- .27 recreation vehicle sales and rental lots, and showroom (new and used); #2736
- .28 *recycling depot*;
- .29 rental and repair of tools, small equipment; #2736
- .30 *transportation use*;
- .31 truck sales and rental lots, and showroom (new and used); #2736
- .32 *upholstery shop*; #2736
- .33 *ancillary retail sales*; #2736
- .34 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

Maximum Height of Principal and Accessory Buildings

- 29.4 The maximum *height of principal and accessory buildings* shall be 15.0 metres (49.2 feet).

112 **SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE - CONTINUED**

Maximum Parcel or Site Coverage

29.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 70% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

29.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

29.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

29.8 The minimum *setback* of the *principal* or accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a <i>parcel</i> not zoned | |
| | Industrial shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a <i>parcel</i> not zoned | |
| | Industrial shall be | 6.0 metres (19.7 feet) |
| | - where the <i>parcel</i> has access to | |
| | a lane shall be | 1.5 metres (4.9 feet) |
| | - where the <i>parcel</i> does not have | |
| | access to a lane shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Accessory Retail Use

29.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

29.10 Outside storage shall be screened from public view and any adjacent *parcel* not zoned Industrial as per Appendix III.

Parking and Loading

29.11 Parking and loading shall be required as per Appendix I.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 18 January 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Stephen and Helen Charlton**
 APPLICANT: **Bill Laird, Box 1022, Salmon Arm, V1E 4N2**
 SUBJECT: **Rezoning Application No. 1192 (Referral 1 of 2)**
 LEGAL: Lot 1, Section 7 Township 20, Range 9, W6M, KDYD, Plan 1538 Except:
 Plans B4356, B5847, 6971 and 18058
 CIVIC: **4270 – 10 Avenue SE**

Further to your referral dated 17 December 2020, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

General:

1. Development layout and design must conform to "Industrial Park Conceptual Design SA06-0822" (Gentech Engineering, December 2006). Alternatively, developer may submit for approval a revised preplan for the area, to suit the proposed development.
2. 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.
3. 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.
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with 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 / 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,

Rezoning Application No. 1192 (Referral 1 of 2)**18 January, 2021****Page 2**

pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of subdivision / 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 subdivision / building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Avenue SE, on the subject properties Northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.356m of additional dedication is required (to be confirmed by BCLS). The City may require a ROW covering the additional dedication in the interim if required to accommodate the improvements indicated below.
2. 10 Avenue SE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, 3m wide multi use path, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. As 10 Avenue SE is designated as an Arterial Road, no driveway direct access onto 10 Avenue SE shall be permitted and all access shall be from within the property.
4. Future roadways (Roads 1, 2 and 5) are proposed within the Industrial Park Conceptual Design (Prepared by Gentech Engineering Inc. drawings, Project No. SA06-0822 - attached). Road reserves will be required at time of development, or dedication and construction will be required upon subdivision in accordance with the New Industrial Park Cross-Section (Drawing No. RD-6B).
5. The maximum allowable cul-de-sac length in urban areas is 160 m. This measurement shall be measured along centerline from the center of the first intersection having access from two alternate routes. Where cul-de-sac length is exceeded a secondary emergency access shall

Rezoning Application No. 1192 (Referral 1 of 2)
18 January, 2021
Page 3

be provided (Temporary where road connectivity will be provided in the future). Emergency accesses are to be constructed in conformance with Policy No. 3.11.

6. The construction of a temporary turnaround as per specification drawing No. RD-13 will be required at the end of each constructed roadway. A statutory right of way will be required for this turnaround area.
7. Corner cuts will be required at the intersections of all streets measuring 5.0 meter x 5.0 meter.

Water:

1. The subject property fronts a 300mm diameter Zone 4 watermain on 10 Avenue SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a service of unknown size from the 300mm diameter watermain on 10 Avenue SE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. Extension of a 250mm water main from 10 Avenue NE to the south west corner of the subject property for looping shall be required. Owner / Developer is responsible for all associated costs.
4. Proposed parcels shall be serviced by a single metered water service connections (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meters will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high-density spacing requirements of 90 meters.

Sanitary:

1. 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 subdivision. Owner / Developer responsible for all associated costs.
2. The subject property is not within 100m of the City of Salmon Arm sanitary sewer system and is therefore exempt from extension and connection. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required for each lot.

Rezoning Application No. 1192 (Referral 1 of 2)
18 January, 2021
Page 4

Drainage:

1. The subject property does not front on an enclosed storm sewer system.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. The long-term plan for the industrial park includes stormwater servicing. ISMP may consider an 'intermediate' design with ultimate connection to a storm sewer.

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



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 18 January 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Bruce and Rose Mierau**
 APPLICANT: **Bill Laird, Box 1022, Salmon Arm, V1E 4N2**
 SUBJECT: **Rezoning Application No. 1192 (Referral 2 of 2)**
 LEGAL: Lot 17, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230
 CIVIC: **3831 – 20 Avenue SE**

Further to your referral dated 17 December 2020, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

General:

1. Development layout and design must conform to "Industrial Park Conceptual Design SA06-0822" (Gentech Engineering, December 2006). Alternatively, developer may submit for approval a revised preplan for the area, to suit the proposed development.
2. 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.
3. 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.
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with 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 / 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,

Rezoning Application No. 1192 (Referral 2 of 2)
18 January 2021
Page 2

pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of subdivision / 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 subdivision / building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

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 SE is currently constructed to an Interim Rural Paved Road standard. Upgrading to a Rural 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, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Future roadways (Roads 3 and 4) are proposed within the Industrial Park Conceptual Design (Prepared by Gentech Engineering Inc. drawings, Project No. SA06-0822 - attached). Road reserves will be required at time of development, or dedication and construction will be required upon subdivision in accordance with the New Industrial Park Cross-Section (Drawing No. RD-6B).
4. The maximum allowable cul-de-sac length in urban areas is 160 m. This measurement shall be measured along centerline from the center of the first intersection having access from two alternate routes. Where cul-de-sac length is exceeded a secondary emergency access shall be provided (temporary where road connectivity will be provided in the future). Emergency accesses are to be constructed in conformance with Policy No. 3.11.
5. The construction of a temporary turnaround as per specification drawing No. RD-13 may be required at the end of each constructed roadway, depending upon the timing of the construction of connecting roads. A statutory right of way will be required for this turnaround area.
6. Corner cuts will be required at the intersections of all streets measuring 5.0 meter x 5.0 meter.

Rezoning Application No. 1192 (Referral 2 of 2)
18 January 2021
Page 3

Water:

1. The subject property fronts a 200mm diameter Zone 5 watermain on 20 Avenue SE. Upgrading this watermain to a 250mm diameter across the frontage of the subject property is required. Subject to Item 2 below this work is considered premature and the Engineering Department will support a 100% cash contribution in lieu for future works to upgrade to 250mm diameter.
2. Records indicate that the existing property is serviced by a 25mm service from the 200mm diameter watermain on 20 Avenue SE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. Extension of a 250mm water main along Roads 3 and 4 will be required at time of subdivision of phases fronting onto those roads.
4. Proposed parcels shall each be serviced by a single metered water service connections (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meters will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high-density spacing requirements of 90 meters for onsite roads. One additional hydrant is also required on 20 Ave SE to comply with the high-density Industrial spacing.

Sanitary:

1. 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 subdivision. Owner / Developer responsible for all associated costs.
2. The subject property is not within 100m of the City of Salmon Arm sanitary sewer system and is therefore exempt from extension and connection. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required for each lot.

Rezoning Application No. 1192 (Referral 2 of 2)**18 January 2021****Page 4**

Drainage:

1. The subject property does not front on an enclosed storm sewer system.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. The long-term plan for the industrial park includes stormwater servicing. ISMP may consider an 'intermediate' design with ultimate connection to a storm sewer.

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

From: Mike Melin
Sent: February-25-21 10:56 AM
To: Caylee Simmons
Cc: Mike Melin
Subject: Rezone - 3831-20th Ave SE

I am writing to offer my support for this proposal of rezoning this property.

The city / district / area - needs it.

It has been in the plans for quite a number of years.

I am happy to see that someone has the same vision for this area – and is willing to step up, invest time and monies and work on this development - as I know it is a large undertaking.

I would like this to be submitted in this hearing as support - from an adjacent property owner/landowner/business.

Regards

Mike Melin

Owner/Special Projects

Access Precision Machining Ltd

3701 20th Ave SE

Salmon Arm B.C. V1E 1X9 Canada

Ph 250-832-7077

Fx 250-832-8950

Cell 250-833-6268

Hm 250-804-0344

<http://www.accessprecision.com>

Saturday March 06, 2021

Salmon Arm, BC V1E 1M1

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

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

To the Honourable Mayor and City Councillors,

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

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

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

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

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

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

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

Yours truly,

Julia Beatty
Salmon Arm Resident

March 6, 2021

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

Your Worship and Members of Council,

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

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

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

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

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

Respectfully yours,

Anne Morris and Carol McAndrew, Co-chairs

Salmon Arm Ecumenical KAIROS Committee


March 8, 2021

Jamie Henderson

Salmon Arm, BC V1E 1Z6

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

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

His Worship Mayor Alan Harrison and Council,

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

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

I ask for further research into the following:

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

1. Infrastructure Deficit

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

2. Location

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

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

3. Community Engagement

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

4. Climate Crisis Policy

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

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

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

Sincerely,

Jamie Henderson

Saturday March 06, 2021

Salmon Arm, BC V1E 1M1

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

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

To the Honourable Mayor and City Councillors,

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

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

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

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

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

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

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

Yours truly,

Julia Beatty
Salmon Arm Resident

March 6, 2021

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

Your Worship and Members of Council,

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

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

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

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

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

Respectfully yours,

Anne Morris and Carol McAndrew, Co-chairs

Salmon Arm Ecumenical KAIROS Committee


March 8, 2021

Jamie Henderson

Salmon Arm, BC V1E 1Z6

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

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

His Worship Mayor Alan Harrison and Council,

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

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

I ask for further research into the following:

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

1. Infrastructure Deficit

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

2. Location

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

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

3. Community Engagement

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

4. Climate Crisis Policy

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

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

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

Sincerely,

Jamie Henderson

Sent: Friday, March 05, 2021 11:17 AM

Subject: Online Form Submittal: Mayor and Council

Mayor and Council

First Name	Troy
Last Name	Spence
Address:	
Return email address:	
Subject:	Civic Address: 4270, 10 Avenue SE - Proposed Amendment to Zoning Bylaw No 2303
Body	<p>Dear Mayor and Council,</p> <p>I am writing this letter to show my opposition on the proposed rezoning of 4270 10 Ave SE to light industrial from rural holding. This, and surrounding properties are rare "in-town" acreages that house all local species of wild life. These properties should be protected, not developed. I invite any decision maker to come and walk my property, which borders along the subject property, to see first hand what would be lost.</p> <p>Sincerely, Troy Spence</p>
Would you like a response:	Yes
Disclaimer	<p><i>Written and email correspondence addressed to Mayor and Council may become public documents once received by the City. Correspondence addressed to Mayor and Council is routinely published within the Correspondence Section of Regular Council Agendas.</i></p>

Email not displaying correctly? [View it in your browser.](#)

March 5, 2021

Vern Stevens

Salmon Arm, BC V1E 1W7

Salmon Arm Mayor and Council
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

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

His Worship Mayor Alan Harrison and Council,

I write to you today to voice my opposition to the rezoning of 4270 10 Ave SE to light industrial from rural holding. My family has lived next door to the property for just about 30 years.

When we first purchased our property we considered it perfect for our **young family**. Living rural within the city limits, surrounded by beautiful trees - it is still perfect for young families. There are three schools within walking distance - South Canoe, Shuswap Middle, and Hillcrest. There is a wilderness park across the street at Little Mountain that is a beautiful example of all that Salmon Arm has to offer in terms of living in balance with nature and enjoying healthy outdoor activities. This is not the area to impose industrial at the expense of nature - this is where young families can thrive.

There will also be the matter of **increased traffic** on 10 Ave SE which is already a busy road. I was quite happy to hear that the city's Green Spaces Project has designated 10th Ave SE for multimodal use. This is wonderful, as we advocated for sidewalks along 10th Ave SE decades ago when our children attended South Canoe Elementary. But this just goes to show again, that this is not the area to put light industrial or increase traffic - this area is for families.

This property is still viable for **agricultural usage and should not be removed from the ALR**. In the past it has been used for llamas and a large terraced garden is overgrown but still there. There is a large berry patch growing wild. Grain crops have been grown in the front field and while much of the topsoil was removed by excessive tilling, regenerative agriculture practices could restore the soil health.

I understand why the city believes it needs more light industrial space. I have worked many jobs in the industrial park as the owner of Shuswap Electrical. The innovation and manufacturing sectors have been good to me and my family. From the city's perspective, I know it is an undeniable bump in tax revenue to have more industry here. But, I believe the city needs to do more research to see where the trends are heading. It is not enough to rezone this area light industrial with a 'build it and they will come' approach. **Who is coming? Will the long-term**

infrastructure maintenance costs outweigh the taxes? Is industry even our future? Can we not explore more innovations in the tech world that would attract online workers such as software engineers to live here?

Times are changing. The world in which I grew up and then raised my kids - where natural resources and industry were the path to a decent living - aren't the only path forward anymore. Salmon Arm needs to make sure that this land isn't developed with the lens that industrial innovation must come with the cost of natural degradation. I've seen the **digital economy** and while it's a world I don't inhabit, I can see our young folks coming back while keeping their jobs and working remotely.

From conversations that I've had with city councilors and staff, I understand that environmental assessments are not likely to be done because there is no waterway impacted by this rezoning. What does it say about our values that we don't even consider this? **I strongly encourage the city to find and adopt tools to assess the ecological impact of development and find a way to value land and the life on it for future generations beyond simply a dollar amount now.**

I also know there are ways to develop land that would balance the needs of the forest life alongside the needs of industry. Consistently during the winter we have moose using this property and adjoining ones for food and travel. This property is part of a natural corridor for safe animal movement. This winter there have been four different moose on the property - not to mention the deer, bears, coyotes, pheasants, owls, woodpeckers, and all the less eye-catching, but no less valuable species, that make their homes here. The current map showing the planned development of this area shows no balance. It truly would be paving paradise to put up a parking lot if this area was rezoned to light industrial. If council decides to continue to support the rezoning application, **I ask that they send this proposal back to staff and ask for an alternate development plan that includes a wildlife corridor.**

It is important that our children see that we value and protect the land where we live. As an avid outdoorsman for my whole life, I've seen our **wild spaces** shrinking. The endangered caribou to the east of us are just the tip of the iceberg, we have the responsibility to think long term about the protection of the land and wildlife within city limits. I see too much short term thinking - every parcel of land is just seen as a one-off, with the belief that ecosystems must slowly disappear for growth and tax revenue. But the accumulated impact of these one-off decisions is catching up to us at a global scale. We think that because we're surrounded by hills with trees, we have ample to spare, but what we forget is that we live in one of the last wild parts of the world. These are not just 'throw away trees' in this special development zone. These are towering cedars that should live long after any of us are gone. **I invite anyone involved in making a decision about this property to come walk the parcels around it with me before finalizing their decision.**

I know that each member of the city council serves Salmon Arm because you want to ensure our community thrives. I thank you for your dedicated service, at times I'm sure, it is a thankless job. I hope that we can find a solution that serves our community now and the future while also protecting what makes it so unique in the world.

Sincerely,

Vern Stevens

March 5, 2021

Cindy Stevens

Salmon Arm, BC V1E 1W7

Salmon Arm Mayor & Council
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

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

His Worship Mayor Alan Harrison and Council,

I am writing to you to express my opposition to the rezoning of 4270 10 Avenue SE to light industrial from rural holding.

I would like to state that I second my husband's opinions as he outlined in his letter but I felt that I wanted to express my concerns as well. This rezoning would have a definite impact on our property as we share the same property line. It is heartbreaking to think that when I look out my kitchen window instead of seeing the beautiful vista of Larch Hills that I see now, that I could potentially see a concrete or metal building blocking my view. As my husband stated in his letter we moved here almost 30 years ago and felt that we had found a little piece of paradise to raise our family.

I do question whether there has been any research into the impact of removing this green space. As a person who has serious underlying health challenges I am concerned at the removal of the natural habitat on anyone in the area who has

health issues. What guarantee can be offered that the light industrial would not have an impact on the air quality of this area.

I understand that there is a review of the Official City Plan within the new few years. I ask that you consider placing a pause on this development as we are all becoming more aware of the detriment of Climate Change and the importance of preserving our natural habitat to help keep our environment and the people within it healthy.

When checking Salmon Arm on the Google Earth map I was saddened to see that this was one of a small number of areas in the City that has retained the natural growth. This makes this land much more precious and in need of protection.

As Tenth Avenue SE is used as an artery road in Salmon Arm we are well aware of the traffic that already make use of this road . I am concerned about the increased use if this proposal were to go through. Are they plans to make this road safe for pedestrians by adding walkways? As many of you probably use this road you are aware that very few drivers adhere to the speed limit of 50 kmh

The long term detrimental effect of your action on this one piece of property will affect so many of us who live along this road.

What are the infrastructure plans for this property? We have a septic system on our property, is that how this light industrial property sewer requirements are going to be addressed?

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

From: [redacted] <info@primeelectrical.ca>

Sent: March-08-21 8:31 AM

To: Caylee Simmons <csimmons@salmonarm.ca>

Subject: Rezoning of 4270 10th Ave se to light industrial

Needs to be submitted by Monday at

Hello,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 Avenue SE to light industrial

Thank you,
Kevin Smith

[redacted]
Salmon Arm BC

Sent from my iPhone

From: Jedidiah Wiebe
Sent: March-07-21 3:11 PM
To: Caylee Simmons
Subject: Petition re. Little Mountain rezoning

Hello,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 Avenue SE to light industrial.

Rezoning is not the way to go! Keep this in the ALR

Thank you,

Jedidiah Wiebe

Salmon Arm BC V1E 1M1

March 07, 2021

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

RE: Rezoning of 4270 10th Avenue SE to M2 (Light Industrial)

Dear Mayor and Councillors:

I wish to express my objection to the rezoning of a land parcel currently zoned A2 (rural residential), to M2 (light industrial). The land I am concerned about is 4270 10 Ave SE. Note that, although 3831 20 Ave SE is also included in this application, I do not object strongly to that change because many adjacent parcels already have industrial uses. It is the change of zoning to the parcel on 10th Ave SE to which I object, and strongly.

I have several concerns, as follows:

- Erosion of the ALR is unacceptable. The City's OCP Rural and Agricultural Objectives states "*7.2.1 Maintain the rural and agricultural character and land use pattern of open space, agriculture, forestry and rural/country residential lands outside the Urban Containment Boundary. 7.2.2 Support agriculture on both ALR and non-ALR land. 7.2.3 Preserve land with agriculture potential in the ALR.*" How are these objectives to be met if the properties along 10th Avenue are rezoned?
- The OCP states "*The demand analysis demonstrates that the remaining capacity of designated industrial land should be more than sufficient for the remainder of the study period and beyond. As a result, no new industrial land has been designated in this OCP.*" Does this mean that additional capacity for industrial land is not necessary at this time, or into the future? Why then rezone and develop the land south of 10th Avenue SE as industrial? Industrial activity belongs in the City's existing industrial park. Is this not the purpose of the industrial park -- to confine these land uses to one area to avoid potential conflicts?
- The Salmon Arm Observer has stated that the developer, Mr. Bill Laird, said his "goal is to take these 20 acres out into the marketplace...once this is out of the ALR, then we will become more active in seeking uses". The development appears opportunistic, without a clear objective or due consideration for area-appropriate, environmentally sustainable land use. Do the City or the developer have a strategy for the kind industrial use for this subject parcel – something that will ensure other values in the area are protected?

- Increased industrial land uses along 10 Ave could result in new conflicts and safety concerns with the addition of more heavy truck traffic, associated increases in vehicle noise, traffic congestion and diesel emissions. Without knowing the type of industrial resulting from rezoning, is it reasonable to expect residents, commuters and recreationists to support this application?
- Adjacent to the parcel on 10 Ave SE, there is a new and busy recreational use (golf-frisbee), as well as Little Mountain Park. These areas are heavily used by many residents of Salmon Arm and are only a stone's throw away from the land in question. Is industrial land use in keeping with the existing values of the area as a recreational resource?
- In 2019, the City declared a climate emergency and committed to developing a comprehensive climate action plan. How might a climate action plan alter the outcome of the review of this application given the importance of green spaces in sequestering carbon, preservation of land that is currently in the ALR and overall quality of life for the residents of Salmon Arm?

Finally, as a landowner, I have direct experience with this situation and want to speak to that. My wife and I narrowly avoided a massive impact to our hobby farm when a neighbour applied for an ALR exemption to conduct long term industrial operations on adjacent land. Our life savings were at risk, along with our lifestyle and overall health. Thankfully, the community came together to recognize the importance of this issue, and that strong support resulted in the application being rejected. In our case, the take-home lesson for all involved was that a broader view of land developments is essential when impacts to residential lands are involved.

The area in question here is in the ALR and has residential developments, just like the situation we were once in. Neighbouring rural properties and homes on 10 Ave have been established for several decades. Those properties were developed with the expectation that lands in the ALR would remain under that designation and that zoning changes would be unlikely. However, residents can now expect their quality of life to be diminished and their properties to decrease in value. Do the City and developer have plans to address this concern? Or will it just be "one of those things" that someone happened to be unlucky enough to have their home impacted by an unexpected development next door? Who will make them whole at the end of this process? The City? The developer?

I strongly urge the City of Salmon Arm to disallow this application until such time as broader scale planning indicates a how the proposal fits into the long-term needs of the community. The points outlined above suggest the OCP requires a review to bring it into focus with the pace of changes facing our community. And finally, please show some heart for those folks who live next door.

Thank you for your consideration.

Colin Spence

From: Sharlene Wiebe
Sent: March-07-21 7:20 PM
To: Caylee Simmons
Subject: Add my name to the petition against rezoning the 10th Ave SE to light industrial

Honorable Mayor Alan Harrison and Counsellors,

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain **against** the rezoning of 4270 – 10 Avenue SE to light industrial.

Once land is taken out of the ALR and converted to concrete and industrial it will never again produce food for future generations. This land, whether or not it is used as agricultural at the moment, has the full potential to do so. We are talking on one hand about buying local, encouraging local market gardening, but at the same time making it more difficult for young farmers to develop and use local land for agriculture purposes. This land also has unique natural ecosystems where both wildlife and humans can forage. We need to protect and defend those who can not speak for themselves-- the plants and the animals and our future generations that will need this agricultural land to survive. What is the ecological impact of rezoning? How will you assess that? I encourage every councillor and mayor to walk out that land at least once each season before making the irreversible decision to rezone it to "light industrial".

NO to rezoning this area.

Sincerely,
 Sharlene Wiebe
 Land owner
 [REDACTED]
 Salmon Arm, BC V1E1X5
 [REDACTED]

"The idea that some lives matter less is the root of all that's wrong with the world."

Dr. Paul Farmer

From: jacob wiebe
Sent: March-07-21 9:13 PM
To: Caylee Simmons
Subject: petition

Hello,

I am a resident of Salmon Arm and would like to add my name to the petition of the neighbors of Little Mountain against the rezoning of 4270 10 Ave SE to light industrial.

Jacob Wiebe [REDACTED]

From: Allan Wiebe
Sent: March-07-21 9:44 PM
To: Caylee Simmons
Subject: ZON-1183/ Bylaw No.4406

To whom it may concern,

Just writing an email in regards to the proposed development at 700-30st NE. My wife and I just purchased the property at 681, 30St NE which is right across the road from the proposed development. I understand the current property needs some work and the need for housing in our town (we were in the market for almost 2 years to purchase a home), but was disappointed to hear of the size of proposed development. I have a few concerns:

With three schools on this street, this is a very busy roadway with kids on the sidewalk, parents dropping off/picking up kids, etc, plus all the through traffic to the greater Hillcrest area and the business park. My driveway backs onto 30th, and at times in the morning I have to wait 5 minutes to get onto 30th. Not a problem for me, but if I had 5 other cars waiting behind me, people would get impatient, which leads to hurried decisions, which could lead to increased traffic/pedestrian risk, as children are often not the most careful when walking to look for traffic coming from side roads/drives. Again, it seems risky to have that many cars coming out of one drive, onto such a busy street, and I worry about the safety of our children and also the further congestion of traffic on this road. I would love to see something a little smaller, like a few of the single townhome type developments we have in our neighborhood.

Thank you for your consideration.

Allan Wiebe

From: jacob wiebe
Sent: March-07-21 9:54 PM
To: Caylee Simmons
Subject: rezoning land in the ALR

March 7, 2021

Jacob Wiebe
[REDACTED]

Salmon Arm, BC V1E1X5

Salmon Arm Mayor and Council
500 2 Ave NE
Salmon Arm, BC V1E4N2

Re: Proposed Amendment to Zoning Bylaw No 2303
Civic Address: 4270 10 Ave SE

His Worship Alan Harison and Council,

I am writing to voice my opposition to the rezoning of 4270 10 Ave SE to light industrial. I think that land in the ALR should stay in the ALR. We need to set land apart to produce food for our community and to have agricultural land accessible to young people who would like to farm. My son is farming on our family farm and would like to expand his operation in our area but is having difficulty finding land to lease that is not too far away. Also I think we should leave habitat for flora and fauna native to this area.

Thank you for considering my opinion.

Sincerely,

Jacob Wiebe

March 7, 2021

Jedidiah Wiebe

Salmon Arm B.C. V1E1S

Salmon Arm Mayor and Council
500 2nd Ave NE
Salmon Arm BC V1E 4N2

Re: Proposed amendment to Salmon Arm zoning bylaw No. 2303
Civic Address: 4270 – 10 Ave SE

His Worship Mayor Alan Harrison and Council.

I am writing to you to let you know of my opposition to the rezoning of 4270 10 Ave SE to light industrial from rural holding. I have lived in this neighbourhood since I was three years old.

I am a young farmer and business owner. The business my and my partner Louise Lecouffe own is Elderberry Grove. It is located just over one kilometre away from the area where rezoning is being requested. Our business is to grow elderberries and manufacture various elderberry products as well as to sell plant material for other farmers and the general public to grow their own elderberry plants from.

Demand for our products far outstrips supply. And for this reason we have been working as hard as we can to secure tenure of more land to plant additional fields of elderberry bushes. In fact the number one barrier to us and other young farmers is access to land.

Before you consider taking yet more land out of the agricultural land reserve I want you to know this: Last summer I spent nearly every Sunday knocking on doors all over South Canoe handing out our pamphlet and asking landowners if they would be willing to lease us their field to grow elderberries. There were many landowners who expressed interest and follow up meetings were made, but the end of the summer came the efforts of this labour did not end up yielding a single fruitful lease agreement.

Only five percent of British Columbia's land is suited for agriculture. With a growing population to consider I urge all of you to please think twice about how we can responsibly and sustainably feed this population before you think about removing more land from the ALR.

This very plot of land that is up for application for rezoning contains a field that I myself considered approaching the landowners with a request to lease for growing elderberries.

I would also encourage that an environmental assessment be done first. As I am friends with several property owners on 10 ave SE – between the highway and Auto Rd. SE I happen to know firsthand that an incredibly special and unique ecosystem exists exactly there. I am an avid hunter of gourmet edible mushrooms and very active in the mushroom hunting community. I have never seen, nor heard of a more abundant forest for harvesting the highly valuable mushroom: *hypomyces lactofluorum* than right here. This mushroom only grows in unique mature forests of Douglas Fir trees which also contain stable populations of the short stemmed russula mushroom, and an exquisite native orchid *monotropa uniflora*. This ecosystem type is very rare in the salmon arm area and should be preserved for future generations.

I hope that you members of the city council take the time to fully consider the impacts on the community as well as the uniqueness of this ecosystem before you make your final decision on this rezoning application.

Sincerely,

Jedidiah Wiebe

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

From: Valerie Rogers

Sent: March-07-21 2:52 PM

To: Caylee Simmons

Subject: Against the rezoning of 4270-10 ave SE

Hello I am a resident of Salmon Arm,

and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270-10 Ave SE to light industrial.

This area is a lovely neighbourhood and it would be a pity to alter that by allowing industrial usage.

Thank you for your consideration of my opinion.

regards

Valerie Rogers


From: Sally Eden
Sent: March-07-21 3:00 PM
To: Caylee Simmons
Subject: Rezoning of 4270 10 Ave. SE

Hello

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 ave SE to light industrial.

This is a very nice rural area that I feel should be left exactly the way it is!

Thank you!

Sally Eden


Sent from [Mail](#) for Windows 10

From: Bruce Eden
Sent: March-07-21 3:01 PM
To: Caylee Simmons
Subject: Rezoning 4270-10 ave. SE

Hello

I am a resident of Salmon Arm and I want to add my name to the petition of the neighbours of Little Mountain against the rezoning of 4270 – 10 ave SE to light industrial.

This is a very nice rural area that I feel should be left exactly the way it is!

Thank you!

Bruce

[REDACTED]

Sent from [Mail](#) for Windows 10

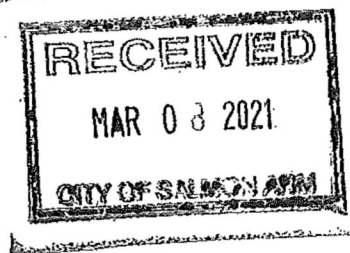
March 5, 2021

Vern Stevens
4190 10 Ave SE
Salmon Arm, BC V1E 1W7

Salmon Arm Mayor and Council

Salmon Arm, BC V1E 4N2

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



His Worship Mayor Alan Harrison and Council,

I write to you today to voice my opposition to the rezoning of 4270 10 Ave SE to light industrial from rural holding. My family has lived next door to the property for just about 30 years.

When we first purchased our property we considered it perfect for our **young family**. Living rural within the city limits, surrounded by beautiful trees - it is still perfect for young families. There are three schools within walking distance - South Canoe, Shuswap Middle, and Hillcrest. There is a wilderness park across the street at Little Mountain that is a beautiful example of all that Salmon Arm has to offer in terms of living in balance with nature and enjoying healthy outdoor activities. This is not the area to impose industrial at the expense of nature - this is where young families can thrive.

There will also be the matter of **increased traffic** on 10 Ave SE which is already a busy road. I was quite happy to hear that the city's Green Spaces Project has designated 10th Ave SE for multimodal use. This is wonderful, as we advocated for sidewalks along 10th Ave SE decades ago when our children attended South Canoe Elementary. But this just goes to show again, that this is not the area to put light industrial or increase traffic - this area is for families.

This property is still viable for **agricultural usage and should not be removed from the ALR**. In the past it has been used for llamas and a large terraced garden is overgrown but still there. There is a large berry patch growing wild. Grain crops have been grown in the front field and while much of the topsoil was removed by excessive tilling, regenerative agriculture practices could restore the soil health.

I understand why the city believes it needs more light industrial space. I have worked many jobs in the industrial park as the owner of Shuswap Electrical. The innovation and manufacturing sectors have been good to me and my family. From the city's perspective, I know it is an undeniable bump in tax revenue to have more industry here. But, I believe the city needs to do more research to see where the trends are heading. It is not enough to rezone this area light industrial with a 'build it and they will come' approach. **Who is coming? Will the long-term**

infrastructure maintenance costs outweigh the taxes? Is industry even our future? Can we not explore more innovations in the tech world that would attract online workers such as software engineers to live here?

Times are changing. The world in which I grew up and then raised my kids - where natural resources and industry were the path to a decent living - aren't the only path forward anymore. Salmon Arm needs to make sure that this land isn't developed with the lens that industrial innovation must come with the cost of natural degradation. I've seen the **digital economy** and while it's a world I don't inhabit, I can see our young folks coming back while keeping their jobs and working remotely.

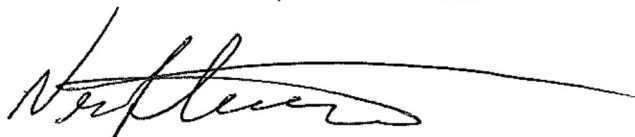
From conversations that I've had with city councilors and staff, I understand that environmental assessments are not likely to be done because there is no waterway impacted by this rezoning. What does it say about our values that we don't even consider this? **I strongly encourage the city to find and adopt tools to assess the ecological impact of development and find a way to value land and the life on it for future generations beyond simply a dollar amount now.**

I also know there are ways to develop land that would balance the needs of the forest life alongside the needs of industry. Consistently during the winter we have moose using this property and adjoining ones for food and travel. This property is part of a natural corridor for safe animal movement. This winter there have been four different moose on the property - not to mention the deer, bears, coyotes, pheasants, owls, woodpeckers, and all the less eye-catching, but no less valuable species, that make their homes here. The current map showing the planned development of this area shows no balance. It truly would be paving paradise to put up a parking lot if this area was rezoned to light industrial. If council decides to continue to support the rezoning application, **I ask that they send this proposal back to staff and ask for an alternate development plan that includes a wildlife corridor.**

It is important that our children see that we value and protect the land where we live. As an avid outdoorsman for my whole life, I've seen our **wild spaces** shrinking. The endangered caribou to the east of us are just the tip of the iceberg, we have the responsibility to think long term about the protection of the land and wildlife within city limits. I see too much short term thinking - every parcel of land is just seen as a one-off, with the belief that ecosystems must slowly disappear for growth and tax revenue. But the accumulated impact of these one-off decisions is catching up to us at a global scale. We think that because we're surrounded by hills with trees, we have ample to spare, but what we forget is that we live in one of the last wild parts of the world. These are not just 'throw away trees' in this special development zone. These are towering cedars that should live long after any of us are gone. **I invite anyone involved in making a decision about this property to come walk the parcels around it with me before finalizing their decision.**

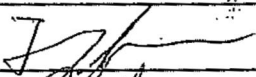

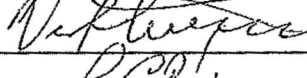
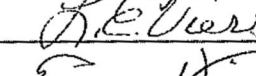

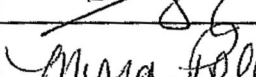
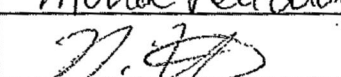
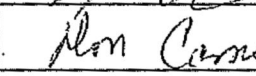
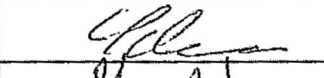
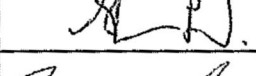
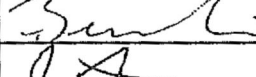
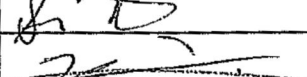

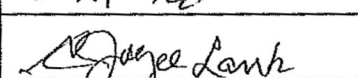
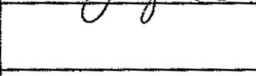

I know that each member of the city council serves Salmon Arm because you want to ensure our community thrives. I thank you for your dedicated service, at times I'm sure, it is a thankless job. I hope that we can find a solution that serves our community now and the future while also protecting what makes it so unique in the world.

Sincerely,



Vern Stevens

We, the undersigned, are against the re-zoning proposal for 4270 - 10 Avenue SE, Salmon Arm from A-2 (Rural Holding Zone) to M-2 (Light Industrial Zone)

NAME	SIGNATURE	ADDRESS
TROY SPENCE		
Barry Mackay		
VERN STEVENSON		
L.E. Viers		
ENA VIERS		
LARRY SAND		
Mona Pollard		
Ryan Hendricks		
Dan CAMERON		
Margaret Schoene		
Shawn Luvd.		
Shawn Beaudoin		
Shawn Titus		
KEVIN O'BRIEN		
ERNEST Heise		
Joyce Lank		

23. STATUTORY PUBLIC HEARINGS

3. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H./Laird, B.; 4270 10 Avenue SE; A2 to M2]

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

Submissions were called for at this time.

J. Beatty – letter dated March 6, 2021 – Rezoning Application for Two Parcels from A2 Rural Holdings to M2 Light Industrial

A. Morris and C. McAndrew, Salmon Arm Ecumenical KAIROS Committee – letter dated March 6, 2021 – Rezoning and exclusion from the Agricultural Land Reserve

J. Henderson – letter dated March 8, 2021 – Proposed Amendment to Zoning Bylaw No 2303 Civic Address 4270 10 Avenue SE and 3831 20 Avenue SE

T. Spence – email dated March 5, 2021 – Civic Address: 4270 10 Avenue SE – Proposed Amendment to Zoning Bylaw No. 2303

V. Stevens – letter dated March 5, 2021 – Proposed Amendment to Zoning Bylaw No. 2303 Civic Address: 4270 10 Avenue SE

C. Stevens – letter dated March 5, 2021 – Proposed Amendment to Zoning Bylaw No. 2303

K. Smith – email dated March 8, 2021 – Rezoning of 4270 10 Ave SE to Light Industrial

J. Wiebe – email dated March 7, 2021 – Petition Re: Little Mountain Rezoning

C. Spence – letter dated March 7, 2021 – Rezoning of 4270 10 Avenue SE to M2 (Light Industrial)

S. Wiebe – email dated March 7, 2021 – Add my name to the petition against rezoning the 10 Ave SE to light industrial

J. Wiebe – email dated March 7, 2021 – rezoning land in the ALR

J. Wiebe – letter dated March 7, 2021 – Proposed amendment to Salmon Arm Zoning Bylaw No. 2303

V. Rogers – email dated March 7, 2021 – Against the rezoning of 4270 10 ave SE

S. Eden – email dated March 7, 2021 – Rezoning of 4270 10 Ave. SE

B. Eden – email dated March 7, 2021 – Rezoning 4270 10 Ave SE

V. Stevens – letter dated March 5, 2021 and petition – Proposed Amendment to Zoning Bylaw No. 2303

B. Laird, the applicant, was available to answer questions from Council.

V. Stevens, 4190 10 Avenue SE, provided an overview of his letter and spoke to disturbance of wildlife and nature, lack of infrastructure, increased traffic and agricultural use.

23. STATUTORY PUBLIC HEARINGS – continued

3. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H. /Laird, B.; 4270 10 Avenue SE; A2 to M2] – continued

B. McCay, 4090 10 Avenue SE, spoke regarding water pressure concerns, lack of infrastructure and increased traffic.

T. Lund, 4211 10 Avenue SE, spoke in agreeance with neighbours concerns and to negative impact to neighbourhood and multiuse corridor.

J. Henderson, questioned if the Official Community Plan was still what Salmon Arm envisions for the neighbourhood and if infrastructure improvements are worth the development.

Staff confirmed the following:

- A wildlife impact assessment is not required for development;
- Sewer will be managed onsite; and
- This development will not negatively impact water pressure in the area.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:06 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4441

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 March 8, 2021 at the hour of 7:00 p.m. was published in February 24 and March 3, 2021 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 7, Township 20, Range 9, W6M, KDYD, Plan 1538, Except Plans B4356, B5847, 6971 and 18058 from A2 (Rural Holding Zone) to M2 (Light Industrial Zone), attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4441

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4441"

READ A FIRST TIME THIS 22 DAY OF February 2021

READ A SECOND TIME THIS 22 DAY OF February 2021

READ A THIRD TIME THIS 8 DAY OF March 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF March 19th 2021

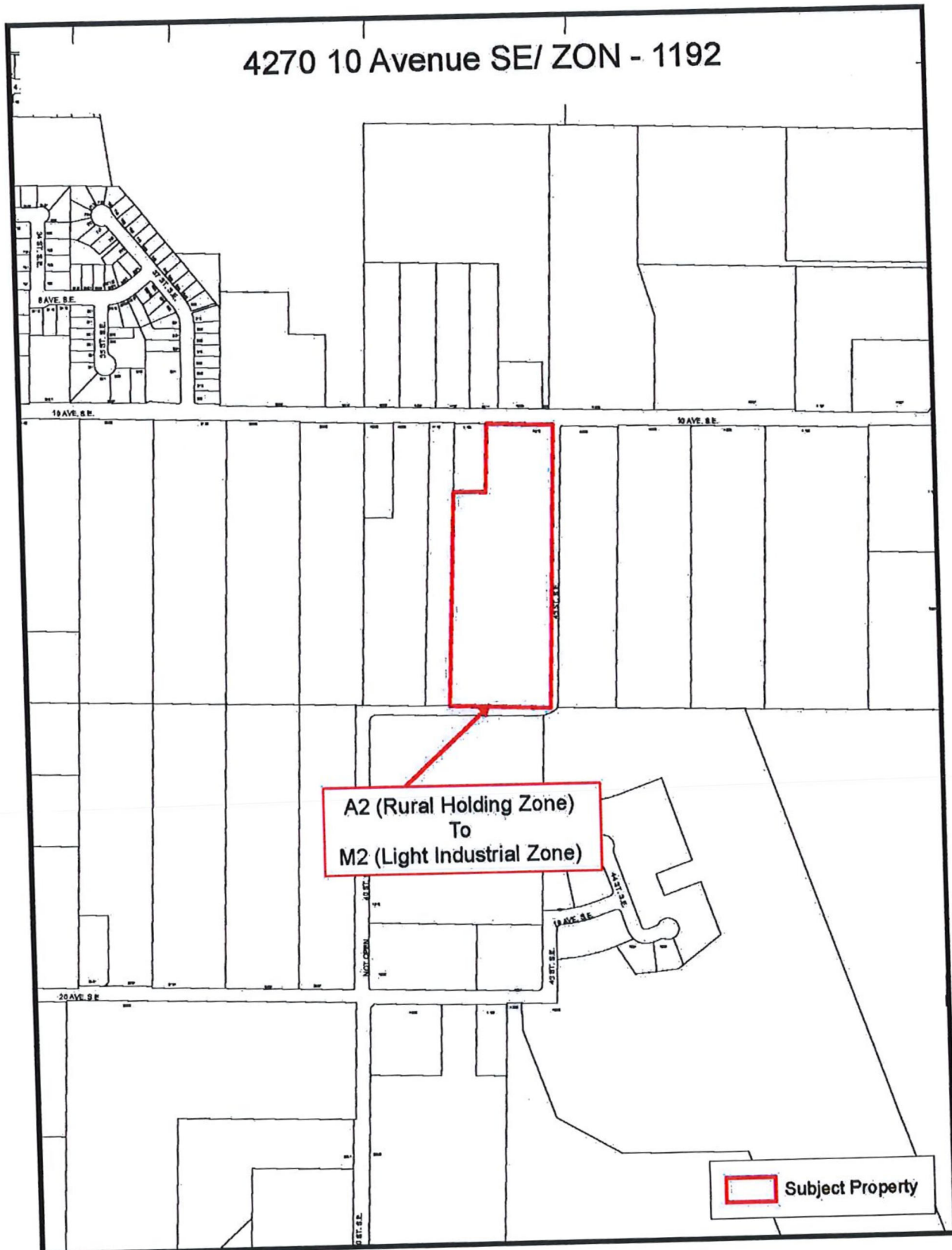


For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 11.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

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

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

AND THAT: Pursuant to Section 477 (3) (a) of the Local Government Act, Council has considered this Official Community Plan amendment in conjunction with:

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

AND FURTHER THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4449 be read a second time.

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

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: June 9, 2021

Subject: Official Community Plan Amendment Application No. OCP4000-46
Zoning Bylaw Amendment Application No. 1203

Legal: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
Civic: 3381 – 10 Avenue SE
Owner/Applicant: Passey, B. & T.

STAFF RECOMMENDATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

BACKGROUND

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

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

Land uses adjacent to the subject parcel include the following:

South: Road (10 Ave SE) with residential beyond	Zoned Rural Holding (A-2)
North: residential	Zoned Single Family Residential (R-1)
East: Church	Zoned Institutional (P-3)
West: Road (33 Street SE) with residential beyond	Zoned Single Family Residential (R-1)

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

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

OCP POLICY

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

Section 475 – Local Government Act

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

Economic Development Society	No response to date
Adams Lake Indian Band	Appendix 7
Neskonlith Indian Band	No response to date

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

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

COMMENTS

Engineering Department

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

Building Department

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

Fire Department

No concerns.

FortisBC

Service to existing house will need to be relocated.

BCHydro

A blanket right-of-way will be required.

Interior Health

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

Salmon Arm Economic Development Society

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

Planning Department

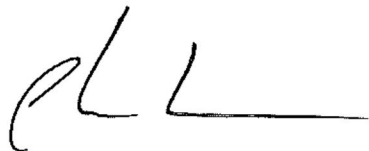
The surrounding neighbourhood is characterized by a mix of single family housing and rural residential properties. The subject parcel is located in an area within reasonable walking distance to Little Mountain Park, schools including Shuswap Middle School, and transportation/transit routes.

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

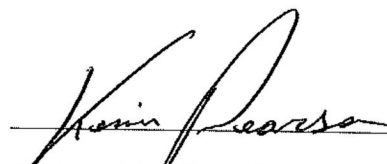
This proposal includes an 8 parcel multi-family development concept at this preliminary stage. Staff note that if rezoned to R-4, a number of residential development scenarios could present themselves, potentially involving subdivision, or stratification. A multi-family development could require a Development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

CONCLUSION

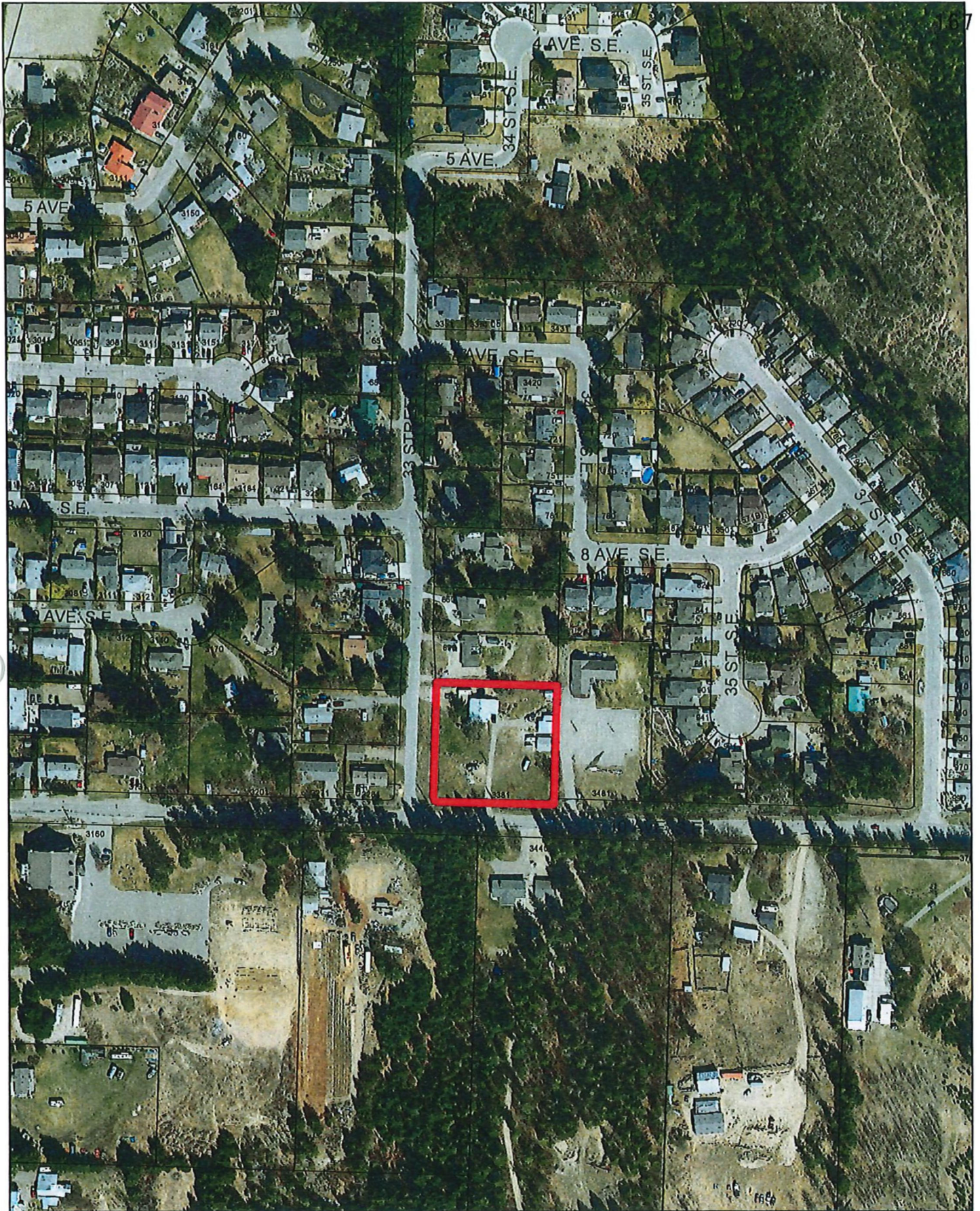
Staff's opinion is that the location and specific site characteristics are suited to medium density residential development. Staff recognize the need for a range of diverse housing options within the community. Given the OCP policy to encourage new residential development in residential designated areas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



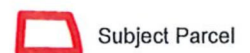
Prepared by: Chris Larson, RPP, MCIP
Senior Planner



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



0 37.5 75 150 225 300 Meters

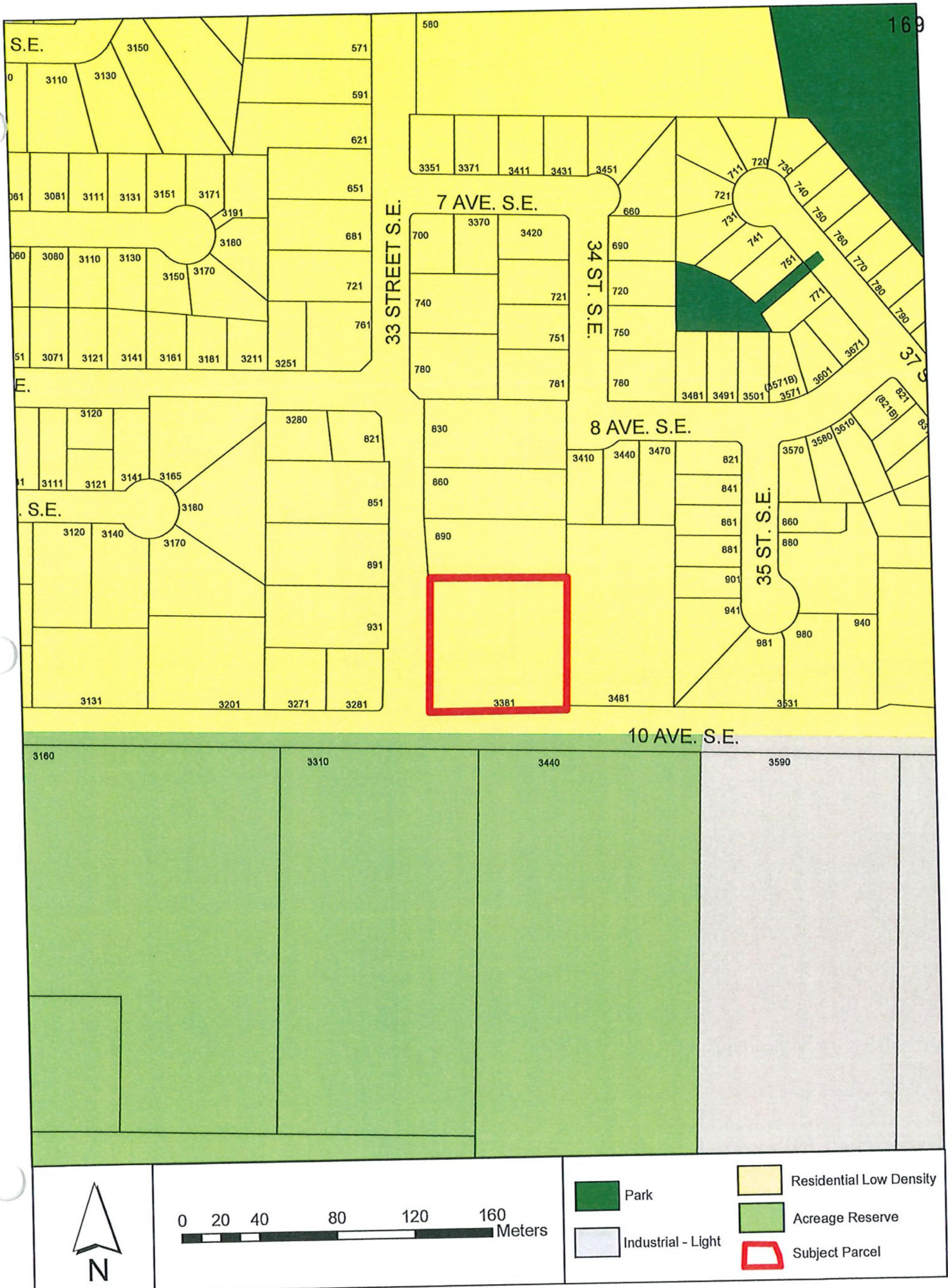




0 10 20 40 60 80 Meters



Subject Parcel



0 20 40 80 120 160 Meters



Park



Industrial - Light



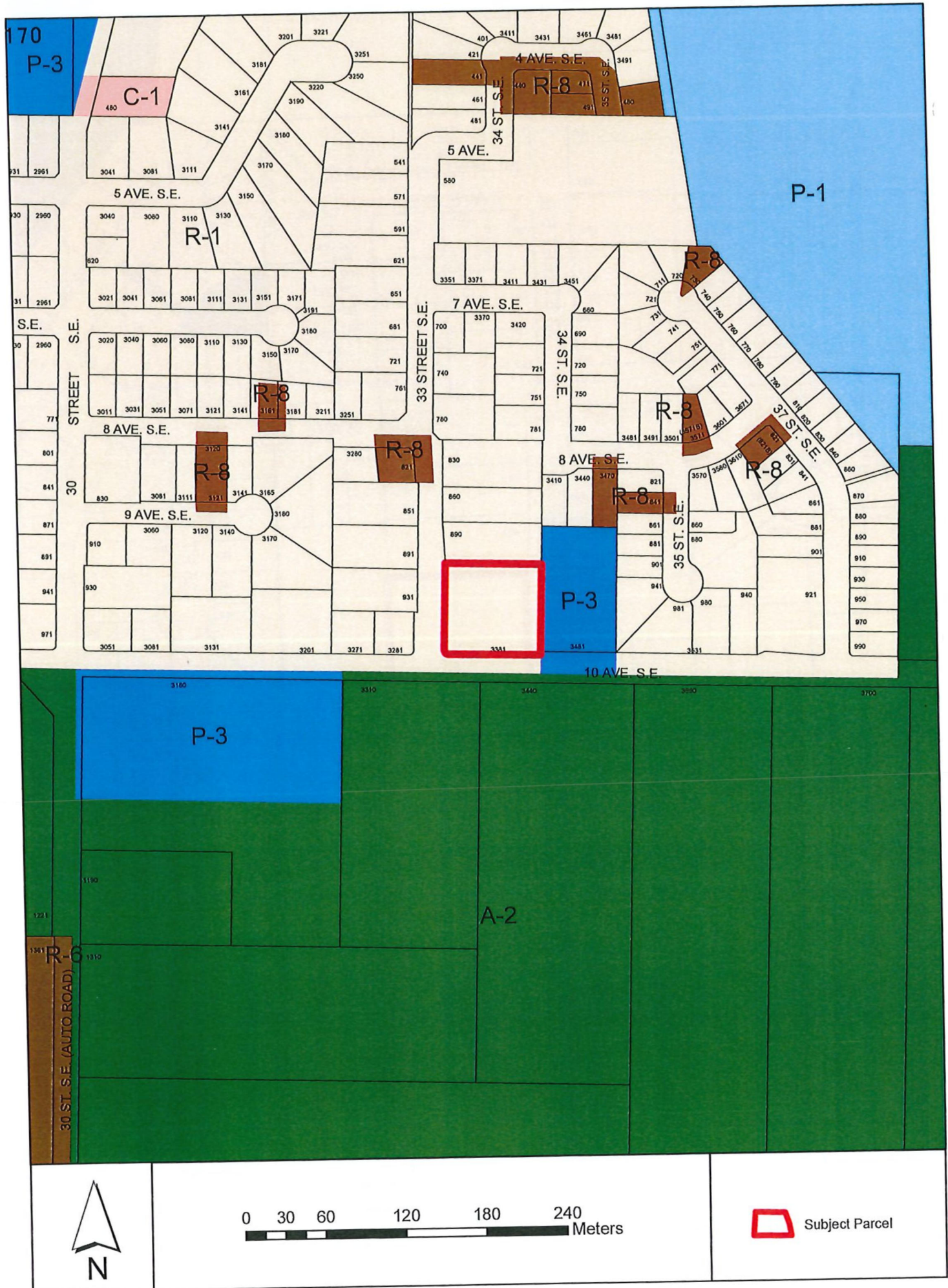
Residential Low Density



Acreage Reserve



Subject Parcel





View of subject parcel looking southeast from 33 Street SE.

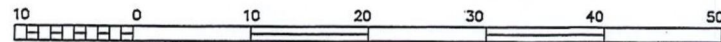


View of subject parcel looking northwest from 10 Ave SE.

Sketch Plan of Proposed Bare Land Strata of Lot B, Sec 18, Tp 20, Rge 9, W6M, KDYD, Plan 27921

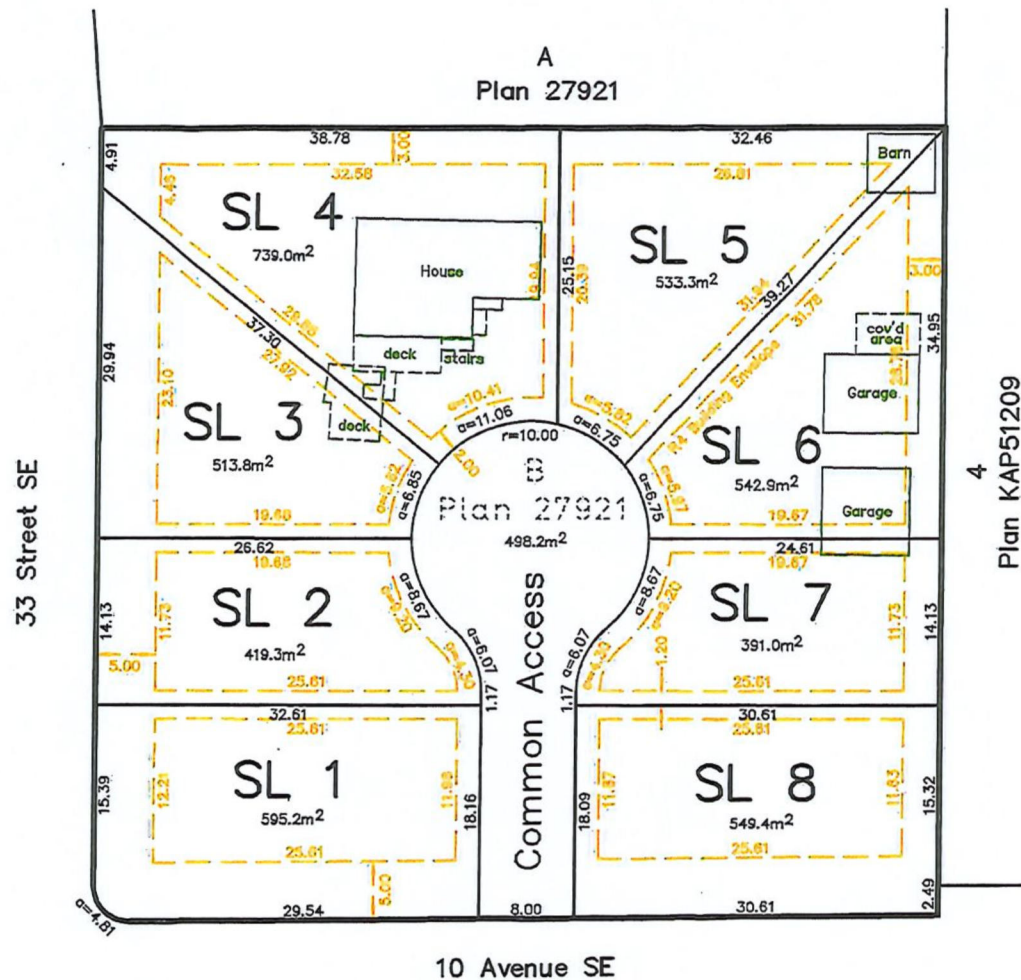
Scale 1:400

BCGS 82L.064



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:400.



March 2, 2021

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 383-20



Adams Lake Indian Band

Project Name:

Official Community Plan Amendment application

FN Consultation ID:

OCP4000-46

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Tuesday, March 30, 2021

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

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

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

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

Regards,

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

From: [Cooper, Diana FLNR:EX](#)
Sent: Thursday, May 27, 2021 9:50 AM
To: [Chris Larson](#)
Subject: RE: Data Request: Chris Larson - Planner, City of Salmon Arm

Hello Chris,

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

Results of Provincial Archaeological Inventory Search

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

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

Archaeology Branch Advice

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

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

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

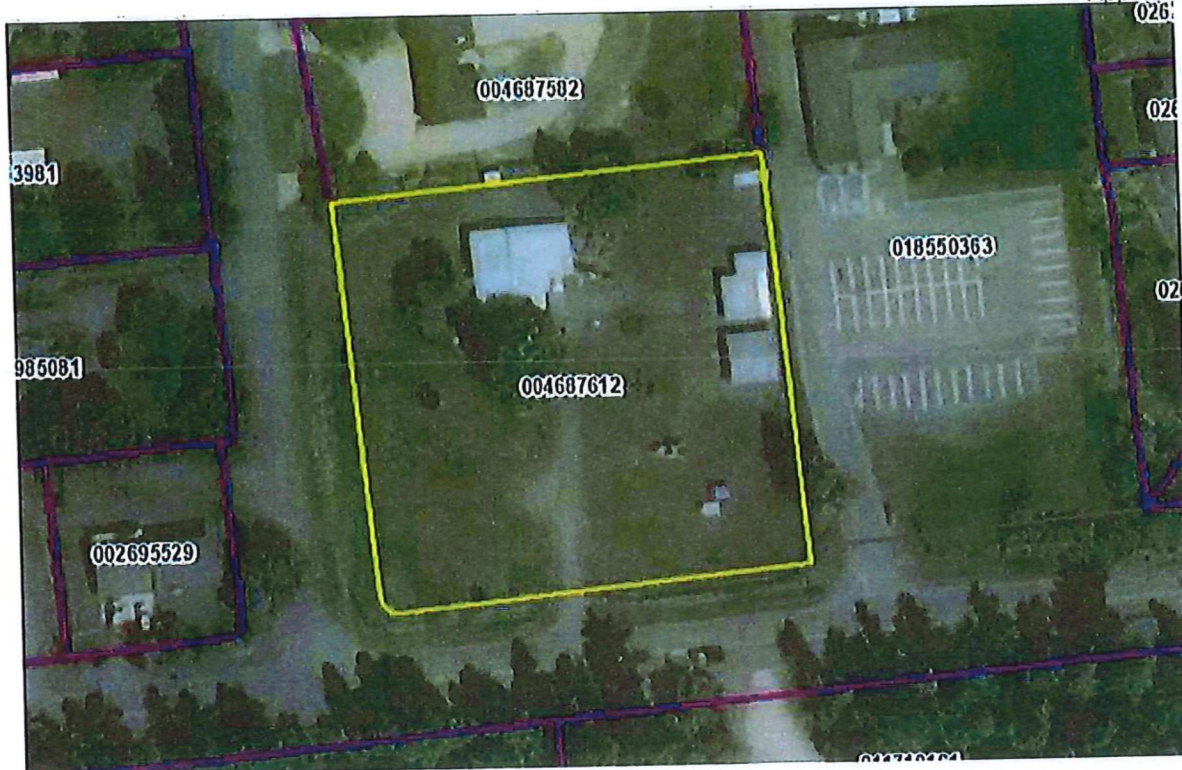
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

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

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

Kind regards,

Diana



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



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Website: www.gov.bc.ca/archaeology

From: clarsont [REDACTED] On Behalf Of ArchDataRequest@gov.bc.ca
Sent: April 29, 2021 11:09 AM
To: Arch Data Request FLNR:EX<ArchDataRequest@gov.bc.ca>
Subject: Data Request: Chris Larson - Planner, City of Salmon Arm

Terms and Conditions Accepted

Name
Email
I am a
Affiliation
Address
City
Province
Postal Code
Phone Number

Yes
Chris Larson
[REDACTED]
Local Government Representative
Planner, City of Salmon Arm
500 2 Ave NE
Salmon Arm
BC
V1E4N2
250-803-4000

Information Requested

I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.):
004-687-612 3381 10 Avenue SE Lot B, S 18, T 20, R9, W6M KDYD, Plan 27921

Why Site Information is Required

Other (describe below):
local government representative collecting information to inform development proposal

Third Party Access

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

City staff

Format Required

File Attachment#1

File Attachment#2

File Attachment#3

File Attachment#4

File Attachment#5

Map for Bylaw 4449 OCP-46.pdf

OCP-46 & ZON-1203 Referral PKG.pdf



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: April 27, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: Passey, B & T
 APPLICANT: **Owner**
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203**
 LEGAL: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
 CIVIC: **3381 10 Ave SE**

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

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

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

178 OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46**ZONING AMENDMENT APPLICATION ZON-1203**

April 27, 2021

Page 2

8. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Avenue SE, on the subject properties southern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication at this time (10.0m on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.486m of additional dedication is requested, ROW required (to be confirmed by BCLS).
2. 10 Avenue SE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use pathway, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 33 Street SE, on the subject properties western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
4. 33 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Proposed internal strata roads shall be designed to best engineering practices with a minimum width of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. Proposed internal strata road access will only be permitted from 33 Street SE.

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

179

April 27, 2021

Page 3

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

Water:

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

Sanitary:

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

1800 OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203

April 27, 2021

Page 4

2. Proposed strata parcels are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. There are no current sanitary capacity concerns directly adjacent to subject property according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer to ensure proposed solution for sanitary does not contribute to any existing capacity concerns.
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

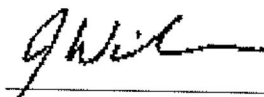
1. The subject property does not front on an enclosed storm sewer system. Owner / Developer's engineer to determine best method of onsite and offsite stormwater disposal.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Matt Gienger
Engineering Assistant



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



April 28, 2021

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

kfrese@salmonarm.ca

Dear Kathy Frese:

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Anita Ely".

Anita Ely, B.Sc, B.Tech, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities

AE/ae

Bus: 250-833-4114 Fax: 250-833-4117
Anita.ely@interiorhealth.ca
www.interiorhealth.ca

Population Health
851 16 St NE, Box 627
Salmon Arm, BC V1E 4N7



April 20, 2021

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

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-46

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Lana Fitt", is written over a circular blue stamp.

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

CITY OF SALMON ARM**BYLAW NO. 4449****A bylaw to amend "City of Salmon Arm Official Community Plan
Bylaw No. 4000"**

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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

1. "City of Salmon Arm Official Community Plan Bylaw No. 4000" is hereby amended as follows:

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

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

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

READ A FIRST TIME THIS 28 DAY OF June 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



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Item 11.3

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

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

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

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4450

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means as authorized by Ministerial Order M192, British Columbia, on _____ at the hour of 7:00 p.m. was published in _____ and _____ issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on Schedule "A".

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.

City of Salmon Arm
Zoning Amendment Bylaw No. 4450

5. CITATION

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

READ A FIRST TIME THIS 28 DAY OF June 2021

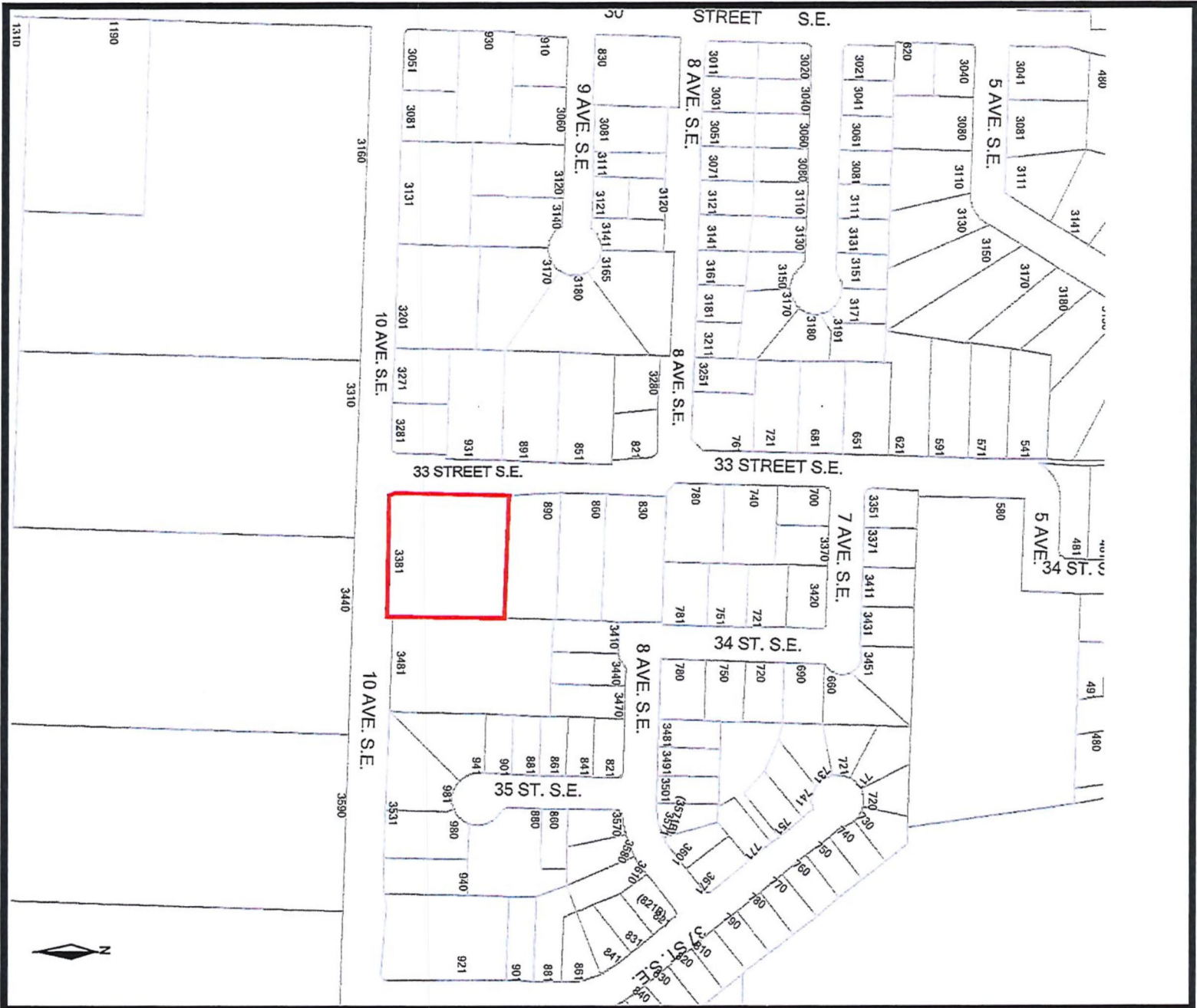
READ A SECOND TIME THIS DAY OF 2021

READ A THIRD TIME THIS DAY OF 2021

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 11.4

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4464 be read a final time.

[ZON-1213; CDN Framing & Development Co.; 941 8 Avenue NE; R1 to R8]

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: May 25, 2021

Subject: Zoning Bylaw Amendment Application No. 1213

Legal: Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318
Civic Address: 941 8 Avenue NE
Owner/Applicant: CDN Framing & Development Co.

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 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

The subject parcel is located at 941 8 Avenue NE (Appendices 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R8 (Residential Suite Zone) to facilitate construction of a *secondary suite* within a single family dwelling currently under construction (Appendix 3).

BACKGROUND

The parcel is designated High Density Residential (HDR) 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 Downtown area in a residential neighbourhood close to Shuswap Lake General Hospital. In addition to residential zones, some institutional and park zones can also be found close to the subject property. The adjacent lot to the north of the subject property was rezoned to R8 for a detached suite in February 2020.

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

North: R8 (Residential Suite), R7 (Large Lot Single Family Residential), R1 (Single Family Residential)
South: R1 (Single Family Residential), P3 (Institutional)
East: R1 (Single Family Residential), R8 (Residential Suite)
West: R1 (Single Family Residential), R4 (Medium Density Residential), R8 (Residential Suite)

The property is approximately 0.06 ha (538.5 m²) in size and contains a single family dwelling. The proposal is to construct a *secondary suite* within a single family dwelling that is currently under construction (see site photos attached as Appendix 6).

The floor plan provided shows the suite to be proposed at 959 ft² (89.1 m²). A maximum floor area of 90 m² is permitted for a *secondary suite* so this appears to be in compliance with the Zoning Bylaw. A variance was approved for the rear setback of this single family dwelling to reduce the required setback from 6.0 m to 5.0 m.

COMMENTSMinistry of Transportation and Infrastructure

MOTI has given preliminary approval of this Zoning Amendment Bylaw. Pursuant to Section 52(3)(a) of the *Transportation Act* final MOTI approval will be required after third reading and prior to adoption.

Engineering Department

No engineering concerns.

Building Department

No concerns. BC Building Code applies.

Fire Department

No comment.

Planning DepartmentOCP 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.

Zoning Bylaw Regulations:

Three parking spaces will be required for all uses on this property (two for the existing single family dwelling and one for the proposed *secondary suite*). Building plans show a garage with a driveway that is 6.9 m in length. The garage would only account for one parking space, meaning the driveway would need to accommodate two more parking spaces. Each parking space must be 2.6 m wide so a minimum driveway width of 5.2 m is required. Plans show the garage is approximately 5.1 m in width so with the driveway extending just past the garage on either side, this would more than meet the required width to accommodate the remaining two parking spaces side by side.

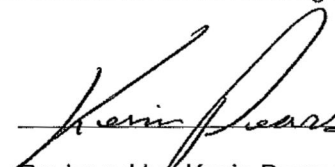
Plans for the proposed suite appear to show general compliance with the zoning regulations (R8 regulations attached as Appendix 7).

Conclusion:

This property is well suited for a *secondary suite* and plans appear to meet Zoning Bylaw requirements. Compliance with the Zoning Bylaw and BC Building Code will be confirmed at the Building Permit stage.



Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

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

Location Map



 Subject Property
 Parcels

Subject Property

APPENDIX 2

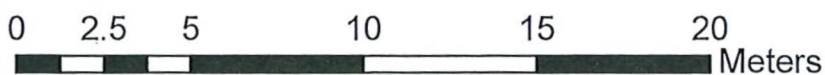
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98

941

8 AVE N.E.

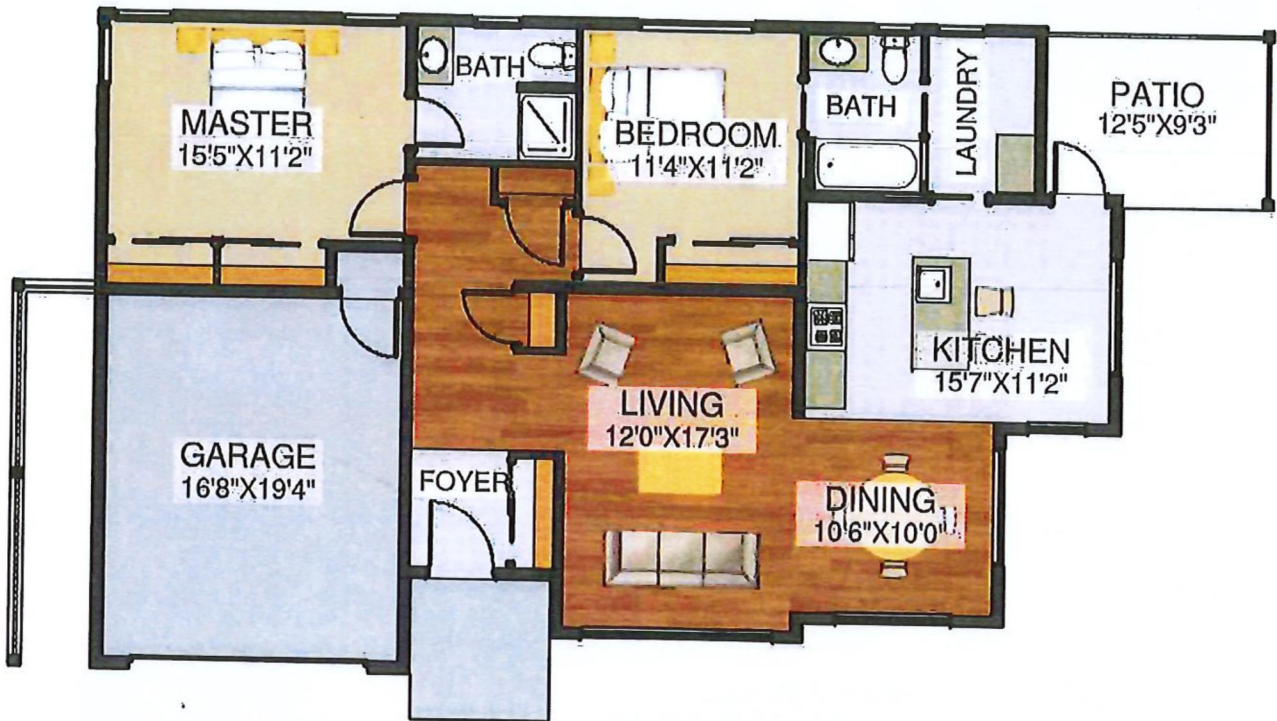
970



-  Subject Property
-  Parcels

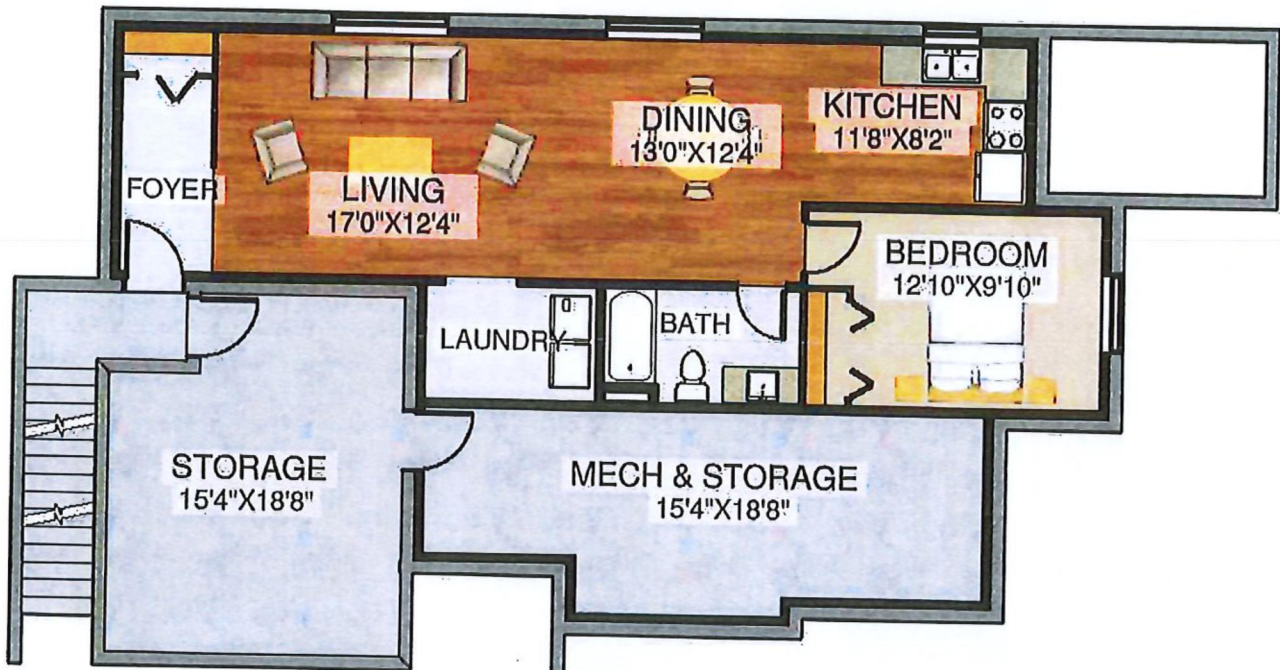


941 8 AVE NE SALMON ARM



MAIN FLOOR PLAN

MAIN FLOOR - 1,307 SQFT GARAGE - 319 SQFT

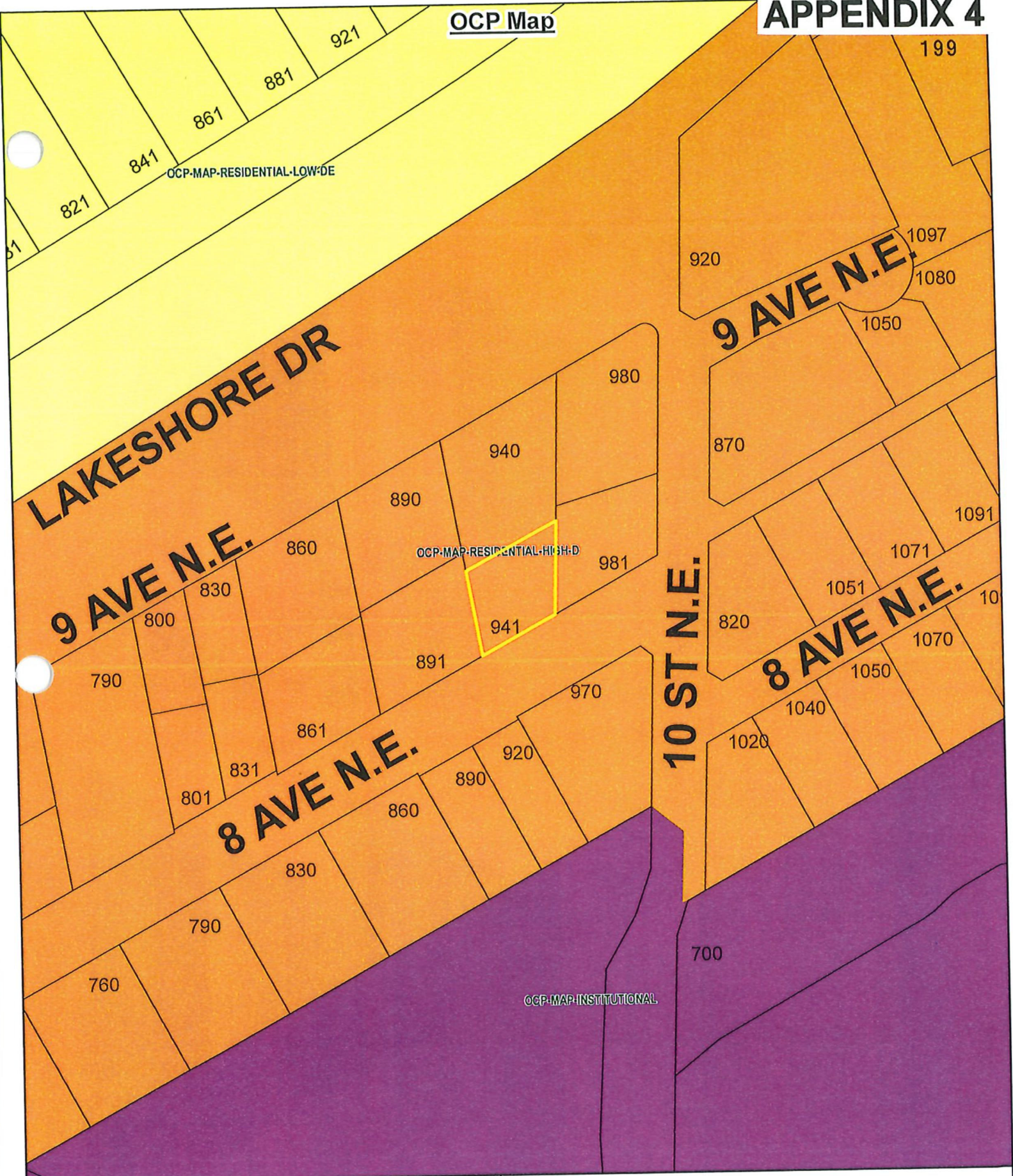


LOWER FLOOR PLAN

SUITE - 959 SQFT MECH / STORAGE - 637 SQFT

941 8 AVE NE SALMON ARM

OCP Map



0 5 10 20 30 40
Meters

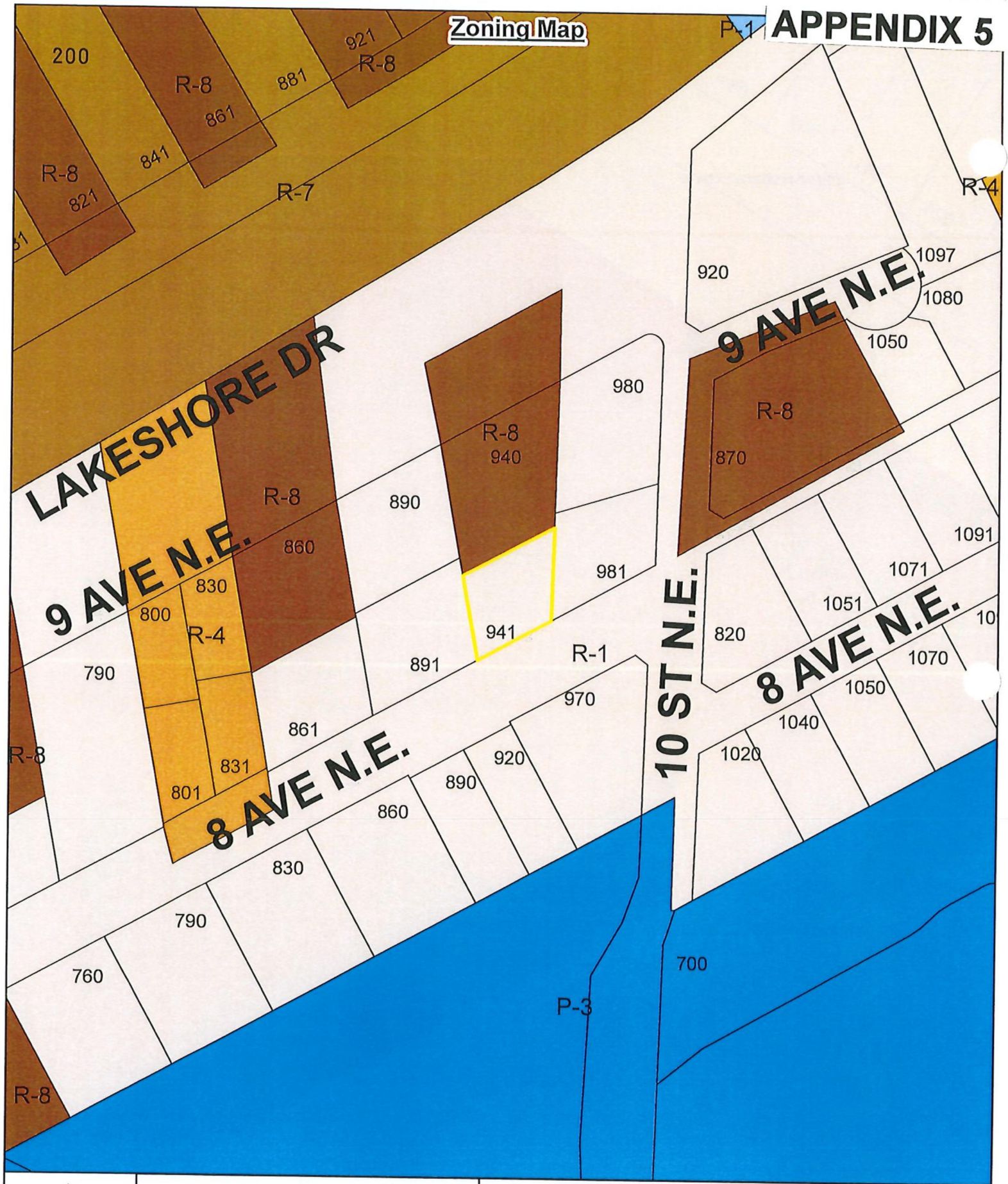
 Subject Property

 Parcels

 Institutional

 Residential - Low Density

 Residential - High Density



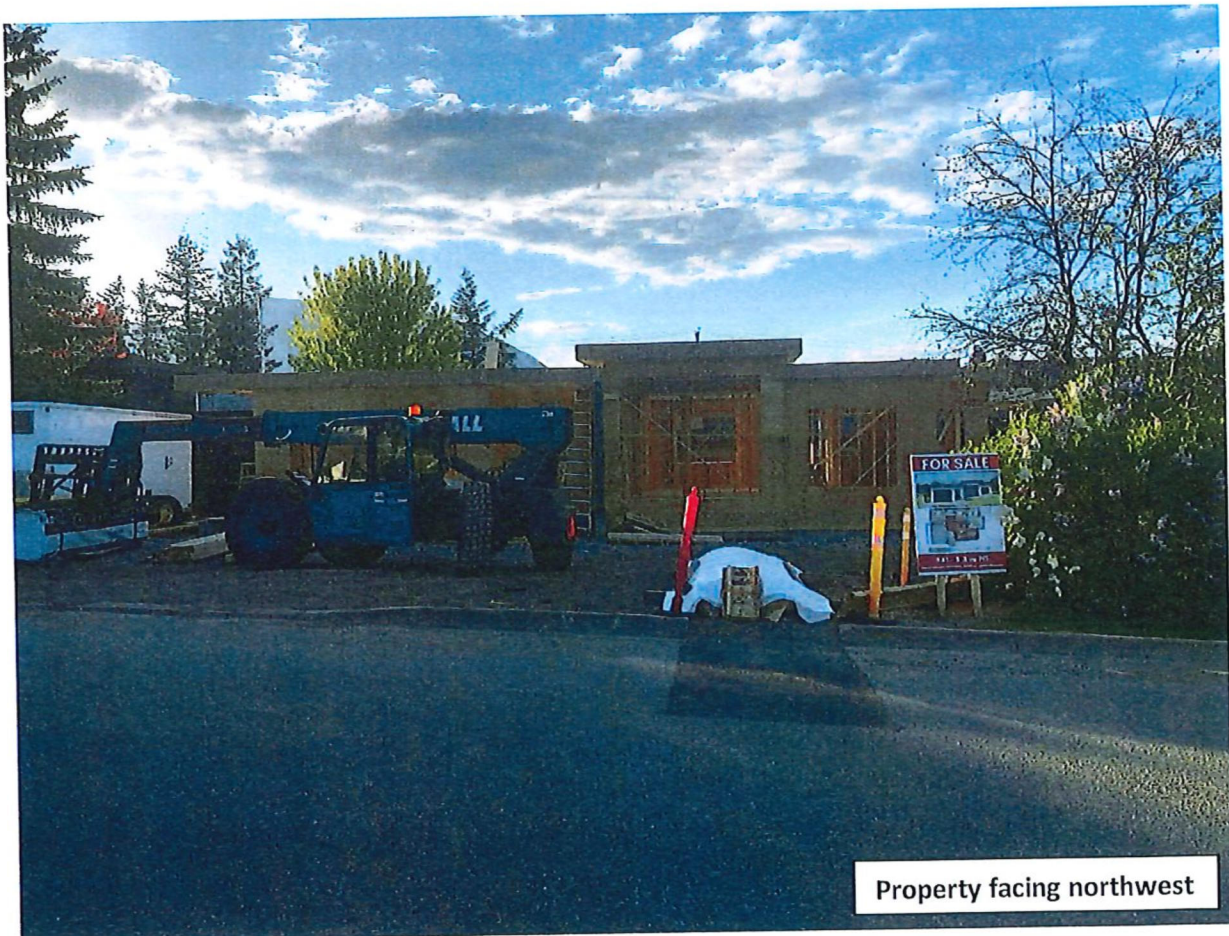
0 5 10 20 30 40
Meters

Subject Property
 Parcels

 P-1	 R-4
 P-3	 R-7
 R-1	 R-8



Property facing north



Property facing northwest

202 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)

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 Building13.12 The minimum *setback* of the *principal building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.5 metres (4.9 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Notwithstanding Sections 13.12.2 and 13.12.3., a <i>principal building</i> on a corner <i>parcel</i> may be sited not less than 1.5 metres (4.9 feet) from the <i>rear parcel line</i> provided the combined total of the <i>rear</i> and <i>interior side yards</i> 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 Buildings13.13 The minimum *setback* of accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> 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 Suite13.14 The minimum *setback* of an accessory *building* containing a *detached suite* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 2.0 metres (6.5 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | <i>Parcel line</i> 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.

From: morris Green
Sent: Tuesday, June 22, 2021 2:11 PM
To: Caylee Simmons
Subject: Fw: CITY OF SA REf.zone-1213 bylaw4464

cityhall@salmonarm.ca;

defiantly against the rezoning , it will devalue Jessie Green property at 890 -9th ave .

Morris Green

23. STATUTORY PUBLIC HEARINGS

4. Zoning Amendment Application No. ZON-1213 [CDN Framing & Development Co.; 941
8 Avenue NE; R1 to R8]

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

Submissions were called for at this time.

M. Skjerpen, the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed 8:17 at p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4464

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 28, 2021 at the hour of 7:00 p.m. was published in June 16 and 23, 2021 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 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), as shown on Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4464

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4464"

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

READ A THIRD TIME THIS 28 DAY OF June 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 6 DAY OF July 2021

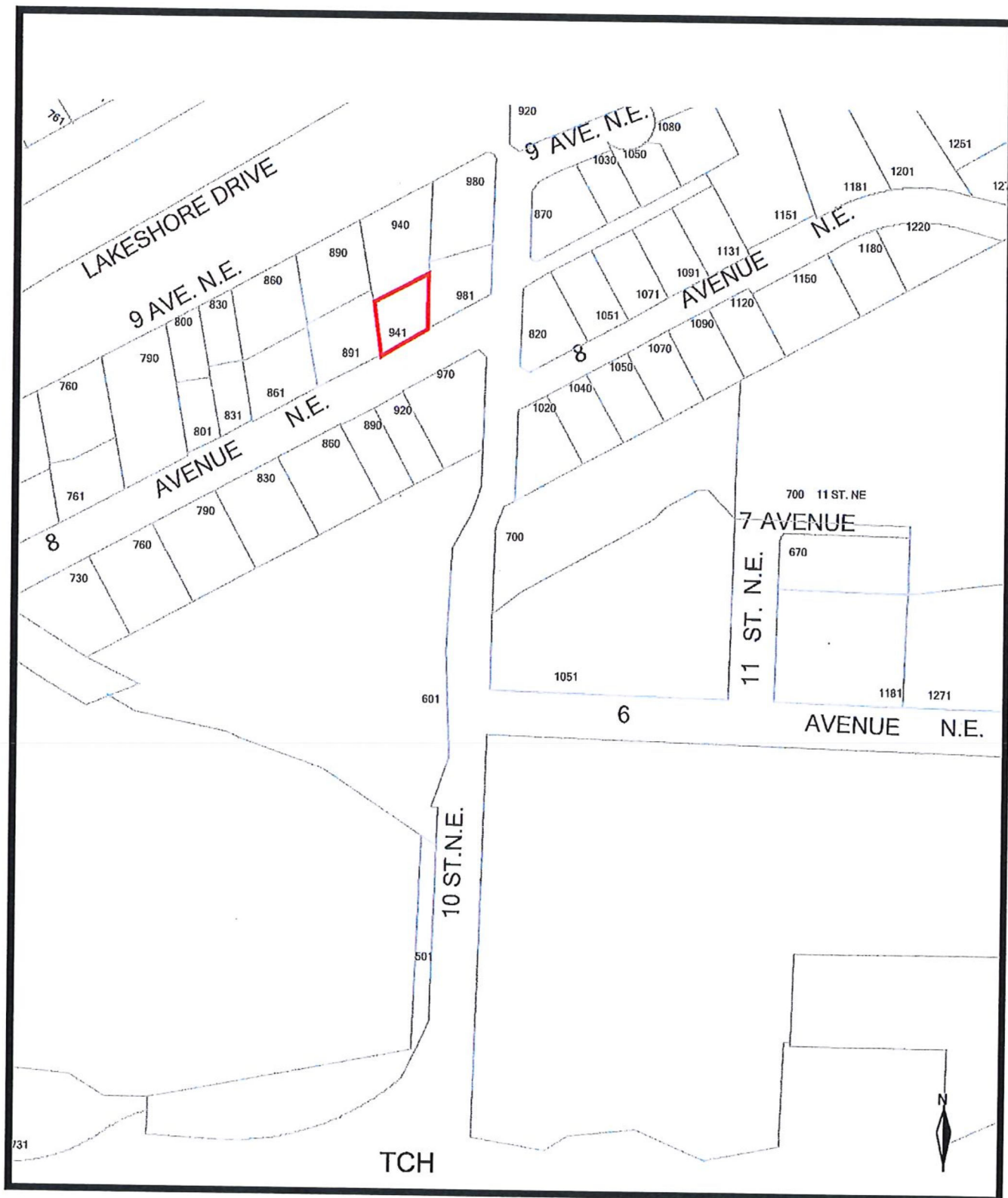
"E. KEAM"
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 11.5

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4465 be read a final time.

[ZON-1214; City of Salmon Arm; Text Amendment]

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: June 7, 2021

Subject: Zoning Bylaw Amendment No. 1214
Addition of Rural Detached Suite Definition and Use to Zoning Bylaw No. 2303

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would Amend Zoning Bylaw No. 2303 as follows:

1. Section 2.0 Definitions to add the following:

RURAL DETACHED SUITE means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Delete *detached suite* and replace with *rural detached suite*.

3. Table A1 - Required Offstreet Parking Spaces, Column 1 Use – Delete Secondary Suite and Detached Suite and replace with Suite (secondary, detached or rural detached).

PURPOSE

To introduce Zoning Bylaw text amendments that would allow a small additional residential unit on lands affected by the Agricultural Land Reserve (ALR). The proposed text amendments would bring the Zoning Bylaw in alignment with the current ALR regulations.

BACKGROUND

Land within the ALR typically falls into one of five possible zones – A1 (Agriculture Zone), A2 (Rural Holding Zone), A3 (Small Holding Zone), CD-3 (Comprehensive Development Zone) or CD-18 (Comprehensive Development Zone 18) (Appendices 1 to 5). Generally, development on land zoned for agriculture and within the ALR is restricted to a single residential unit.

Previous Zoning Bylaw amendments were adopted that added *detached suite* as a permitted use in the Rural (zones noted above) and Urban areas (R8 Residential Suite Zone). Zoning Bylaw No. 2303 defines a *detached suite* as a:

"dwelling unit with a maximum floor area of 90 m² (968 ft²) that is contained within a building which is accessory to a single family dwelling, and shall not include a mobile home, manufactured home, travel trailer, recreational vehicle or a storage container".

At the time of those Zoning Bylaw amendments, ALR regulations permitted additional residences and the BC Building Code limited the permitted floor area for a secondary suite. Approximately 5 years ago the ALC permitted detached suites above a farm building. ALC approval was granted through a Non-Adhering Residential Use Permit (along with City Council's endorsement).

The subject Zoning Bylaw amendments would affect the rural areas only and propose to replace *detached suite* with *rural detached suite*. A *rural detached suite* would be defined as:

a dwelling unit that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

ALC Regulatory Changes and Zoning Bylaw No. 2303

In 2019 significant changes were made to the ALR regulations governing additional dwelling units. Specifically, the ALR regulations restricted residential development to a single residence and less than 500m² in floor area. The unit may contain a secondary suite but a *detached suite* or carriage house is no longer an outright permitted use. Under the revised regulations, owners may make a Non-Adhering Residential Use application through the ALC for permission for a second residence.

The changes in ALR regulations were swift and many landowners were unprepared for the changes so the ALC granted a temporary policy exemption for land owners to provide a residence for a relative. A unit for a bonafide relative is permitted; however, the unit must be a mobile or manufactured home and no greater than 9m in width. The exemption was granted until July 2021 and has now been extended to December 2021. In an effort to be accommodating of the policy exemption at the staff level, these units have been accepted as *detached suites* under the Zoning Bylaw.

Given the temporary nature of the ALC exemption, staff did not propose any additional Zoning Bylaw amendments because the direction from the ALC was unclear as to how or if additional residential units would be addressed by further regulatory changes or not. With that, staff continue to enforce the 90m² (968 ft²) portion of the *detached suite* definition as a means to ensure that proposed units are accessory to the principle dwelling. Table 1 provides a summary of the regulations and highlights the discrepancies between the current Zoning Bylaw definition and ALR regulations governing second dwellings. In effect, owners are able to design units that are compliant with ALR regulations but, with regard to unit format and area, the design could conflict with the Zoning Bylaw.

Table 1. Comparison of Regulations Governing Second Dwellings on ALR land

	Zoning Bylaw - Agriculture Zones (A1, A2, A3 and CD 18)	ALR Regulations
<i>Detached suite</i>	Yes, no restrictions on tenancy	Yes, but only for a relative
Mobile home	No. <i>detached suite</i> may not be mobile or manufactured home	Yes. Only mobile or manufactured home is permitted.
Area of unit	Limited to 90m ²	N/A
Width of Unit	N/A	Limited to 9 m

Staff are proposing amendments at this time because the ALC recently stated that regulations governing additional dwellings will be coming forward in the near future. These changes include allowing for "smaller" additional residential units on ALR land without additional application (Appendix 6). It is anticipated that the ALR changes will include limitations on size for additional unit. The proposed Zoning Bylaw Amendments allow an additional residential unit, with the housing format and floor area to be determined under ALR regulations and policy.

Official Community Plan

The Rural and Agriculture section of the OCP is structured to limit non-agricultural development in the Rural areas. Subdivision, residential and commercial development potential is limited. However, the OCP has been supportive of limited additional residential units – dwellings for farm help, compassionate use, secondary and detached suites. The proposed amendments are consistent with the OCP and allow some flexibility in light of pending changes to ALR regulations in the near future.

Agricultural Advisory Committee

The proposed Zoning Bylaw amendment changes have not been reviewed by the AAC. Council could provide direction to staff to forward this report to the AAC for a recommendation.

Conclusion

In May 2021 staff received a rezoning application that requested amendments to the Zoning Bylaw to increase the allowable area for a detached suite. A letter submitted by the applicant is attached as Appendix 7. Since the ALC temporary exemption to allow an additional residential unit for a relative, staff have been inundated by requests from owners and their relatives for these units. To date, the City has approved approximately 10 units for a relative in the Rural areas with another 5-10 units expected in the near future. It is expected that given the current state of the housing market and availability, should the proposed amendments be adopted, demand will continue to increase. In addition to the letter from the Hooper's, staff also received a letter from Mike Shroeder (Lakeland Farms). The letter outlines the rationale a unit for a relative larger than the current bylaw permits and support for the proposed text amendments (Appendix 8).

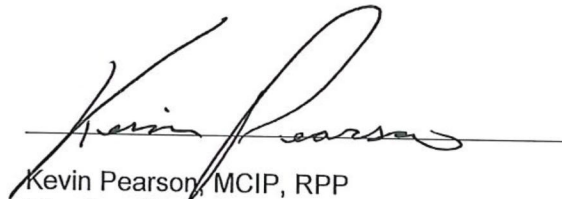
In 2020 the City's Housing Strategy called for additional density. As the demand increases, so too has the timeline for local manufacturers to create these customized units. It should be noted, that while the demand is premised in a desire to keep the farming interests in the family, acquiring a home in the community but not on the farm has become an issue of increasing proportions. The proposed amendments would allow for additional (albeit limited) density in the Rural areas. Staff are supportive of the proposed Zoning Bylaw amendments.

The proposed addition of *rural detached suite* to the Zoning Bylaw would not have any impact on properties currently zoned R8 (Residential Suite Zone) or for those existing *detached suite* units in the Rural areas.

Staff are supportive of the proposed Zoning bylaw amendments because the amendments would assist in providing housing for families in the Rural areas, thereby allowing small scale development in the Rural areas where other forms of development (i.e. subdivision, multi-family units) are otherwise restricted. The Agricultural zones will continue to restrict maximum residential building area (footprint) to 500m² for all dwelling units but would allow flexibility consistent with ALR regulations and BC Building Code. Overall, the proposed amendments would bring the Zoning Bylaw in alignment with provincial regulations creating a more consistent approach for owners and staff.



Melinda Smyrl, MCIP, RPP
Planner III



Kevin Pearson, MCIP, RPP
Director of Development Services

SECTION 34 - A-1 - AGRICULTURE ZONE**Purpose**

- 34.1 The A-1 Zone is intended to identify and preserve land with good agricultural or forestry potential. *Development* on land located in the A-1 Zone will respect the rural nature of the area.

Regulations

- 34.2 On a *parcel zoned A-1*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 34.3 The following uses and no others are permitted in the A-1 Zone:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two; #2767
- .4 *detached suite* (*development of a detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4013, #4193
- .5 *equestrian facility*; #3218
- .6 *equestrian facility campsite*; #3218
- .7 *family childcare facility*; #3426
- .8 *group childcare*; #3426
- .9 *home occupation*;
- .10 *intensive agriculture*;
- .11 *kennel*;
- .12 *outdoor recreation*;
- .13 *public use*;
- .14 *public utility*;
- .15 *silviculture*;
- .16 *secondary suite*; #3212
- .17 *single family dwelling*;
- .18 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 34.4
- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*
 - .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm. #3322
 - .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites #4018

- 34.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 34.6 The maximum combined *building area* for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Residential Buildings

- 34.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

214

Maximum Height of Accessory Buildings

34.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

34.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

34.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

34.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | | |
|----|---|------------------------|-------------|
| .1 | Front <i>parcel line</i> shall be | 6.0 metres (19.7 feet) | |
| .2 | Rear <i>parcel line</i> shall be | 6.0 metres (19.7 feet) | |
| .3 | Interior <i>side parcel line</i> shall be | 3.0 metres (9.8 feet) | .4 Exterior |
| | <i>side parcel line</i> shall be | 6.0 metres (19.7 feet) | |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811 | | |

Minimum Setback of Detached Suites #4018

34.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

34.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|--------------------------|
| .1 | Front <i>parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | Rear <i>parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | Interior <i>side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | Exterior <i>side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Minimum Setback of Kennels

34.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

34.15 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

34.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

34.17 Parking shall be required as per Appendix I.

Purpose

- 56.1 The CD-18 Zone is intended to identify and preserve land with good agricultural or forestry potential and allow for any type of second dwelling for farm help. *Development* on land located in the CD-18 Zone will respect the rural nature of the area.

Regulations

- 56.2 On a *parcel* zoned CD-18, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-18 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 56.3 The following uses and no others are permitted in the CD-18 Zone:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two;
- .4 *detached suite* on a *parcel* or *site* not located within the Agricultural Land Reserve;
- .5 *equestrian facility*;
- .6 *equestrian facility campsite*;
- .7 *family childcare facility*;
- .8 *group childcare*;
- .9 *home occupation*;
- .10 *intensive agriculture*;
- .11 *kennel*;
- .12 *outdoor recreation*;
- .13 *public use*;
- .14 *public utility*;
- .15 *silviculture*;
- .16 *secondary suite*;
- .17 *single family dwelling*;
- .18 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

56.4

- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*
- .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second *dwelling* is permitted provided the second *dwelling* is used for farm help. The additional *dwelling* shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second *dwelling* is to be for the exclusive use of a person employed full-time to work on the farm.
- .3 A second *dwelling* may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites

- 56.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 56.6 The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²)

Maximum Height of Residential Buildings

56.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

56.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

56.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

56.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

56.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

Minimum Setback of Detached Suites

56.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

56.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|--------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

Minimum Setback of Kennels

56.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

56.15 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

56.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

56.17 Parking shall be required as per Appendix I.

Purpose

35.1 The A-2 Zone is intended to provide predominantly residential *parcels* in a rural setting.

Regulations

35.2 On a *parcel* zoned A-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

35.3 The following uses and no others are permitted in the A-2 Zone:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two; #2767
- .4 *detached suite* (*development* of a *detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193
- .5 *equestrian facility*;
- .6 *equestrian facility campsite*; #3218; #3218
- .7 *family childcare facility*; #3082
- .8 *group childcare*; #3426
- .9 *home occupation*;
- .10 *kennel*;
- .11 *outdoor recreation*;
- .12 *public use*;
- .13 *public utility*;
- .14 *secondary suite*; #3212
- .15 *silviculture*;
- .16 *single family dwelling*;
- .17 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

35.4

- .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*.
- .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm. #3322
- .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites #4018

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

Maximum Residential Building Area #4223

35.6 The maximum combined *building area* for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Residential Buildings

35.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

35.8 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED

218

Minimum Parcel Size

35.9 The minimum *parcel* size shall be 4.0 hectares (9.9 acres).

Minimum Parcel Width

35.10 The minimum *parcel width* shall be 100.0 metres (328.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

35.11 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811 | |

Minimum Setback of Detached Suites #4018

35.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

35.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Minimum Setback of Kennels

35.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Sale of Agricultural Products

35.15 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

35.16 Parking shall be required as per Appendix I.

Purpose

- 36.1 The A-3 Zone is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization is not anticipated and where the Agricultural Land Commission (ALC) has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

- 36.2 On a *parcel* zoned A-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 Zone

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- .3 *boarders*, limited to two; #2767
- .4 *detached suite* (*development* of a *detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193
- .5 *family childcare facility*; #3082
- .6 *group childcare*; #3426
- .7 *home occupation*;
- .8 *public use*;
- .9 *public utility*;
- .10 *secondary suite*; #3212
- .11 *silviculture*;
- .12 *single family dwelling*;
- .13 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 36.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Number of Secondary Suites #4018

- 36.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 36.6 The maximum combined *building area* for all dwelling units (*single family dwelling*, *detached suite* and *farm help*) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Single Family Dwellings

- 36.7 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 36.8 The maximum *height* of *accessory buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 36.9 The minimum *parcel* size shall be 2.0 hectares (4.9 acres).

Minimum Parcel Width

- 36.10 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

- 36.11

- .1 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6.0 metres (19.7 feet).
- .2 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

SECTION 36 - A-3 - SMALL HOLDING ZONE - CONTINUED

220

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

36.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

36.14 Parking shall be required as per Appendix I.

Purpose

- 53.1 The CD-15 Zone is intended to provide for the development of intensive agricultural operations requiring an additional dwelling for farm use. The CD-15 Zone will only be considered where it is demonstrated there is a legitimate need for an additional dwelling for farm help based on the size and type of farm operation and other relevant factors, including 'farm' classification under the Assessment Act.

Regulations

- 53.2 On a parcel zoned CD-15, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-15 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 53.3 The following uses and no others are permitted in the CD-15 Zone:

- .1 *agriculture;*
- .2 *bed and breakfast, limited to three let rooms;*
- .3 *boarders, limited to two;*
- .4 *equestrian facility;*
- .5 *equestrian facility campsite;*
- .6 *family childcare facility;*
- .7 *group childcare;*
- .8 *home occupation;*
- .9 *intensive agriculture*
- .10 *kennel;*
- .11 *outdoor recreation;*
- .12 *public use;*
- .13 *public utility;*
- .14 *secondary suite;*
- .15 *silviculture;*
- .16 *single family dwelling;*
- .17 *accessory use, including the retail sale of agricultural products produced on the parcel.*

Maximum Number of Single Family Dwellings

- 53.4
- .1 The maximum number of *single family dwellings* shall be one (1) per parcel.
 - .2 On parcels 3.0 hectares (7.4 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The second dwelling shall be for the exclusive use of a person employed full-time to work on the farm and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will register a covenant pursuant to Section 219 of the Land Title Act acknowledging that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm and that the second dwelling will be removed from the parcel if it is no longer required for farm use.

Maximum Height of Residential Buildings

- 53.5 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 53.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 53.7 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

- 53.8 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

SECTION 53 - CD-15 - COMPREHENSIVE DEVELOPMENT ZONE – 15 - CONTINUED

222

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

53.9 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

53.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|--|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special <i>setbacks</i> which may apply. | |

Minimum Setback of Kennels

53.11 The minimum *setback* of *kennels* from all parcel lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

53.12 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

53.13 The retail sale of agricultural products produced on the parcel is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

53.14 Parking shall be required as per Appendix I.

- [Skip to main content](#)

British Columbia News

Residential flexibility in the Agricultural Land Reserve

<https://news.gov.bc.ca/24203>

Friday, April 9, 2021 10:46 AM

The ministry's 2020 intentions paper outlined proposed changes to create more residential opportunities in the Agricultural Land Reserve (ALR).

After hearing from farmers, ranchers, ALR landowners, the Agricultural Land Commission (ALC), local governments and First Nations governments, government is now finalizing these changes.

- In the coming months, government expects to detail rules that will, in most circumstances, enable ALR landowners to have both a principal residence (that could include a secondary suite) and a small additional residence, whether or not there is farming activity on the property, and without having to apply and receive permission from the ALC.
- The ministry is proposing new rules to provide more flexibility to help farming families thrive and to benefit non-farmers living in the ALR.
- New rules will also help small-scale farmers by streamlining approval for a small-farm labourer residence or agri-tourism accommodation.
- Local government rules continue to apply and may be more restrictive on residential use of the ALR and may even prohibit any additional residences on the ALR.
- People who are farming already have a path with the ALC to build one or more residences of any size if it can be demonstrated that they are reasonably necessary for farming purposes.
- The ALC approves approximately 80% of applications for additional residences for farm use. Local government approval is also required.
- While changes are being finalized, the grandfathering period for manufactured homes on the ALR is planned to be extended until Dec. 31, 2021 to provide the necessary six-month transition period for local governments to adjust their rules as necessary.

Learn More:

Residential Flexibility intentions paper:

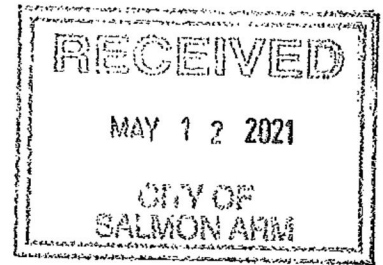
https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/residential_flexibility_intentions_paper.pdf
(https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/residential_flexibility_intentions_paper.pdf)

What we heard report on residential flexibility:

https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/what_we_heard_summary_residential_flexibility.pdf (https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/agriculture-land-reserve/what_we_heard_summary_residential_flexibility.pdf)

Dave Townsend

Government Communications and Public Engagement
Ministry of Agriculture, Food and Fisheries



May 7, 2021

re: File No. ZON-1214 / Bylaw No. 4465

Dear Council,

Please accept this Zoning Amendment Application as a request to place a manufactured home on my A-2 property, for my daughter and her family. As you know, the current allowance for a second dwelling (as per Zoning Bylaw No. 2303) is a maximum of 968.8 sq. ft., which is an unrealistic size for her growing family of 4; therefore, we are hoping to place a double wide manufactured home on my property, which would be a much more suitable size and yet still be compliant with ALC regulations.

As this property is in the ALR, I feel it is important to state my intention to continue farming the land. I have owned this property for almost 30 years and plan to live here as long as possible however, since I lost my husband in a farming accident at our home in 2014, it has become increasingly difficult to maintain the acreage on my own. Being able to have my daughter and her family live on the property would not only give them a place to live, but would also provide me with the help I need in order to continue living here, farming and preserving the land.

I feel it is also important to note that our community would benefit from having this young family here, as Jesse will be involved in his family's business, Garage Furniture, thus allowing his almost 70 year old father to be able to retire; and although Carly is currently on Maternity Leave, she will bring almost 10 years experience working as a Child Protection Social Worker.

The current housing market has made it nearly impossible to find a home in Salmon Arm; however, this is where we all call home, and in all honesty it would be mine and my late husband's dream to have our grandchildren grow up on the farm where we raised our girls. As such, we are asking you to please consider amending the bylaw to allow for larger secondary dwellings on properties in the ALR, while still being compliant with ALC regulations.

Thank you for your consideration!

Sincerely,

Debra Hooper

To:
His Worship Mayor Harrison and Members of Council

**Subject: Rural Detached Suite Bylaw - Development and Planning Services
Committee Meeting - June 7, 2021**

From:
Mike Schroeder
Lakeland Farms Inc.

[REDACTED]
Salmon Arm, BC
[REDACTED]
[REDACTED]
[REDACTED]

June 6, 2021

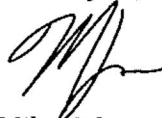
To Whom It May Concern:

We are a multi-generation family farm based in the Salmon Valley as of 2015. We operate on 325 acres of owned and leased land with 4,500 birds of organic egg production and a new organic feed mill servicing ours and other poultry farms in Southern BC. We have worked hard over the past 6 years to build a viable farm business made possible by the generation before us. Our family began the succession planning process in 2016 to transfer ownership of the farm from my parents Ian and Rose Schroeder my wife Sarah and myself. It has been a great process for our family and has given Sarah and I confidence in our future in agriculture in Salmon Arm. Sarah and I feel very fortunate that my parents have made these opportunities possible and we believe very strongly that they have earned and deserve a comfortable retirement on the farm that they helped to build surrounded by their family (a very common dream for retired farmers!). They both still provide valuable council to us in farm management decisions and they are active on the farm in a *semi-retired* way!

We would like to build a double-wide manufactured home (1,550 sq ft) for them on the property conforming to the standards of the Agricultural Land Reserve. The site we intend to build their home on is a past mobile home site with an existing driveway, the dated home having been removed in 2019. Our plan will not have an impact on existing, productive agricultural land and is situated on a hillside of poor soil quality. We feel that the current zoning bylaws in Salmon Arm for a 968 sq ft additional dwelling on a farm property is unrealistic to provide space for aging parents (with a multitude of hobbies) to lead a comfortable retirement, entertain guests and have the grandkids spend the night occasionally. The alternatives to our plan would require much larger capital investments and reduce the viability of our operation.

We are asking council to approve Zoning Bylaw Amendment 1214 and the addition of a *RURAL DETACHED SUITE* making our city bylaws consistent with the policies of the Agricultural Land Commission. Farms in BC and in the Shuswap area are dominated by family owned and operated businesses. They are almost always passed down from generation to generation and we are far from the only family that will benefit from this amendment.

Thank you,



Mike Schroeder



23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1214 [Text Amendment]

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 8:11 p.m. and the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4465

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 by electronic means as authorized by Ministerial Order M192, British Columbia, on June 28, 2021 at the hour of 7:00 p.m. was published in June 16 and 23, 2021 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

- 1) Addition under Section 2 Definitions and alphabetize accordingly:

RURAL DETACHED SUITE means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

- 2) Deletion of "detached suite" and replace with "rural detached suite" in the following zones and sections:

1. A1 (Agriculture Zone) Section 34
2. A2 (Rural Holding Zone) Section 35
3. A3 (Small Holding Zone) Section 36
4. CD3 (Comprehensive Development Zone) Section 41
5. CD18 (Comprehensive Development Zone) Section 56

- 3) Delete from Table Schedule "A", Table A1-1 Required Offstreet Parking Spaces, Column 1 Use "Secondary Suite or Detached Suite" and replace with "Suite (secondary, detached or rural detached)".

2. SEVERABILITY

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4465

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. 4465"

READ A FIRST TIME THIS 14 DAY OF June 2021

READ A SECOND TIME THIS 14 DAY OF June 2021

READ A THIRD TIME THIS 28 DAY OF June 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 7 DAY OF July 2021

"S. BRIGGS"
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER

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INFORMATIONAL CORRESPONDENCE - JULY 12, 2021

- | | | |
|----|---|---|
| 1. | Building Department – Building Statistics – June 2021 | N |
| 2. | Building Department – Building Permits – Yearly Statistics | N |
| 3. | G. Pawluck – email dated July 6, 2021 – Canoe Beach and the sound of the CPR trains as they pass through that corridor | A |
| 4. | L. J. Chisholm – email dated July 5, 2021 – Secwepemc Landmarks Draft Signage for Review | A |
| 5. | G. Zorn – email dated July 8, 2021 – Blackburn Park Picnic Shelter Request | A |
| 6. | D. Fleming, Program Coordinator, Essie's Place – Find Freedom – email dated July 8, 2021 – Blackburn Park Booking Request | A |
| 7. | C. Fortin, Mayor, District of Peachland to J. Osborne, Minister of Municipal Affairs and G. Heyman, Minister of Environment and Climate Change Strategy – letter dated June 9, 2021 – BC Climate Action Revenue Incentive Program (CARIP) | N |
| 8. | R. Martin, Mayor, City of Colwood to P. Hajdu, Federal Minister of Health – Support for 988, A 3-Digit Suicide and Crisis Prevention Hotline | N |

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

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Item 14.1

CITY OF SALMON ARMDate: July 12, 2021**Presentation 3:30 p.m. (approximately)****NAME:** Sergeant Lachapelle, Salmon Arm RCMP Detachment**TOPIC:** Quarterly Policing Report April to June 2021**Vote Record**

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Security Classification/Designation
Classification/désignation sécuritaire

NCO i/c Salmon Arm Detachment
1980 11th Ave NE,
Salmon Arm, BC.
V1E 2V5

Your File - Votre référence

Our File - Notre référence

195-7

Date

July 5, 2021

Mayor and Council, City of Salmon Arm

RE: Salmon Arm RCMP Detachment
Quarterly Policing Report – April 1, 2021 to June 30, 2021.

Dear Mayor and Council,

My report this quarter covers the time period from April 1, 2021 to June 30, 2021.

Detachment News

Our members and staff continue to work through these difficult and tumultuous times. As we move into lessening COVID restrictions our office continues to require masks for persons entering our inner office and recommend the use of masks while in our lobby due to it's small size. Internally we are following the PHO guidelines and have ensured that people wishing to wear masks are encouraged to do so.

At this time all member positions are occupied by officers but there are 4 members on light duties or away from work due to medical reasons.

Over this quarter the officers responded to over 2405 calls for service. Of these calls, 1677 were within the City of Salmon Arm. The call volume represents 70% of our total file workload, and an increase of 228 calls for service over 2020 within the city. The number also exceeds 2018 and 2019 call for service numbers. This is prefaced on our coding being correct in our statistics where the record department continues to have a substantial backlog.

Statistics are attached, however the comparison is not relevant as it was to statistics in the winter months of 2020.

Officers continued to be busy in traffic law enforcement despite COVID and logged:

- Over 137 Documented traffic stops.
 - Which includes removing more than 33 impaired and prohibited drivers from the road.

- In addition, the Provincial Commercial Vehicle Enforcement unit, and regional Highway Patrol has been in Salmon Arm monitoring the use of engine breaks on the way into town on the highway as well as ticketing private motor vehicles for Motor Vehicle Act offences.
- 23 collisions with damage over \$10,000 or injuries were reported within Salmon Arm. This is up from 2020 which saw 16 in these same categories.
- There were no fatal collisions within the city boundaries.

Investigative highlights this past quarter:

- We continue to work with the Provincial Integrated Child Exploitation Unit (ICE) in investigating a new child pornography file involving a repeat offender.
- Our General Investigation Section (GIS) continues to investigate a number of high priority criminal investigations such as Child Pornography, Drug Trafficking and large property related offences.
- Arrest of two individuals involved in a forcible confinement who were in possession of weapons, cash and drugs including an assault style rifle.
- Property Crime:
 - Reports of residential break and enter investigations numbered 14 which are 2 higher than last year and are down from 2019 by 1 within the city.
 - Break and enter complaints to business maintained a low reporting level equivalent to 2020 numbers.
- Our Victim Services staff member responded to 102 files and supported 113 new people this quarter in addition to the support of over 516 ongoing clients.

Looking forward:

In August I continue to look forward to publicly rolling out the on line crime reporting system and associated APP. This will allow the general public to report minor property crime where there is no suspect to pursue. I.E: stolen license plates, minor thefts from vehicles and other property related offences.

Our officers await ratification of a proposed union contract with Treasury board and the Federal Government. There is to be a vote from the membership in the coming month on ratification of the present proposal.

Into the summer months our members stand ready to support the Southeast District and other communities who face emergency related calls the same way other detachments will be there to support us if the need arises.

Yours in Service,



Scott West, S/Sgt.
NCO i/c Salmon Arm RCMP Detachment

Canada

RCMP GRC 2823 (2002-11) WPT



**SALMON ARM RCMP
MAYOR'S REPORT
QUARTER 4, 2018**

Salmon Arm Detachment

1980 11th Ave N.E.

Salmon Arm, BC

V1E 2V5

Telephone (250) 832-6044 Fax (250) 832-6842

City of Salmon Arm
500 2nd Ave N.E.
Salmon Arm, BC
V1E 4 N2

July 6, 2021

Dear Mayor Alan Harrison,

RE: Quarterly Crime Statistics - April / May / June

CRIME CATEGORIES	CITY Q4 2020	CITY Q2 2021	RURAL Q4 2020	RURAL Q2 2021
Homicide / Attempted Homicide	0	0	0	0
Assaults	14	29	10	12
Sexual Offences	1	6	2	0
Robbery	0	1	0	0
Auto Theft	9	8	7	3
Break and Enters	6	32	10	4
Theft From Motor Vehicle	18	42	3	5
Drug Investigations	14	26	5	6
Motor Vehicle Collisions	46	31	49	28
Motor Vehicle Collisions W Fatality	1	0	1	0
Impaired Driving - CC	11	4	6	3
Impaired Driving - MVA (IRPs)	6	5	4	4
TOTAL PERSONS/VIOLENT CC	56	31	29	14
TOTAL PROPERTY CC	182	231	57	88
TOTAL OTHER CC	99	136	27	28
TOTAL CRIMINAL CODE (CC)	337	398	113	130

TOTAL CALLS FOR SERVICE	1339	1674	495	717
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COMMUNITY	CITY Q4 2020	CITY Q2 2021	RURAL Q4 2020	RURAL Q2 2021
Files with youth negative contacts	5	4	1	0
Mental Health Related Calls	120	141	34	47
Files involving Alcohol / Drugs	207	158	81	56
Domestic Violence	45	18	20	13

Should you have any questions or concerns, or should you wish to discuss these statistics, please do not hesitate to contact me at 250-832-6044.

Yours truly,

Scott West, S/Sgt., NCO I/C
Salmon Arm RCMP Detachment

Item 14.2

CITY OF SALMON ARMDate: July 12, 2021**Presentation 3:45 p.m. (approximately)****NAME:** Joe Johnson and Blake Lawson**TOPIC:** Active Transportation Task Force Update and Grant Application**Vote Record**

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

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



Active Transportation Task Force Update & Recommendation

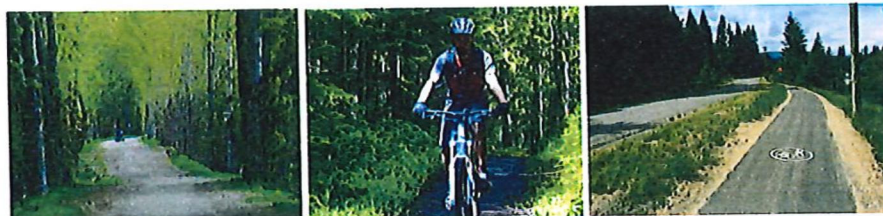
Joe Johnson and Blake Lawson,
Members
City of Salmon Arm's Active Transportation Task Force
July 12, 2021

Overview of today's presentation

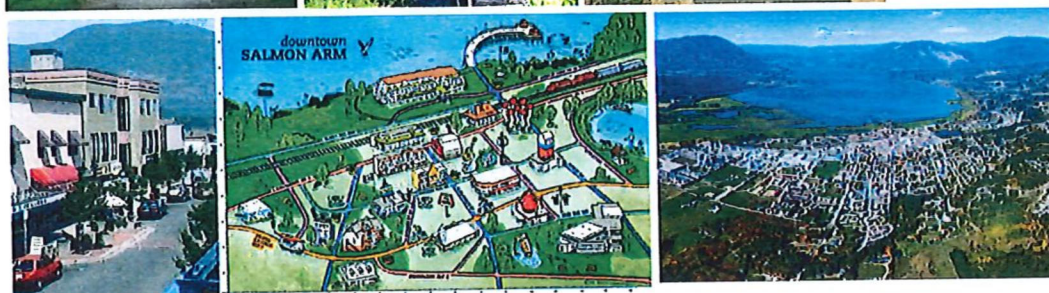
- ▶ Background - From Greenways Strategy to Now
- ▶ Update of Our Activities
- ▶ BC Active Transportation Infrastructure Grant Program
- ▶ Recommendations

Background - From Greenways Strategy to Now

From focusing on enhancing, preserving, maintaining & connecting community trails & green space assets
to
considering movement in urban setting and how this effects community spaces such as the atmosphere of Downtown



to now
considering how to
improve active movement
around entire community
using all community assets
for all community
members



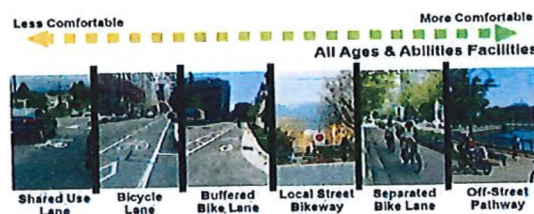
Update of Our Activities

► Up until Jan 2021:

- Set up Task Force and learned about all things active transportation and existing situation in Salmon Arm
- Recommended the City
 - Complete a comprehensive active transportation planning process, and
 - Prepare for future grant opportunities

► Jan until present mainly focused:

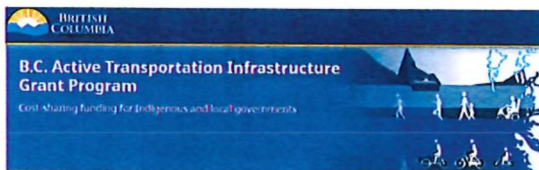
1. Learning about grants and being well prepared for any funding opportunities, in particular any that would support a comprehensive planning process
2. Considering smaller scale ideas for improvement in the time before a comprehensive plan can be completed



Interim Ideas



- ▶ Best Route to School Maps
- ▶ Wayfinding Signage Programs
- ▶ Transit System Education Programs
- ▶ Small Wheeled Users Initiatives
- ▶ Neighborhood Traffic Calming
- ▶ AT Corridors Created Through Physical Installation of Interim Materials
- ▶ Bike Classes for Kids
- ▶ Rebalancing Through Revised Lane Markings



- ▶ Provides guidance and cost-sharing for B.C. communities to make it easier and safer for people to walk, ride or roll using active transportation modes.
- ▶ Application deadline is **July 30, 2021**

Two streams:

1. Active Transportation Network Planning Grant

- ▶ Help communities develop active transportation network plans to support active transportation for all ages and abilities.
- ▶ May apply if:
 - ▶ Community has a population under 25,000
 - ▶ Community Active Transportation Network Plan is over 5 years old or non-existent
 - ▶ The province cost-shares to a maximum of 50%, or \$50,000 whichever is less.

2. Active Transportation Infrastructure Grant

- ▶ Once a community has an AT Network Plan it opens the door for infrastructure funding for future active transportation intakes.

Link to Grant Info:
<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/funding-grants/active-transportation-infrastructure-grants>



Recommendations



City of Salmon Arm Council consider:

1. Supporting a \$100,000 comprehensive Active Transportation Planning process, which includes fulsome public participation process.
2. Applying for Active Transportation Network Planning Grant for maximum available funding of \$50,000
3. Sending community partners requests for support

Link to Grant Info:

<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/funding-grants/active-transportation-infrastructure-grants>

Thank you - Any Questions?



City of Salmon Arm – Active Transportation Task Force

Interim Report to Council

Introduction

Active Transportation (AT) is defined as any self-propelled, human-powered mode of travel such as walking, cycling, in-line skating, skateboarding, skiing, and canoeing, as well as travelling with the help of devices such as mobility aids, electric bikes (e-bikes) and electric kick scooters (e-scooters). Active Transportation can also be combined with other modes of travel such as public transit.

As outlined in the Terms of Reference, the primary goal of the Active Transportation Task Force is to provide information and recommendations to Council to best position the City in further developing the Active Transportation system to achieve a modern, more efficient system that meets the needs of the community as it continues to grow. The recommendations should guide the city in developing a modern Active Transportation Plan and in seeking potential funding opportunities from higher levels of government.

The general scope of this task force is to:

- Review the existing Greenways plans and strategies;
- Identify potential funding opportunities;
- Identify and engage potential private, non-profit, and government partners to collaborate in the development of Active Transportation;
- Research best practices in Active Transportation from other jurisdictions; and
- Make recommendations to Council regarding next steps for policies and actions for safe, attractive, and convenient Active Transportation options for people of all ages and abilities over the next 20 years.

Task Force Work to Date

The task force was formed in July of 2020 and brought together various members of the community including two members of City of Salmon Arm Council, one member of each of Neskonlith and Adams Lake Indian Band Councils, City staff, members of: Shuswap Trail Alliance, Salmon Arm Economic Development Society, Downtown Salmon Arm, School District #83, Interior Health, Shuswap Cycle Club, Greenways Liaison

Committee, Social Impact Advisory Committee, and five citizens at large. Keeping in mind the terms of reference above, some of the highlights of the work to date include:

- The group has been learning and working on a file sharing and organizational platform called Trello where it has gathered existing documents, templates, reports, and articles related to Active Transportation. The Trello platform has also been a useful tool to communicate, comment, and distribute information and ideas.
- Beginning in September, the group has met virtually (due to COVID-19 protocols) on an approximately bi-weekly basis.
- These meetings included the following presentations:
 - City staff members Chris Larson and Jennifer Wilson reviewed the city's current plans and strategies, discussed AT from a development planning and engineering perspective, and shared how AT is currently funded on a municipal level.
 - Phil McIntyre-Paul with Shuswap Trails Alliance reviewed the history and current status of trails and active transportation research, planning, and connectivity work in Salmon Arm and the surrounding region and acknowledged the commitment of the City of Salmon Arm, Neskonlith and Adams Lake Bands and their partners. He also reviewed the Shuswap Regional Trails Strategy and the supporting policies and guidelines that have been developed to support trail and active transportation work in this region.
 - Kate Berniaz from Transportation Programs and Corporate Initiatives, and Jesse Skulmoski with Strategic Initiatives and Active Transportation Grants, BC Ministry of Transportation and Infrastructure. This presentation focused on current provincial programs and initiatives including the Provincial Active Transportation Design Guide and provided valuable information regarding grant funding opportunities for both planning and infrastructure that may be available to the City.
 - Brian Patterson, an Active Transportation planning expert with Urban Matters Consulting discussed design elements of AT, best practices in infrastructure development, and ideas for support programs and policies. He also highlighted statistics on AT usage in Salmon Arm compared to other communities, discussed how other communities are developing AT plans and projects, and shared some emerging trends in the industry.

Emerging “Big Ideas” and Initial Recommendations:

The Terms of Reference outlined that we will look to “make recommendations to Council regarding next steps regarding policies and actions for safe, attractive, and convenient Active Transportation options for people of all ages and abilities over the next 20 years”. The Task Force is still working toward making its final recommendations to council later this year, but would like to now present initial recommendations in anticipation of provincial funding opportunities in the near future. To establish these initial recommendations each member of the Task Force, using their increased knowledge of Active Transportation, contributed several ideas to the Trello platform. These were then grouped into broad goals and big ideas which are detailed in the Appendix below. The most common and pressing findings to emerge are included in our initial recommendations.

The Task Force encourages council to consider the following recommendations at this time:

1. The City should continue to collaborate with Neskonith and Adams Lake Bands through our partnership agreements in developing an equitable, complete, and connected Active Transportation system.
2. A quality comprehensive Active Transportation Master Plan should be developed through an inclusive, equitable public participation approach. The plan should include engineering, enforcement, education, encouragement, and evaluation components for all active modes of travel (walking, cycling, transit, and small wheeled transportation) and should integrate with existing city and regional systems and plans.
3. Council should consider allocating \$30,000 of the 2021 budget toward developing a quality comprehensive Active Transportation Plan. It is our understanding:
 - a. Through cost comparison of Active Transportation plans developed by other similarly sized communities, and our discussions with Active Transportation planning specialists, we determined that a plan for Salmon Arm would be in the \$60,000 – \$100,000 range, with a quality plan closer to \$100,000. The main cost and better outcome of a higher quality plan is the thoroughness of the public engagement process.
 - b. \$20,000 was allocated for Active Transportation in the 2020 budget.
 - c. Another \$30,000 allocated in 2021 budget for a total of \$50,000 would maximize Provincial grant funding anticipated to contribute up to a maximum of 50% towards the cost of a plan or \$50,000, which would reach the desired total of \$100,000 for a quality plan.
 - d. Active transportation improves equity and vitality of community members and the community as a whole by lowering costs of living, and increasing access to amenities, businesses, and natural elements. It also contributes to reduced greenhouse gas emission

targets. As such, Active Transportation improvements are considered a good way at a community level to support recovery from COVID-19 and longer-term community resilience.

- e. According to Brian Patterson of Urban Matters, the majority of communities in BC already have some kind of Active Transportation master plan in place. Furthermore, in the limited data available, Salmon Arm ranks fairly low on the scale of AT participation and well below similar cities like Nelson.
4. The process for developing an Active Transportation plan should begin in 2021 and be completed before the next OCP update. Senior levels of government are supporting local COVID-19 recovery through increased funding levels. As the country and province recovers it is anticipated these funding opportunities will significantly decrease.
5. Support interim Active Transportation measures which could include:
 - a. Any projects that increase walking, cycling, accessibility, safety and participation.
 - b. Not supporting variance applications for Active Transportation elements of developments whenever possible.
 - c. Request staff review the Provincial Active Transportation Design Guide and work with the province to improve local design guidelines.
6. Continue to educate and advertise the use of Active Transportation within the city to ensure that the public is aware of the significant environmental benefits of Active Transportation.

The Task Force would like to thank council members for their time and attention to this subject. We believe Active Transportation is a necessary and vital component of a vibrant, modern, and inclusive city and look forward to your continued support.

APPENDIX:

The Task Force has been sharing and discussing many ideas from broad goals and concepts to specific projects as a first step toward establishing recommendations to council. We would like to introduce some of the key benefits of Active Transportation, offer a few ideas for project design and implementation, and highlight some important considerations for the development of an AT Master Plan.

Active Transportation Key Concepts & Big Ideas

1. Health Benefits

One of the main benefits of AT is active living for health and well-being. Plan H from the BC Healthy Communities Society states the following:

- Well-planned multi-purpose facilities and safe and accessible outdoor spaces and trails not only support and promote healthy, active lifestyles, but they enable people of all ages, abilities, and backgrounds to connect to their neighbours and contribute to the social fabric of the community.
- Local governments play a large role in building the conditions that support all British Columbians to lead healthier, more active lives. These conditions for active living begin right in our communities – where people live, work, learn, and play.

The task force sees health benefits as a key component of an AT Master Plan and should be a strong element of community engagement and education. Some of our ideas around AT health benefits include:

- Consider both commuting and leisure use of our AT network, looking at the different needs of each.
- Consider both physical health and social health. The vision of an improved AT network is to support the entire community and work toward improving equity and accessibility.
- Consider what encourages people to use modes of AT (i.e. culture, health/wellness, habits, convenience).
- Increased usage of AT modes reduces pollution and greenhouse gas emissions. This aligns with the city's declaration of a climate emergency.

2. Safety Benefits

Increased safety is a major benefit of modern, effective AT infrastructure and should be a key consideration in future planning, development, and design. Some of our initial ideas on safety include:

- Main transportation corridors and high-traffic networks should have a high emphasis on increased safety for users of AT modes. This could include bike lanes, separated multi-use paths, properly marked shared roads, traffic calming measures, temporary lane dividing tools like bollards, and better signage.
- Much of the AT literature talks about the importance of reduced speed and traffic calming, especially within the downtown core.
- Consider adopting the 'Vision Zero' approach - a global initiative with a clear and simple goal of zero fatalities or serious injuries on roadways. The approach looks to increase safety, healthy, and equitable mobility for everyone and has been adopted by several major cities in Canada.

3. Design Considerations

Presentations from the Province of BC and Brian Patterson from Urban Matters highlighted several areas of evolution on concepts of municipal planning and design. The province specifically encouraged feedback on the AT Design Guide and would like it to function as an updatable, working document.

The task force has reviewed numerous design concepts and discussed how they will influence future planning and implementation of AT infrastructure. Some of our initial ideas include:

- Design and planning should consider the four distinct seasons in Salmon Arm, account for the surplus of tourists in the summer, and look at how AT is used in the winter.
- Consider multi-use paths throughout our transportation network in place of sidewalks.
- Review the AT Design Guide and consider how to incorporate new standards for road widths and separated transportation lanes where possible.
- AT planning and implementation should consider key priority connections including schools, work, retail, shopping centres, uptown, west-bay and suburban residential areas, looking at how people move to and from these areas.
- Consider future densification of the downtown core which should be looked at differently than suburban residential areas.
- The needs of mobility challenged citizens must be considered, specifically from areas like Raven and Hillcrest. The foreshore trail could be upgraded to accommodate scooters and wheelchairs. A multi-use path from Hillcrest would also increase independence for these citizens and take pressure off the Handy Dart.
- AT planning should consider working from the centre out which may include a central arterial multi-use path to act as the main hub of the AT network.

4. The Future of Active Transportation & Technology

The task force has considered technology and the emergence of alternative modes of transportation. Some of our ideas include:

- Assisted technology like e-bikes and e-scooters have emerged in recent years, especially in cities like Salmon Arm with geographical challenges (ie. hills and winter conditions). The city could consider incentives to employers and/or users to increase use of these modes.
- Consider what technologies may emerge in the future and look at ways that society may evolve to operate in the coming years. This may include driverless cars which could impact commuting and parking. Salmon Arm may see an increase in density for our downtown core which could increase usage of AT and demand for a more robust AT network.

Active Transportation Master Plan Considerations

The recurring theme of all the work to date and every presentation so far has been the urgent need for an Active Transportation Master Plan. The task force has been discussing the following aspects of this process:

1. Engagement

We see community engagement as key to incorporating the ideas, needs, and values of the community and developing a plan that works for everyone. Engagement should continue through all stages of planning and implementation, and throughout the lifetime of the infrastructure. Some of our initial ideas for engagement include:

- Initiate an engagement process that encourages ideas and feedback from a wide demographic.
- Include youth in the process.
- Include a component of educational programming for both youth and adults.
- Look for areas where Salmon Arm could be a leader and raise awareness of AT such as the 'Vision Zero' concept - a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.
- Collaborate with Neskonlith, Adams Lake, and Little Shuswap Bands, and seek opportunities for reconciliation.

2. Costs and Funding Opportunities

The task force has sought to understand how AT projects are currently funded and look at ways this system could be improved. We have also investigated what funding may be available from higher levels of government. Some of our initial findings include:

- Provincial AT grants are available for both plans and projects in the near term.
- Extra funding may be ready and available short-term due to COVID-19 recovery programs, but that funding will likely dry up in future years.
- The main sources of funding for AT planning, design, and infrastructure are public (taxpayer) funds, developer funds, and funding from higher level of government (i.e. grants). All three funding sources should be considered in future planning and implementation.
- Evaluate how reserve funds are saved and distributed, including investigating what is done in other communities and any potential legal issues.
- Council could consider not approving variance requests for AT aspects of development projects where possible to increase the pool of money from developers.
- The city should allocate funding as soon as possible to conduct a comprehensive Active Transportation Master Plan that addresses policy, codes and bylaws, budget, design, development requirements, education, and connects with complementary elements of community planning (social health, equity, and resilience, environment, parking, roads and vehicle traffic, housing, building codes, parks and greenways, energy, food security, and arts & culture.)

3. Implementation

The task force encourages the City to carefully consider how best to implement an AT plan to ensure short, medium, and long-term results. Some of our initial ideas for implementation include:

- The AT plan should be completed before the next OCP update and become a key piece of that update.
- The AT plan should include a strong monitoring and reporting program to ensure that the goals, targets, and schedules of the plan are being met.
- The AT plan should be able to be effectively implemented alongside other current and future master plans including parking, overall transportation, parks, greenways, arts and culture, and recreation.
- Create a short- and medium-term implementation plan with steps the city could take toward interim AT improvements. This could include updating and maintaining of maps, routes, and other transportation planning documents.

4. Ideas for Possible City Policies

The task force has discussed ideas for possible short-term policy updates and how the city may make improvements to AT infrastructure in the short and medium term until a comprehensive plan is developed. Some of our initial ideas include:

- Council could consider policies which would encourage existing roads to be upgraded with sidewalks, bike lanes, and multi-use paths rather than re-surfacing the same surface road width.
- Policies encouraging the introduction of designated bike lanes and walking lanes will encourage AT participation.
- Look for small 'quick-win' type projects like wayfinding signage or the use of bollards (temporary posts) to establish lane separation.
- The task force has reviewed the Subdivision and Servicing Bylaws and understand recent improvements to the standardization of AT planning and infrastructure. The idea of re-opening the Subdivision and Servicing Bylaw to look at further AT opportunities has been discussed.

Item 17.1

CITY OF SALMON ARM

Date: July 12, 2021

Notice of Motion – Councillor Lindgren

Moved: Councillor

Seconded: Councillor

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

AND WHEREAS the City of Salmon Arm declared a climate emergency on September 9, 2019;

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

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

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

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 ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. 524 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16126 to vary Zoning Bylaw No. 2303 as follows:

1. Section 24.8.1 - P1 - Park and Recreation Zone - reduce the front parcel line setback from 6.0 m to 3.0 m for an office building;

AND THAT: Development Variance Permit No. 524 also vary Section 4.0 (Works and Services requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the 5 Avenue SW frontage, including the installation of three streetlights;
2. Waive the requirement to install one of two fire hydrants;
3. Waive the requirement to upgrade the 100 mm water main along the northern frontage to 200 mm; and
4. Waive the requirement to extend storm sewer to and across the southern frontage.

[Salmon Arm & Shuswap Lake Agricultural Association; 421 5 Avenue SW; Setback requirements]

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: June 18, 2021

SUBJECT: Development Variance Permit Application No. VP-524
 Legal: Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16126
 Civic Address: 421 - 5 Avenue SW
 Owner/Applicant: Salmon Arm and Shuswap Lake Agricultural Association (SASLAA)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-524 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16126 (subject property) to vary Zoning Bylaw No. 2303 as follows:

Section 24.8.1 - P1 - Park and Recreation Zone - reduce the front parcel line setback from 6.0 m to 3.0 m for an office building;

AND THAT: Development Variance Permit No. VP-524 also vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows for the subject property:

1. Waive the requirement to upgrade the 5 Avenue SW frontage, including the installation of three streetlights;
2. Waive the requirement to install one of two fire hydrants;
3. Waive the requirement to upgrade the 100 mm water main along the northern frontage to 200 mm; and
4. Waive the requirement to extend storm sewer to and across the southern frontage of the subject property.

STAFF RECOMMENDATION

THAT The Zoning Bylaw setback variance be approved.

OPTIONS FOR CONSIDERATION

Council may consider the following options with respect to the requested servicing variances:

1. Approve all or some of variances presented in the Motion for Consideration*;
2. Agree to the recommendations outlined in the Engineering Department's Memorandum dated May 21, 2021 (attached as Appendix 4); or
3. Deny all of the servicing variance requests.

*It should be noted that with a Development Variance Permit approved under Option 1, the development could still not proceed regardless in the absence of an Integrated Storm Water Management Plan, which may involve extension of the City's storm sewer or other approved drainage solution. Staff further recommend that Council not approve the fire hydrant variance request.

BACKGROUND

SASLAA intends to develop an administration office building near the southeastern corner of the subject property located at 421 5 Avenue SW. Location map is attached as APPENDIX 1. The footprint of the proposed building is approximately 185 m². The Original Letter of proposal from SASLAA and site plan received in October 2020 are attached as APPENDIX 2.

The subject property is zoned Park & Recreation (P-1). The minimum setback for a principal building in the P-1 zone is 6 m from 5 Avenue SW. Considered as a proposal for an institutional development, a form and character development permit application is technically not required. Staff have limited knowledge of the proposed building design, materials, façade, roofline, form or character.

Fifth Avenue SW is designated "Urban Collector" in the Official Community Plan and is subject to the RD-3 Standard of the Subdivision and Development Servicing Bylaw. City staff met with SASLAA in the fall of 2020 to explain the SDS Bylaw requirements. The payment of development cost charges and fees (which cannot be waived) was also explained.

Adjacent land uses and zones are described as follows:

North: Memorial Arena	Zoned P-1
South: 5 Avenue SW / City Land / SASLAA Fair Grounds	Zoned P-1
East: Salvation Army Lighthouse Shelter	Zoned CD-6
West: SASLAA Fair Grounds	Zoned P-1

Zoning Bylaw - Setback Variance Request

A 3 m setback variance is supported by staff, mainly because the south property line is aligned > 4 m inward (northward) than is required to be for an Urban Collector road. At one time, the ultimate width was 25 m for a collector, which is the width along 5 Ave. SW adjacent to the subject property. Today, the ultimate Urban Collector width is 20 m or 10 m from centreline.

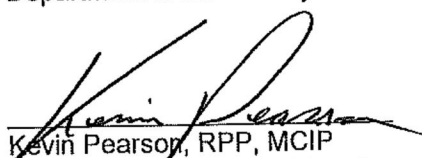
The existing historical barns sited near the southern boundary of the subject property are setback approximately 3 m, and most of the older developments along this stretch 5 Avenue SW meet the setbacks of the Zoning Bylaw. Staff understand that SASLAA would like to retain as much outdoor space on site as possible for festival use.

SDS Bylaw - Servicing Variances Request

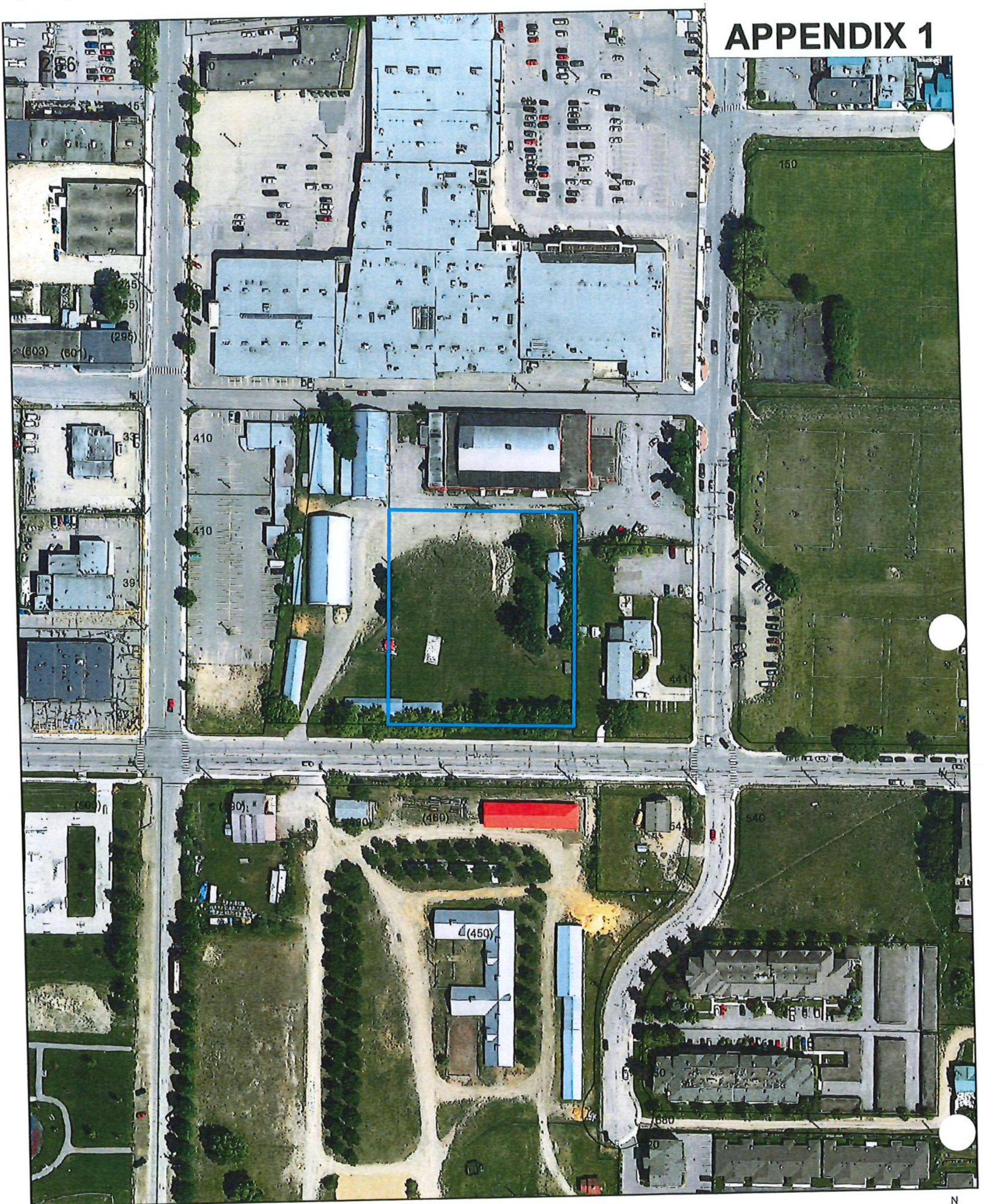
The applicant's servicing cost analysis has been amended a number of times this year with revised estimates. The latest correspondence from Franklin Engineering dated May 25 2021 is attached as APPENDIX 3 and contains updated opinion of probable costs. It is recognized that SASLAA may have limited funds available for off-site works and services, and/or cash in lieu contributions. The scale of the development is relatively small compared to the parcel area, frontages and infrastructure requirements.

However due to the infrastructure deficit in this core area of the City, Development Services staff concur with the City Engineer's recommendations (APPENDIX 4). It is noted that the Fire Department does not support the request to waive the 2 fire hydrant installations required.

Finally, as mention on P. 1, addressing storm water requirements to the satisfaction of the Engineering Department is a necessity and cannot be varied by Council.


Kevin Pearson, RPP, MCIP
Director of Development Services

APPENDIX 1



 421 - 5 Ave. SW (Application DVP-524)



City of Salmon Arm

Variance Permit Application Form Attachments: Salmon Arm and Shuswap Lake Agricultural Association (SASLAA)

Applicant: Phil Wright (President)

City of Salmon Arm Variance Application request:

"Describe the proposal for the property; please include a site plan and specific specifications of proposed development drawn to an appropriate scale, including a 8 1/2" x 11" legible site plan, together with a full description of landscaping, location and description of any signs, parking lots, access, egress etc. Provide reason/s for your application."

Proposal for the Property and Reasons for Application

For over 123 years, the Salmon Arm and Shuswap Lake Agricultural Association (SASLAA) has been operating the lead local City asset and resource of agricultural event facilities, property usage including tenant facilitation; supporting Agricultural, Community, Regional, Cultural and Touring events, Education and Community commerce activities. It not only supports the Salmon Arm Community but also offers service to over five main cities - Revelstoke, Kamloops, Merritt, Vernon and Kelowna - and hundreds of communities and smaller towns in between.

SASLAA went into an agreement with the City of Salmon Arm to sell the City aging Arena where the non-profit Association current use is: **Administration Offices, Maintenance, Workshop, Storage and Janitorial Room** to maintain the Fair North and South Grounds for year round rentals; Work and Storage area for facilitation of their signature event – the community's beloved 'Salmon Arm Fair' and the main building for Fair entry and Trade Show at the Fair. There is an understanding that SASLAA could continue to use the building for 2 more years, allowing them time to build a suitable facility on site to re-home these key operations.

SASLAA formulated minimal space required in a new build to continue year round operations in servicing the Community asset. The drafted proposal and building plans were submitted to Maurice Roy, RBO CRBO Manager of Permits and Licensing (**July 7, 2020 meeting**) to identify and approve steps required by the City. The following information was understood at that time;

- The City approved that the Bylaw, BC Building Code (Part 9) and Architectural AIBC directives were met to proceed with application.
- No DP was required (waived by the City Planning Dept) – can build along city sidewalk.
- No re-zoning required for a new Administration/Maintenance Building

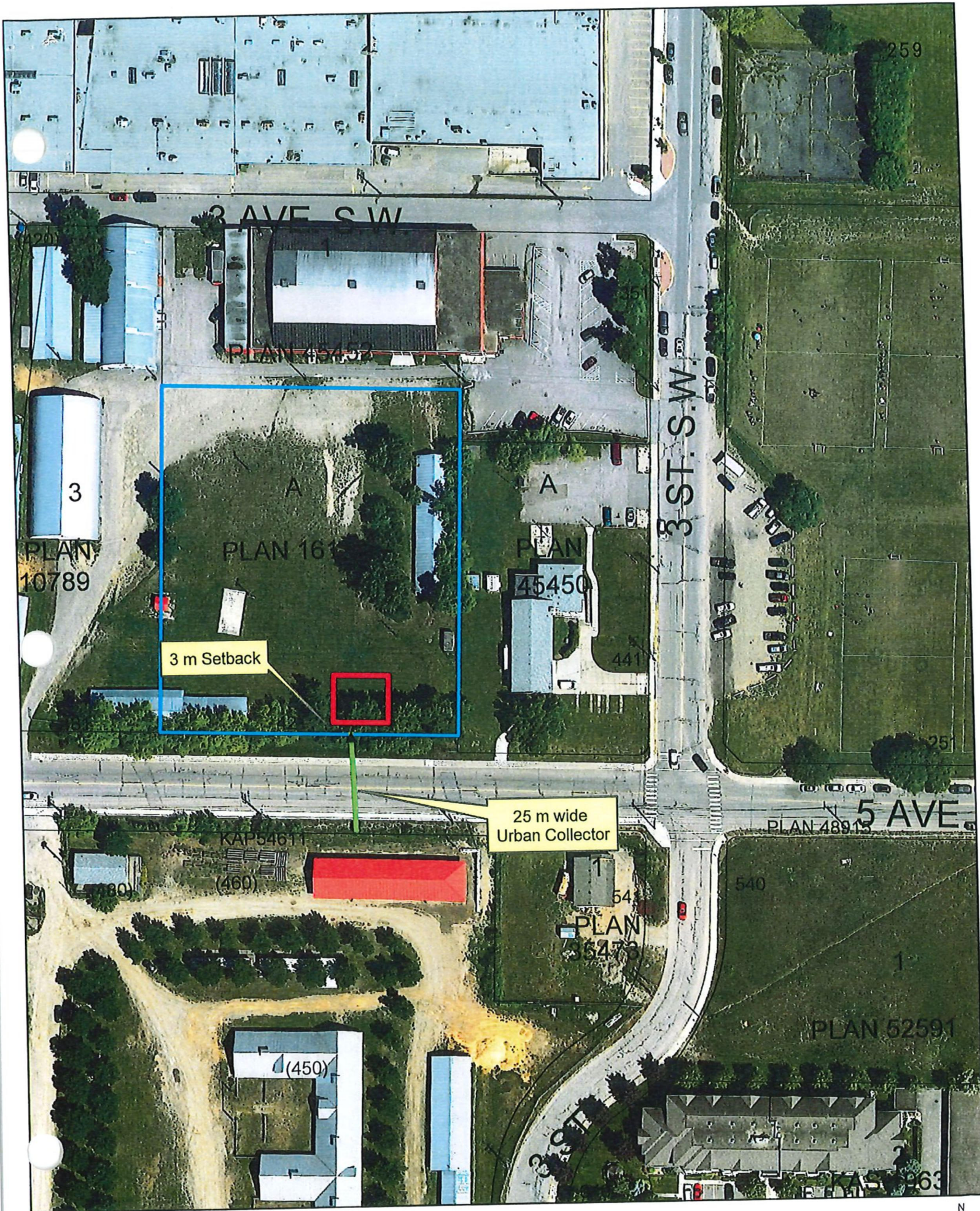
- DCC: per square meter – not to include the deck or area directly under the deck. Habitable areas only. \$4.29 Sq. meter.
- Set back from front of 5th Ave. SW is 6 meters from the property line
- Set back from Lighthouse Building's property line is 3 meters
- It was approved by the City that Sewer hook-up would be allowed to connect to the existing Arena building and were given a quote for the work.
- SALAA's concept for 'Street Enhancement' Street Banner Project to enhance the Fairground landmark was introduced with directive to submit a workable plan to Council; to then go to the Director of Operations and Planner for review and approval if adopted.
- This existing property will not require any new signage, landscaping, parking areas or new access and egress as the operations and site will not change. The location of the new build is serviced by the same pre-existing parking area, very near the existing Administration and Maintenance facility.

Reasons for Application

In the process of getting Storm-Sewer information to our Designer, for finalizing our building plan to submit for a Building Permit and because the DP was waived, the discovery of requirement for a Variance for the Subdivision and Development Servicing Bylaw requirement was just brought to our attention.

- We had been advised by the City to seek Geo Tech expertise for Storm Water and Foundation considerations - a former Geo Tech Report for the same site was recovered and the Geo Tech confirmed it was still valid. City was informed and was sent the report. The Geo Tech advised that runoff by gutter and directional downspout on site into the ditch area for temporary measures, might be the best course. Information from the City is pending if the ditch is to be linked with existing catchment areas at property street intersection.
- SASLAA understands that the items from the Memorandum received from the Engineering and Public Works Department for the proposed building permit, need to be addressed as already resolved, not applicable or pending. The Memorandum cites headings of; General, Roads/Access, Water, Sanitary and Drainage. At the **October 21, 2020 Meeting** with City Representatives from Permits and Licensing, Engineering and Public Works and Planning Department; the SASLAA Representatives were advised to submit this Variance Application now and seek council of an Engineering Firm for rationale to address the items from the Memorandum for an **(OPC) 'Opinion of Probable Cost'**, to be submitted later, as an addendum to the Variance Application.

The Building Plan is to be a simple box design (Designer: Ron Pederson) with a single ridgeline peaked roof - 1 story build on a maximum allowable height for crawlspace (storage) and facility height restrictions as compliant with the City of Salmon Arm Subdivision and Servicing Bylaw No. 4163 and the BC Building Code. Heat source: natural gas furnace.



421 - 5 Ave. SW (Property Under Application DVP-524)





PO Box 2590, 416A 4th Street NE
Salmon Arm, BC, V1E 4R5
Phone 250.832.8380

May 25, 2021

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

RE: Development Variance Permit Application for 421 5 Avenue SW

Dear Mr. Pearson,

The Salmon Arm and Shuswap Lake Agricultural Association wish to construct an administration building at 421 5th Avenue SW, Salmon Arm, BC. The application of the Subdivision and Development Servicing Bylaw No 4163 prohibits this development due to the requirement of major offsite upgrades.

This letter describes requested variances to the Subdivision and Development Servicing Bylaw and the client's rationale for their acceptance to make this project possible. It is our opinion that these requested variances are reasonable and sensible given the location and existing condition of the site.

The proposed building location is on the north side of 5th Avenue SW, 80 meters west of the intersection of 5th Avenue SW and 3rd Street SW. The site is lower than the road with historical drainage from the fronting boulevard along 5th Avenue SW and the neighbouring property to the east, and not the road, entering the subject property.

The purpose of this administration building is to provide much needed support to the non-profit Salmon Arm and Shuswap Lake Agricultural Association (SASLAA). The SASLAA, incorporated in 1911, is a staple of the Salmon Arm community. The Association's signature community event, the first Salmon Arm Fair, was held in 1897.

Executive Summary

The main goal of this variance request is to reduce costs of the unnecessary upgrades and cash-in-lieu contributions to make the project feasible. We request the reduction of the required road upgrades, whilst still providing a new fire hydrant, and we request the reduction of watermain cash-in-lieu contributions for unnecessary upgrades. These variances will reduce the cost burden from \$204,304 to \$38,615 while still improving area drainage and fire protection.



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 Salmon Arm, BC, V1E 4R5
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Variance Specifics

The following variance requests reference sections outlined in the September 23, 2020 "Memorandum from the Engineering and Public Works Department" which was prepared by the City's Engineering Department in response to the proposed Building Permit application.

Roads / Access:

1. "Upgrading will include, but [may] not be limited to, curb & gutter, sidewalk, boulevard construction, 3 davit [streetlights], 1 fire hydrant and 1 catch basin with street drainage."

We request the elimination of the requirement to replace curb & gutter, sidewalk, and boulevard construction. – The existing curb and sidewalk are in good condition and follow a previous standard like the rest of this section of 5th Ave SW. To achieve the new RD-3 standard cross section as requested, the existing sidewalk would need to be removed and reinstalled approximately 2.0m back from its current location to accommodate the required boulevard. The cost of this work is high due to boulevard filling and would create a small 80m section of the sidewalk to be out of alignment with the rest of this section of road.

We request the elimination of the requirement for 3 davit streetlights. – There is existing lighting on the other side of 5th Ave in the form of utility pole mounted davits. If frontage lighting is required, our review shows only 2 davit streetlights would have been required to meet the bylaw lighting levels. The attached plan shows the location of these 2 davit streetlights.

Although a significant financial addition, we do recognize the importance of proper fire hydrant spacing when practical. We propose to install the required 1 fire hydrant on the north side of 5th Avenue SW as requested. Installing the fire hydrant on the north side of 5th Avenue SW will minimize road disturbance since the water service for the road can be run parallel to the hydrant lead. Installing the fire hydrant on the south side of 5th Avenue SW would create another patch in relatively new curb and sidewalk as well as a filled bump out area with fence relocation to create a hydrant area as the fence currently runs along the back of sidewalk.

A subsequent request for a second hydrant to be installed on the North watermain has been corresponded via email. We request the elimination of this requirement as a hydrant in this location would provide limited aid in firefighting capabilities as it would be too close to provide fire protection to the arena building. As well, the North watermain is undersized for fire flows and would have to be upgraded all the way to 3rd St SW, a significantly distance and costly upgrade from just the requested frontage upgrade which we also request elimination of as discuss below.

Alter the requirement for 1 catch basin with street drainage. – There is no drainage infrastructure on 5th Ave in this location. The addition of a catch basin is required due to a large area being serviced by a single catch basin. We propose the addition of 1 catch basin piped to the boulevard. Sent with this request is an integrated stormwater management plan outlining how to best handle the drainage. The plan includes regrading of the boulevard to direct drainage via ditching to a storm inlet to the west. The new building would sheet flow or swale away from splash pads as inground disposal of storm water seems unlikely. The proposed building would require building up off the ground and grading around to avoid any drainage issues. Substantial work would be required to extend the Storm Main from 5th St SW with replacement of considerable amounts of road structure and asphalt. Please refer to the opinion of probably cost for reference to the enormous costs associated with this endeavor.

Water:

1. "property fronts a 150mm diameter Zone 1 watermain on 5 Ave SW and a 100mm diameter Zone 1 watermain in a right of way (ROW) on the northern boundary. Upgrading of both watermains to 200mm diameter across the frontage of the property is required.

Eliminate the requirement to upgrade the 150mm diameter watermain on 5 Ave SW. – Record drawings show the watermain in 5th Avenue SW to be 250mm diameter. Email correspondence has proved this to be an error in the GIS mapping.

Eliminate the requirement to upgrade the 100mm diameter watermain behind the property. – Upgrading this main does not provide any future benefits as it only serves one property without any fire protection. Future upgrades should be considered on adjacent roadways for more suitable long-term infrastructure and to not constrain the aging Indoor Soccer Arena from future development potentials. Instead of us tying in the new service for the proposed building off this main which would be more cost advantageous, we propose to install the new service off 5th Ave SW as discussed above. Although cash in lieu has been offered, adhering to this requirement still needlessly compromises project feasibility.

Drainage:

2. "Due to known groundwater and drainage issues, it is anticipated that extension of and connection to the City's storm sewer will be required."

Eliminate the anticipated requirement to extend the City's storm sewer main. – As discussed above, an Integrated Stormwater Management Plan has been developed for the property's safe disposal of storm water.



PO Box 2590, 416A 4th Street NE
Salmon Arm, BC, V1E 4R5
Phone 250.832.8380

Part of the plan confirms offsite flow paths to be safely conveyed from the boulevard to a suitable storm system input. The proposed building will be built above the existing ground level to allow for drainage to continue historical routing.

Conclusion

The reduction of requirements in this memorandum will allow the building on the subject property to become economically feasible. These variances do not negatively impact the property, City land, nor neighbouring properties.

We welcome your review of these proposed variance requests and look forward to addressing any questions or concerns you may have regarding them. We trust that we have presented a case that these are reasonable, sound variances to the applicable bylaws, which allow for an efficient use of this site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Wickner', is written over a horizontal line.

Jason Wickner, P.Eng.
Franklin Engineering Ltd.



PREPARED BY:
Jason Wickner
FRANKLIN ENGINEERING LTD.
Date: May 25, 2021

Opinion of Probable Cost OFFSITE Without Variance Granted Rev 1

421 5 Ave SW

Project Code: 20-146

ITEM	MMCD Reference	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1.0	Division 32	Road & Site Improvements				
1.0.1		Boulevard grading including turf and ditching (and culvert cleaning)	m	135	\$ 25.00	\$ 3,375.00
		Site Improvements Subtotal				\$ 3,375.00
1.1		Asphalt Patch				
1.1.1	32 01 16.7	Cold Milling/Asphalt Removal	m ²	48	\$ 12.00	\$ 576.00
1.1.2	32 11 16.1	Supply and Install Granular SubBase (450mm thk)	m ²	48	\$ 22.00	\$ 1,056.00
1.1.3	32 11 23	Supply and Install Granular Base (75mm thk)	m ²	48	\$ 25.00	\$ 1,200.00
1.1.4	32 12 16	Supply and Install Asphalt Paving (100mm thk)	m ²	48	\$ 80.00	\$ 3,840.00
		Asphalt for Storm Extension Subtotal				\$ 6,672.00
1.2		Sidewalk relocation				
1.2.1	32 01 16.7	Sidewalk removal	m ²	183	\$ 10.00	\$ 1,830.00
1.2.2	32 11 16.1	Supply and Install Granular SubBase (450mm thk)	m ²	183	\$ 22.00	\$ 4,026.00
1.2.3	32 11 23	Supply and Install Granular Base (75mm thk)	m ²	183	\$ 12.00	\$ 2,196.00
1.2.4	32 12 16	Supply and Install Concrete Sidewalk (100mm thk)	m ²	183	\$ 95.00	\$ 17,385.00
		Sidewalk relocation Subtotal				\$ 25,437.00
1.3		Asphalt for Storm Extension				
1.3.1	32 01 16.7	Cold Milling/Asphalt Removal	m ²	540	\$ 12.00	\$ 6,480.00
1.3.2	32 11 16.1	Supply and Install Granular SubBase (450mm thk)	m ²	540	\$ 22.00	\$ 11,880.00
1.3.3	32 11 23	Supply and Install Granular Base (75mm thk)	m ²	540	\$ 12.00	\$ 6,480.00
1.3.4	32 12 16	Supply and Install Asphalt Paving (100mm thk)	m ²	540	\$ 80.00	\$ 43,200.00
		Asphalt for Storm Extension Subtotal				\$ 68,040.00
		Road Works Subtotal				\$ 103,524.00
2.0	Division 33	Utilities - Water Works				
2.0.1	33 11 01	Supply & Install service to property line with curb stop	ea	1	\$ 3,500.00	\$ 3,500.00
2.0.2	33 11 01	Cap existing service from entering property on west property line	ea	1	\$ 1,000.00	\$ 1,000.00
2.0.3	33 11 01	Supply & Install 250x250x150 tee c/w thrust block	ea	1	\$ 3,000.00	\$ 3,000.00
2.0.4	33 11 01	Supply & Install 150 gate valve	ea	1	\$ 2,000.00	\$ 2,000.00
2.0.5	33 11 01	Supply & Install 150mm C900 PVC watermain	m	13	\$ 300.00	\$ 3,900.00
2.0.6	33 11 01	Supply & Install fire hydrant assembly	ea	1	\$ 7,500.00	\$ 7,500.00
2.1.1	33 11 01	Supply & Install 200mm C900 PVC watermain 5th Ave SW	m	80	\$ 200.00	\$ 16,000.00
2.1.2	33 11 01	Supply & Install 200mm C900 PVC watermain in rear of property	m	60	\$ 200.00	\$ 12,000.00
		Water Works Subtotal				\$ 48,900.00
3.0	Division 33	Utilities - Storm Water				
3.0.1	33 01 30.1	CCTV Pipeline Inspection	LS	1	\$ 500.00	\$ 500.00
3.0.2	33 42 13	Supply & Install 300mm PVC main	m	152	\$ 150.00	\$ 22,800.00
3.0.3	33 42 13	Supply & Install manhole complete with base, barrels, lid, frame, etc.	ea	1	\$ 5,000.00	\$ 5,000.00
3.0.4	33 42 13	Supply & Install catch basin with 200mm PVC lead	ea	2	\$ 3,000.00	\$ 6,000.00
3.0.5	33 42 13	Connect 300mm PVC to existing manhole	LS	1	\$ 3,220.00	\$ 3,220.00
		Storm Works Subtotal				\$ 37,520.00
4.0	Division 33	Utilities - Sanitary				
4.0.1	33 42 13	Supply & Install 100mm PVC service c/w connection to main, Inspection Chamber and extend to property line	LS	1	\$ 3,000.00	\$ 3,000.00
		Sanitary Subtotal				\$ 3,000.00
5.0		Electrical				
5.0.1	26 56 01	Post top street light c/w power base, pedestal, supply & install	ea	1	\$ 6,400.00	\$ 6,400.00
5.0.2	26 56 01	Post top street light and pedestal, supply & install	ea	1	\$ 4,000.00	\$ 4,000.00
5.0.3		Supply and install street light conduit and wiring	m	80	\$ 12.00	\$ 960.00
		Electrical Subtotal				\$ 11,360.00
		ESTIMATE SUB-TOTAL:				\$ 204,304.00



PREPARED BY:
Jason Wickner
FRANKLIN ENGINEERING LTD.
Date: May 25, 2021

Opinion of Probable Cost OFFSITE With Variance Granted Rev 1
421 5 Ave SW

Project Code: 20-146

ITEM	MMCD Reference	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1.0	Division 32	Road & Site Improvements				
1.0.1		Boulevard grading including turf and ditching (and culvert cleaning)	m	135	\$ 25.00	\$ 3,375.00
		Site Improvements Subtotal				\$ 3,375.00
1.1		Asphalt Patch				
1.1.1	32 01 16.7	Cold Milling/Asphalt Removal	m ²	60	\$ 12.00	\$ 720.00
1.1.2	32 11 16.1	Supply and Install Granular SubBase (450mm thk)	m ²	60	\$ 22.00	\$ 1,320.00
1.1.3	32 11 23	Supply and Install Granular Base (75mm thk)	m ²	60	\$ 25.00	\$ 1,500.00
1.1.4	32 12 16	Supply and Install Asphalt Paving (100mm thk)	m ²	60	\$ 80.00	\$ 4,800.00
		Asphalt for Storm Extension Subtotal				\$ 8,340.00
		Road Works Subtotal				\$ 11,715.00
2.0	Division 33	Utilities - Water Works				
2.0.1	33 11 01	Supply & Install service to property line with curb stop	ea	1	\$ 3,500.00	\$ 3,500.00
2.0.2	33 11 01	Cap existing service from entering property on west property line	ea	1	\$ 1,000.00	\$ 1,000.00
2.0.3	33 11 01	Supply & Install 250x250x150 tee c/w thrust block	ea	1	\$ 3,000.00	\$ 3,000.00
2.0.4	33 11 01	Supply & Install 150 gate valve	ea	1	\$ 2,000.00	\$ 2,000.00
2.0.5	33 11 01	Supply & Install 150mm C900 PVC watermain	m	13	\$ 300.00	\$ 3,900.00
2.0.6	33 11 01	Supply & Install fire hydrant assembly	ea	1	\$ 7,500.00	\$ 7,500.00
		Water Works Subtotal				\$ 20,900.00
3.0	Division 33	Utilities - Storm Water				
3.0.4	33 42 13	Supply & Install catch basin with 200mm PVC lead	ea	1	\$ 3,000.00	\$ 3,000.00
		Storm Works Subtotal				\$ 3,000.00
4.0	Division 33	Utilities - Sanitary				
4.0.1	33 42 13	Supply & Install 100mm PVC service c/w connection to main, Inspection Chamber and extend to property line	LS	1	\$ 3,000.00	\$ 3,000.00
		Sanitary Subtotal				\$ 3,000.00
		ESTIMATE SUB-TOTAL:			\$	38,615.00



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: May 21, 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Salmon Arm and Shuswap Lake Agricultural Association (SASLAA)**
 APPLICANT: SASLAA / Phil Wright
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-524**
 LEGAL: LOT A SECTION 14 TOWNSHIP 20 RANGE 10 W6M KDYD PLAN 16126
 CIVIC: **421 – 5 Avenue SW**

Further to the request for variance dated November 27, 2020, the amended Franklin Engineering Letter dated April 8 2021 and Integrated Storm Water Management Plan (ISMP) dated May 4 2021, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant applying to vary the following upgrades required under the Subdivision and Development Servicing bylaw 4163 (SDSB). These upgrades are required through "development" as the applicant has applied for a building permit.

1. Waive the requirement for Road Upgrades across the frontage of the subject property:

5 Ave SW on the subject property's southern boundary is currently constructed to an Interim Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading will include, but may not be limited to, curb & gutter, sidewalk, boulevard construction, 3 davit street lights and street drainage.

The curb on 5 Ave SW has no gutter which can lead to ongoing maintenance issues and the sidewalk should be offset, separating pedestrians from traffic and creating an area for snow storage. The boulevard should be graded towards the road so that plowed snowmelt will run into the road, not onto private property.

Three streetlights are required to adequately light 5 Avenue to the SDSB standard, existing hydro lease lights should not be taken into account as these are significantly more expensive to the City and are being replaced with City owned lights wherever possible.

There is currently over 1500m² of road / sidewalk draining to the only catchbasin on fairgrounds frontage. The SDSB allows up to 500m² per catch basin and so two additional catch basins are required on the subject property's frontage. The existing catchbasin drains to a shallow swale, extension of the storm sewer will be required to service the new catchbasins.

Recommendation:

Since 5 Avenue SW does not comply with the current SDSB standards, the Engineering Department recommends that the requested variance to waive the requirement for Road Upgrades be denied. However, it is noted that curb and sidewalk do exist on the property's frontage and that street lighting exists on the south side of 5 Ave but none meet the current standards.

2. Waive the requirement to install one of two required Fire hydrants:

Fire hydrants shall meet the high density spacing requirements of 90 meters. This will require one additional hydrant on 5 Avenue SW and one within the ROW on the northern boundary. It can be seen from Appendix A that the fairground and Indoor Soccer Arena are very poorly served with fire hydrants. As both properties have older, mostly timber buildings located on them, fire protection is seen as a high priority.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install a Fire Hydrant be denied. The Engineering Department does not support waiving of safety related requirements, due to potential liability concerns.

3. Waive the requirement to upgrade the 100mm Watermain on the northern frontage of the subject property:

The subject property fronts a 250mm diameter Zone 1 watermain on 5 Ave SW and a 100mm diameter Zone 1 watermain in a right of way (ROW) on the northern boundary. Upgrading the 100mm watermain on the northern boundary to 200mm diameter across the frontage of the property is required by the SDSB.

Recommendation:

Since the watermain does not comply with the current SDSB standards, the Engineering Department recommends that the requested variance to waive the requirement to upgrade the watermain be denied. Where upgrades are not urgently required to service the development, the City has historically reduced the amount of contribution to 50% of the cost of upgrade, in theory, splitting the cost of upgrade between the fronting properties. Subject to confirmation of adequate fire flows on the existing main, the engineering department would support a cash-contribution to future works to 50% of the cost to upgrade.

4. Waive the requirement to extend storm sewer to and across the frontage of the subject property:

The subject property does not front on an enclosed storm sewer system and is not serviced with City storm. Franklin Engineering acknowledge that there are "known stormwater issues" on the subject property and ground conditions are not favourable for onsite storm disposal. It appears that the Salvation Army Property to the east drains onto this property and the proposed building location has at times been covered with standing water. Extension of the storm sewer is required by the SDSB and to provide adequate road drainage, as per item 1 and to service the proposed building. The nearest available storm sewer is at the intersection of 5 Avenue and 5 Street, approximately 90m from the subject property.

There have been ongoing drainage issues at this location for many years. The City has identified the storm extension as a priority improvement in the asset management planning process, but there is no budget currently available to undertake this work.

DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-524
May 21, 2021
Page 3

Franklin Engineering submitted an Integrated Storm Water Management Plan (ISMP) (May 4 2021), intended to address storm water disposal from the property. However the report does not contain sufficient information to determine if it will adequately work and their current proposal is for a ditch that will cross third party land before connecting to our storm sewer, which cannot be approved.

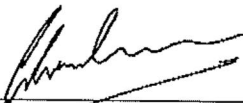
Recommendation:

Since storm sewer is required to service the proposed development and to address existing drainage issues, the Engineering Department recommends that the requested variance to waive the requirement to install storm sewer be denied.

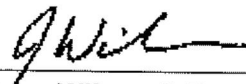
Servicing:

It should be noted that the proposed development will require the following servicing upgrades and that these may not be varied:

1. Installation of a metered water service.
2. Installation of Backflow Protection (Double Check Valve Assembly.)
3. Installation of sanitary service.
4. Installation of storm service or other approved drainage solution.



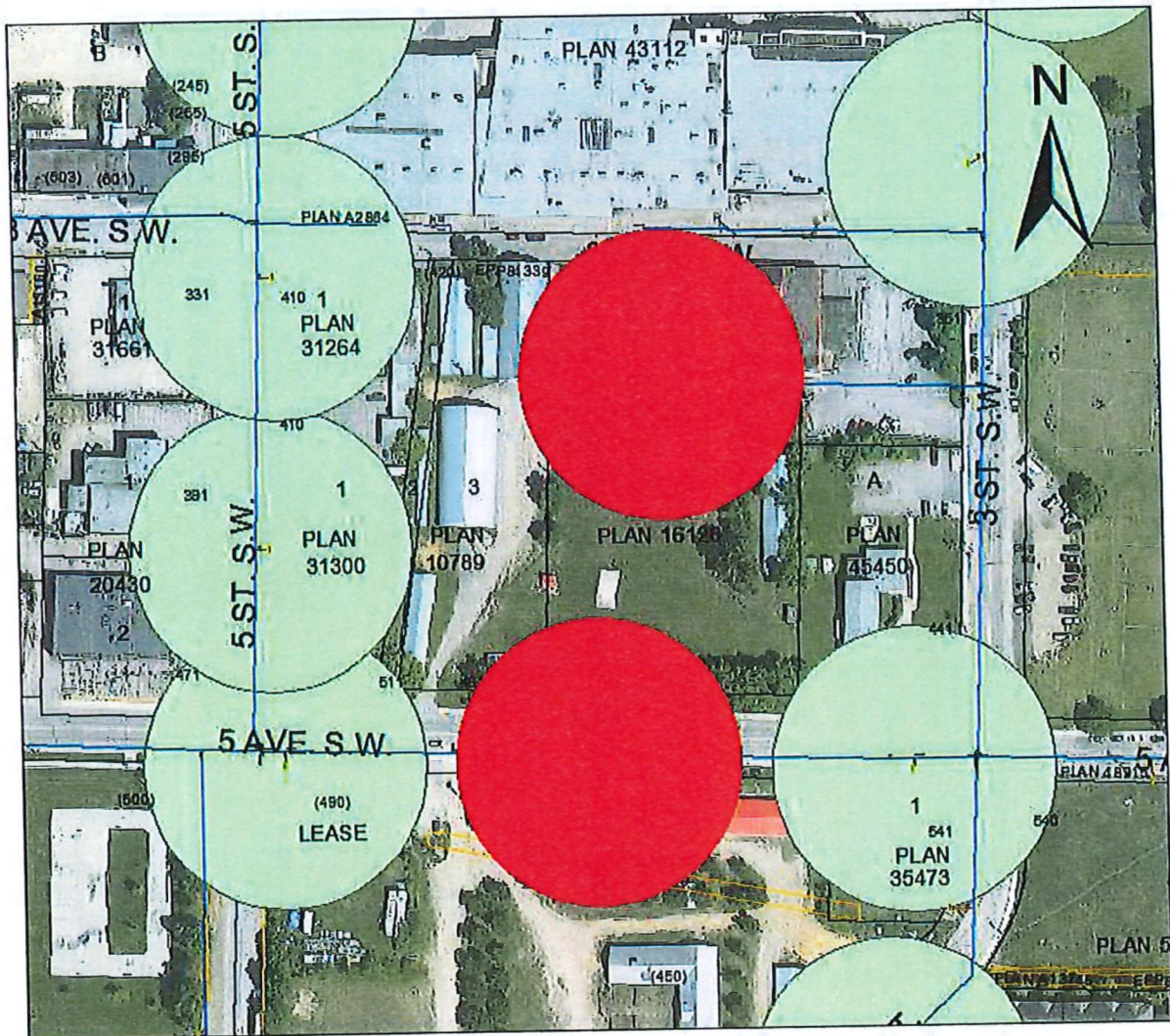
Chris Moore
Engineering Assistant



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

DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-524
 May 21, 2021
 Page 4

Appendix A: Fire Hydrant Spacing

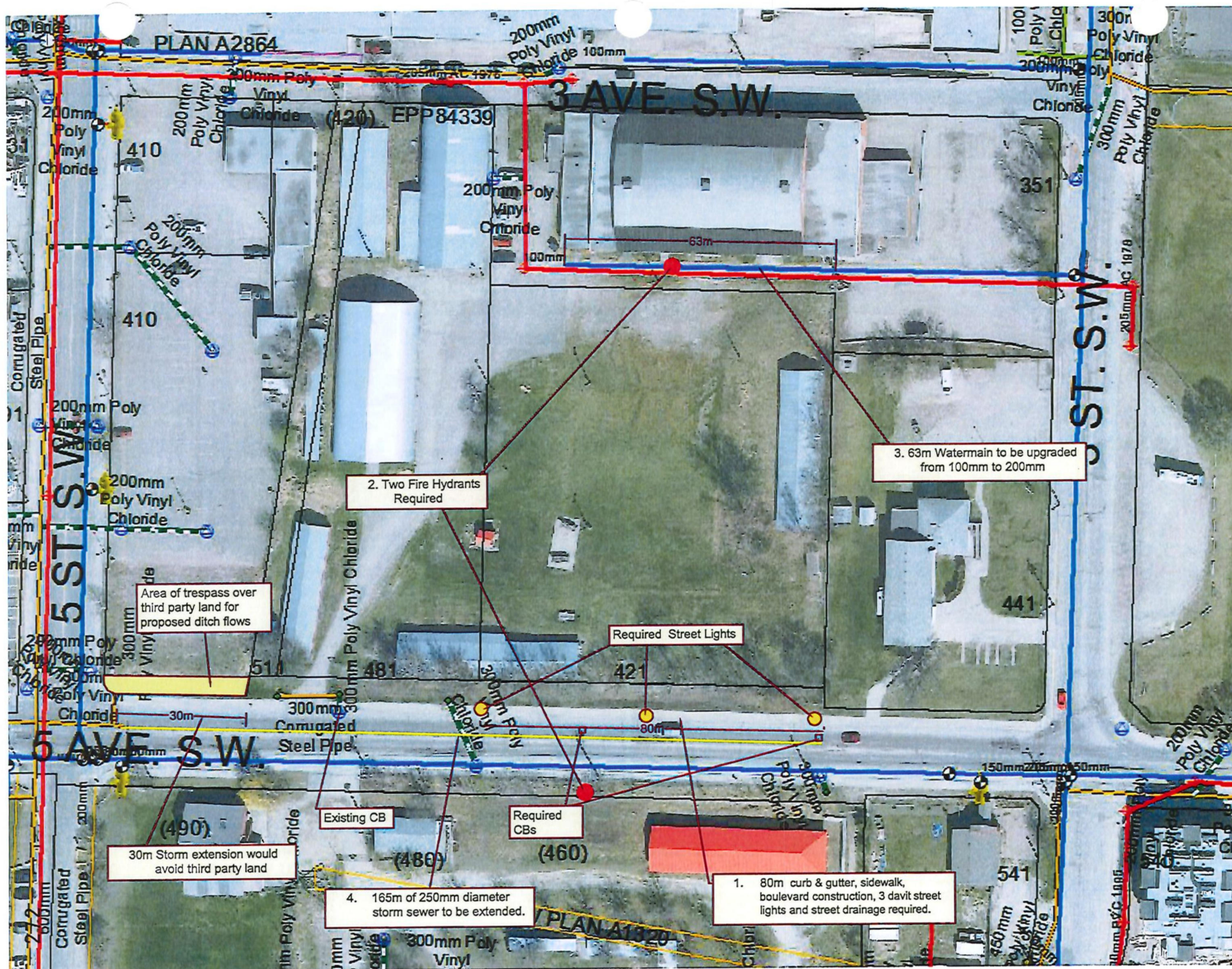


CITY OF
SALMON ARM

90

Meters

- Proposed Hydrant Location
- Existing Hydrant Locations



Item 22.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit No. 534 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572 to vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) – Fences and Retaining Walls – increase fence height to 2.0 m along entire rear and interior side yards;
2. Section 4.12.1 (b) – Fences and Retaining Walls – increase fence height from 1.2 m to 2.0 m along front and exterior side yards;
3. Section 6.6 – R-1 – Single Family Residential Zone – increase height of accessory building (i.e. detached shop) from 6.0 m to 8.0 m;
4. Section 6.7 – R-1 – Single Family Residential Zone – increase maximum parcel coverage for accessory buildings from 10% to 11% of the parcel;
5. Section 6.11.2 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and
6. Section 6.11.3 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

[Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements]

Vote Record

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

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

5. REPORTS

3. Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 534 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572 to vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) – Fences and Retaining Walls – increase fence height to 2.0 m along entire rear and interior side yards;
2. Section 4.12.1 (b) – Fences and Retaining Walls – increase fence height from 1.2 m to 2.0 m along front and exterior side yards;
3. Section 6.6 – R-1 – Single Family Residential Zone – increase height of accessory building (i.e. detached shop) from 6.0 m to 8.0 m;
4. Section 6.7 – R-1 – Single Family Residential Zone – increase maximum parcel coverage for accessory buildings from 10% to 11% of the parcel;
5. Section 6.11.2 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and
6. Section 6.11.3 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

A. Hasselaar, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Items 3, 4, 5 and 6 be deleted in their entirety.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 25, 2021

Subject: Variance Permit Application No. VP-534

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572
 Civic Address: 1981 18A Avenue SE
 Owner/Applicant: Hasselaar, Andrew

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-534 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572 to vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) – Fences and Retaining Walls – increase fence height to 2.0 m along entire rear and interior side yards;

Section 4.12.1 (b) – Fences and Retaining Walls – increase fence height from 1.2 m to 2.0 m along front and exterior side yards;

Section 6.6 – R1 - Single Family Residential Zone – increase height of an accessory building (i.e. detached shop) from 6.0 m to 8.0 m;

Section 6.7 – R1 - Single Family Residential Zone – increase maximum parcel coverage for accessory buildings from 10% to 11% of the parcel;

Section 6.11.2 – R1 - Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and

Section 6.11.3 – R1 - Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

STAFF RECOMMENDATION

THAT: Council approve only the requests to vary Section 4.12.1 (a) and 4.12.1 (b) to permit construction of a 2.0 m high fence and that all requested variances to the proposed accessory building be defeated.

PROPOSAL

The property owners are proposing an increase to fence height in order to replace the existing fence on the property, as well as the following variances to construct a 98.6 m² (1061 ft²) detached shop: a reduction to the interior side and rear setbacks, an increase to accessory building height, and an increase to parcel coverage for accessory buildings.

A proposal letter submitted by the applicant to explain rationale for the variance requests is attached as Appendix 1 and a survey plan showing the existing single family dwelling is attached as Appendix 2.

BACKGROUND

The subject property is 901 m² (0.09 ha) in size and contains an existing single family dwelling that has a footprint of roughly 147 m² (1,582 ft²) (Appendices 3 & 4). The property is located in the Hillcrest area on the corner of 18a Avenue SE and 20 Street SE.

The property has an Official Community Plan (OCP) designation of Low Density Residential and is zoned R1 – Single Family Residential (Appendices 5 & 6).

Adjacent land uses include the following:

North:	Single Family Residences	Zoned R1
South:	18a Avenue SE / Single Family Residences	Zoned R1
East:	20 Street SE / Farmland	Zoned A2
West:	Single Family Residences	Zoned R1

These variance requests are discussed in further detail below.

1. Fence

Construction of the proposed fence at a height of 2.0 m around the entire property requires two variances. The first request would allow the fence height to be constructed to 2.0 m along the entire rear and interior side yard. This is required because Section 4.12.1 (a) of the Zoning Bylaw requires fence height to go down to 1.2 m within 6.0 m of the front and exterior side parcel lines. A fence height variance from 1.2 m to 2.0 m for the front and exterior side yards is also required (Section 4.12.1 (b)).

The property owner notes that the existing fence is already roughly 2.0 m along the front. While the existing chain link fencing along the exterior side was much lower, this was covered by a hedge that probably exceeds 2.0 m in height. The hedge was partially dead and considered by the property owner to be a fire hazard so removal of the existing fence and hedge had already begun at the time of writing this report.

2. Detached Shop

The property owner states that in order for the proposed detached shop to meet their needs for all uses they intend to construct it for, variances are required to the accessory building height, parcel coverage for accessory buildings, and interior side and rear setbacks.

The detached shop is proposed at a maximum height of 7.5 m (24.5 ft) from the main floor to the highest point of the roof. Without elevation drawings, staff are unable to confirm this measurement using our definition of height. Height is defined in our Zoning Bylaw as the vertically measured distance between the lowest of the average levels of grade adjoining each exterior wall of a building prior to the start of construction of the building, to the roof line of the building when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) building silhouette. Staff have sited a height variance request from 6.0 m to 8.0 m to account for minor changes at time of construction.

Proposed at 98.6 m² in size, the shop would be slightly above the maximum parcel coverage permitted for accessory buildings at 10.9%. While this slightly exceeds the 10% maximum parcel coverage permitted for accessory buildings, the total parcel coverage for both the existing single family dwelling and the proposed shop would still be well within the permitted 45% at approximately 27%.

The building is proposed at 0.91 m from the interior side and rear parcel lines with an eave overhang of 0.44 m. This means setback variances from 1.0 m to 0.4 m from the eaves to both the interior side and rear parcel lines are required.

Proposal drawings can be seen attached as Appendix 7 and site photos showing the existing lot can be seen attached as Appendix 8.

COMMENTS

Engineering Comments

No engineering concerns for this application.

Building permit conditions: sheet drainage will not be permitted. Shop gutters will be required to connect to existing storm service.

Building Department

Eaves may not project over property lines.

Home occupation use must be contained within the principle building. The property owner has not indicated that they plan to use the proposed building for a home occupation use but should be aware that it would not be permitted within an accessory building.

Fire Department

No concerns.

Planning Department

Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

Fence

Staff are in support of the fence height variance given the rationale of privacy and safety concerns with existing fence and hedge. Additionally, the property owner noted that much of the fence and hedge is already 2.0 m in height so this is likely to have very minimal impacts to surrounding properties.

Detached Shop

While some of the variance requests associated with the detached shop are considered quite minor, staff feel that there would be substantial overall impacts when considering a detached shop that is both larger in size and height than otherwise permissible for an accessory building, and also located closer to neighbouring properties.

The building mass and location is likely to have significant impacts to neighbours, particularly the neighbour to the west. Staff estimate that the detached shop will likely be taller than the existing single family dwelling on the property as building plans for the original house appear to show a height of approximately 7.0 m to the highest point of the roof. While a building of this height would be allowable as an addition to the existing house, an addition would require setbacks of 4.5 m from the rear parcel line and 1.5 m from the interior parcel line. Staff do question if the building would still meet the intent of an accessory building given its proposed mass and proximity to two neighbouring properties.

The property owners have expressed that they would like the proposed detached shop to fit with the form and character of the existing neighbourhood. However, it is difficult to determine this without elevation drawings showing how the proposed shop will look. The property owners have been advised that elevation drawings may help Council and neighbours to visualize the building and would also allow staff to confirm building height. Given that the height of the proposed building is likely to be taller than the existing single family dwelling, and the footprint of the proposed shop is nearly $\frac{3}{4}$ the size of the existing house, staff are concerned with how this will fit with the form and character of the existing house and neighbourhood.

While the parcel coverage variance request appears minor (and total parcel coverage is considerably under the maximum permitted), the footprint of this proposed shop appears to be roughly 28.0 m² (300 ft²) larger than that of the detached garage on the property next door (see site photos attached as Appendix 8). When combined with the height and setback variances, staff do feel that this increases the impact of the building.

The property owner states that the proposed building scale is in part intended to accommodate storage of a boat that will otherwise remain parked in the driveway. While it would be positive to relocate the boat within a building, staff feel that the site would be large enough to accommodate this without requiring all of the requested variances. This is an irregular shaped lot and the positioning of the existing single family dwelling on the property does make siting of an accessory building more difficult. That being said, it is felt that the main difficulty of siting with this building is due to its large mass. Staff have had thorough discussion with the property owners about some potential alternatives and compromises. Proposed alternatives include an addition to the existing house or relocation of the building to the northeast corner of the property in order to somewhat reduce the required variances and potentially some impacts. Through these discussions, the owners indicated that this is their desired location because it was felt that alternatives would create other issues and not totally remove the need for variances. In order to construct the shop for all intended purposes, the property owners feel that all variances are required.

Staff do acknowledge that the property owners have done extensive consultation with neighbours and had indicated that they had not had any negative feedback when proposing this to direct neighbours verbally (see Appendix 9 attached).

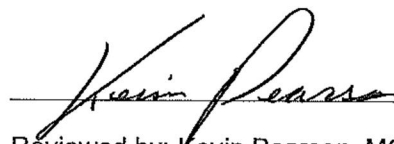
Conclusion

Overall, staff are in support of the variances related to fence height and feel that the variance requests to accessory building regulations would not be unreasonable when looked at individually. That being said, the combination of variances to the height, setbacks, and parcel coverage required to accommodate the proposed detached shop make staff question if this building actually meets the intent of an accessory building in the R1 zone. Staff are concerned with the precedent that multiple variances to the accessory building regulations could set and therefore are not in support of the variance requests for the proposed detached shop.

On a more localized, site-specific basis, if nearby and adjacent neighbours have no concerns, Council may want to consider supporting all of the applicants variance requests.



Prepared by: Brenda Kolenbrander
Planner



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

Appendices:

- Appendix 1 – Proposal Letter
- Appendix 2 – Survey Plan
- Appendix 3 – Location Map
- Appendix 4 – Subject Property Map
- Appendix 5 – OCP Map
- Appendix 6 – Zoning Map
- Appendix 7 – Proposal Drawings
- Appendix 8 – Site Photos
- Appendix 9 – Letter to Neighbours
- Appendix 10 – R1 Zoning Regulations

Summary of Variance

Hasselaar Family Detached Shop
1981 18A Ave SE
Salmon Arm, BC, V1E 1N6

Purpose: Why are we interested in pursuing the construction of a detached shop?

We enjoy our house and are looking to improve its functionality and enhance the yard appearance from the street. Though we enjoy our home... we've quickly discovered with our growing family the design of the house doesn't enable us to have practical internal storage space; the absence of a basement further compounds the problem.

The desire is to build a detached shop on top of an excavated basement.

The shop will be professionally engineered and designed with care to make it aesthetically pleasing to its residential setting.

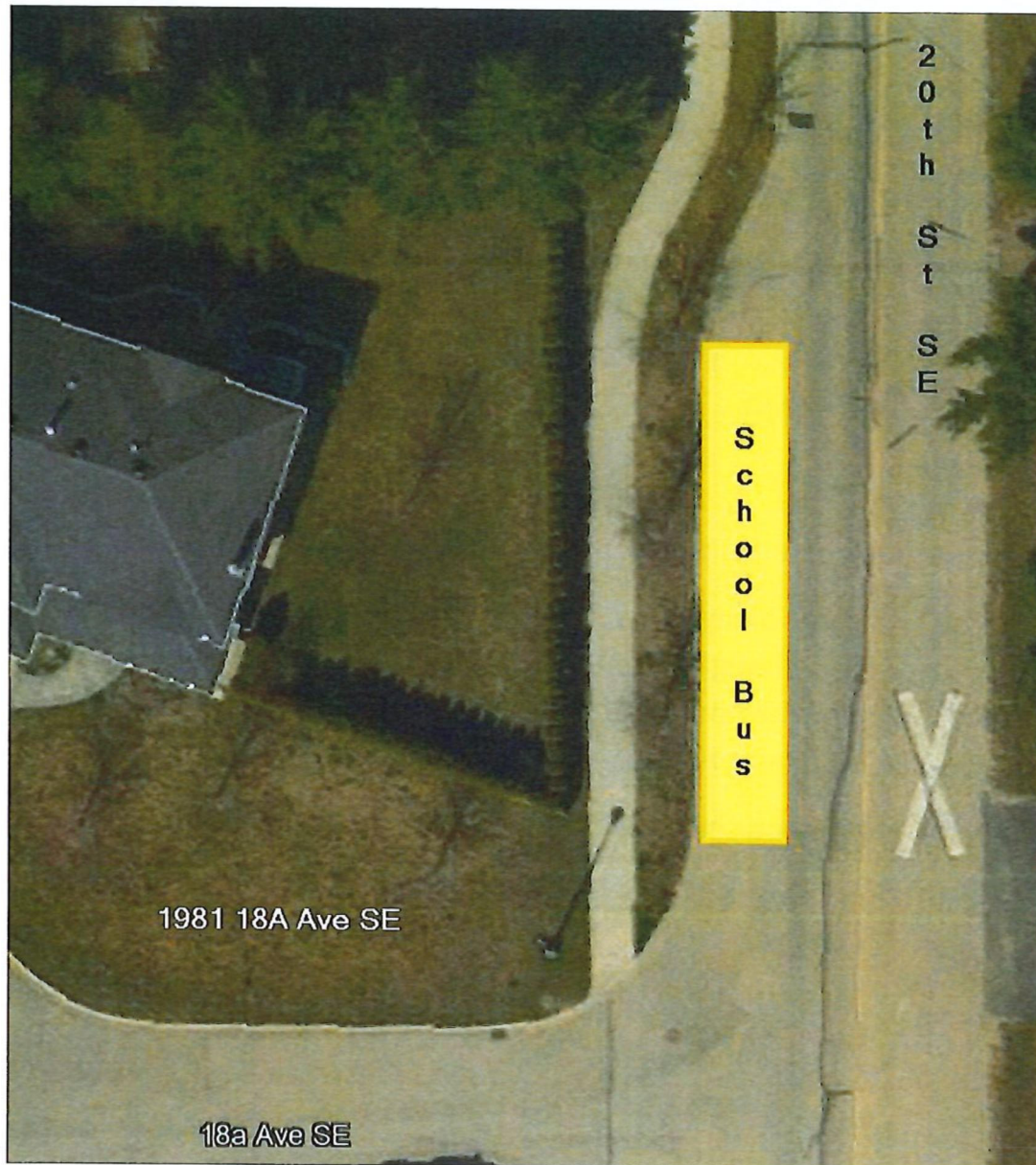
What we are looking to achieve is a variance application is as follows...

4.12.1(b) - 1.2 metres (3.9 ft.) in all front and exterior side yards

Having a dog and the school bus stop on the other side of the fence (20th St SE) we're experiencing difficulties with school kids (in waiting) taunting and teasing the family dog. Kids have been observed kicking and rattling the fence to get the dog riled up.

Whether it be school kids or otherwise... Garbage mysteriously makes its way over the existing short fence.

The proposed solution is to construct the east property line fence to match the height of the existing southern fence. This would alleviate the concerns with the school kids taunting the dog and also provide privacy from the busy street.



The north and west fence will not exceed 6.6'; consistent with bylaw 4.12.1(a).

For additional fence details please refer to further documents located deeper in this variance package.

6.11.2 - The minimum setback of an accessory building from the Rear parcel line shall be 1.0 metre (3.3 feet)

6.11.3 - The minimum setback of an accessory building from the Interior side parcel line shall be 1.0 metre (3.3 feet)

The positioning of the house on the property leaves an odd (pie shaped) piece of land along the northwest property lines. We'd like to maximize this odd space as best as possible to accommodate the detached shop.

In the proposed location the shop would straddle the two lots to the north; minimizing the visibility of the shop either one of the two neighbours would see while looking south.

Here we're asking for a setback of the exterior shop walls at the North and West property line to be (0.9144m or 36"). This would also translate to setbacks of the protrusion of the eaves at the North and West property line to be (0.4788m).

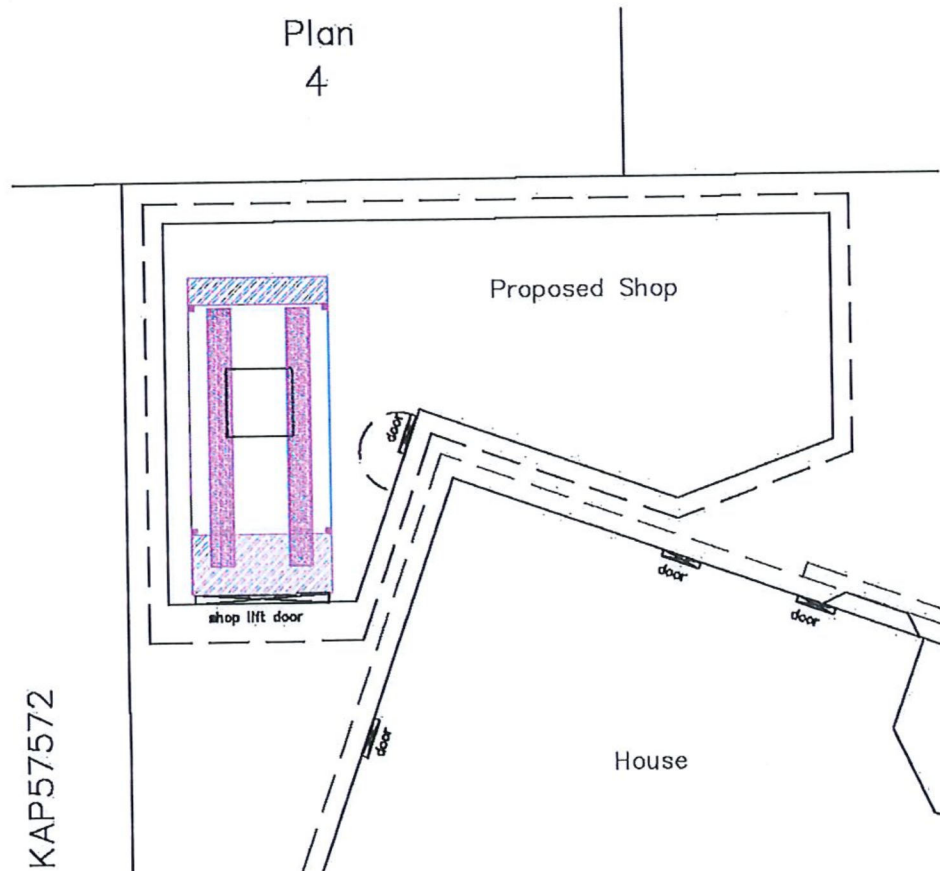
Building at this proposed offset will permit the installation of a sectional garage door and storage of the family boat.

Storing the boat in the shop space will lessen the need to park vehicles on the street since the boat would otherwise occupy the driveway.

Having less vehicles parked along the street will make it easier for waste management and public works (street sweeping and snow removal) personnel to perform their work.

As the setbacks are increased the depth of the shop decreases proportionally.

Unfortunately building at the standard offset will not accommodate the installation of a sectional garage door nor the storage of the boat.



6.6 - The maximum height of an accessory building shall be 6.0 metres (19.7 feet).

Here we're asking for 24.5' maximum from the main floor to the topmost point of the roof.

The requirement is to have 20.5' from the main floor to the ceiling of the shop.

The additional 4' is to account for rafters and roof pitch (4:12).

The height is needed to accommodate a four-post vehicle/boat lift that will store the boat.

6.7 - 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 accessory buildings.

The shop design takes up 1061 square feet (or 98.57 square meters) from exterior wall to exterior wall.

With the property being 901 square meters, this puts the accessory building at 10.9% coverage.

If the additional 8.47 square meters or (0.9%) can be gained will greatly help with storage potential and fit well with the existing concrete walkway against the house.

Additional notes:

- 1) The property was surveyed by Browne Johnson on May 14, 2020. Their survey plot was used as a basis to evaluate the shop design.

Thank you for your consideration.

Sincerely,

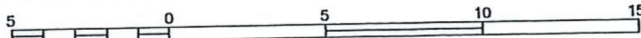
Drew and Sarah Hasselaar

Drew and Sarah Hasselaar

Site Plan of Lot 4 Sec 12, Tp 20, Rge 10, W6M KDYD, Plan KAP57572

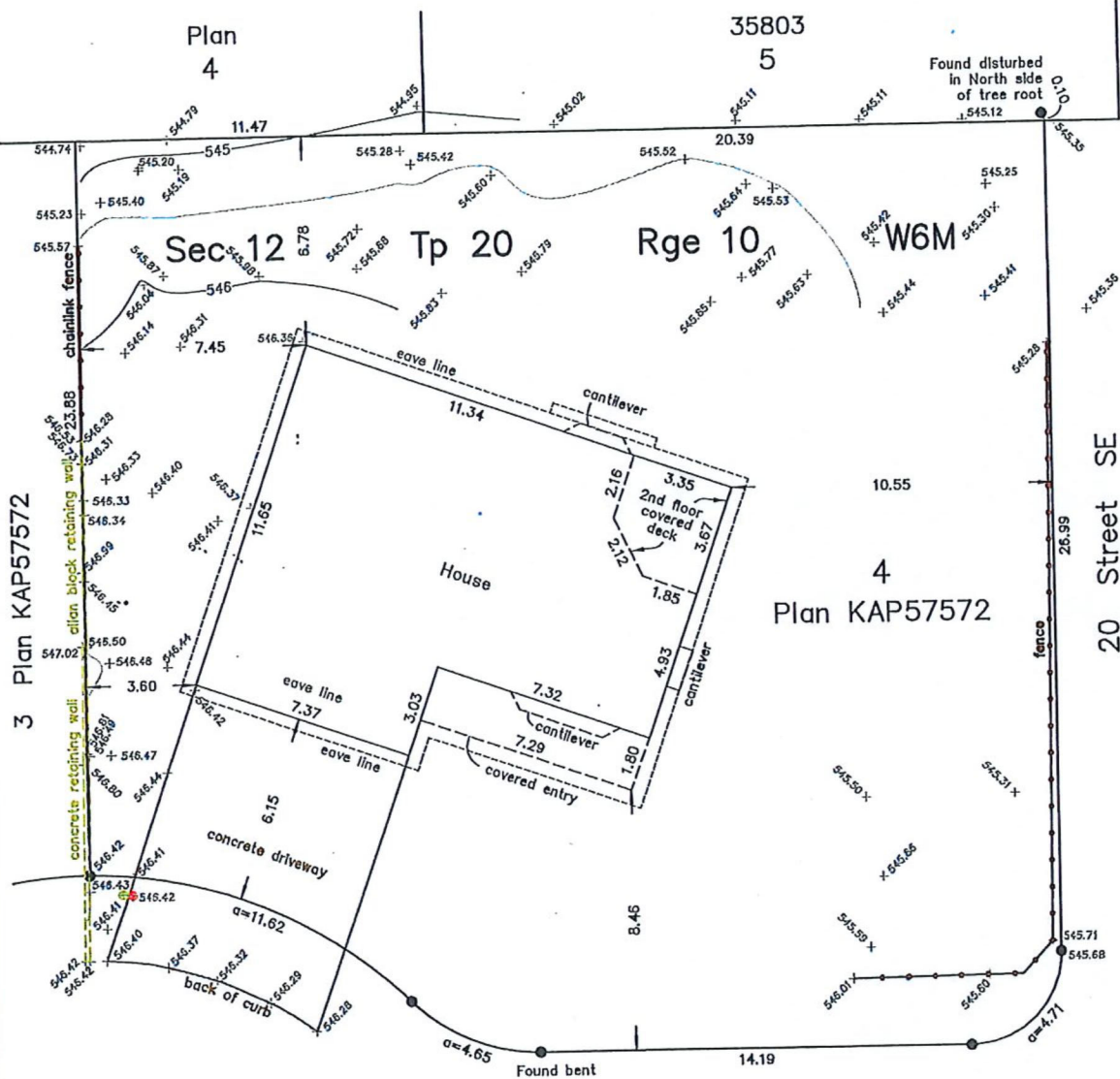
Scale 1:150

BCGS 82L.064



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150



LEGEND

- Standard Iron Post Found (OIP)
- + 123.4 Denotes Spot Elevation

- sanitary clean-out
- storm clean-out

- Date of Survey: May 14, 2020
- Dimensions derived from Plan KAP57572
- Contour Interval is 0.5m

Elevations are geodetic and are derived from Natural Resource Canada's PPP GNSS processing services.
Vertical datum used: CGVD28 (HTV2.0)

Civic Address: 1981 18A Avenue SE, Salmon Arm

Parcel Identifier(PID): 023-527-366

List of documents registered on title which may affect the location of improvements:
None

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May 28, 2020

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 151-20 Fb. R134 p.87
151-20.raw

APPENDIX 3



 Subject Property

 Parcels

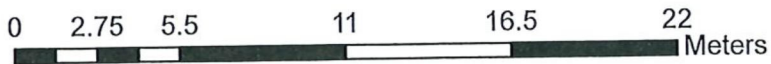
Subject Property



961

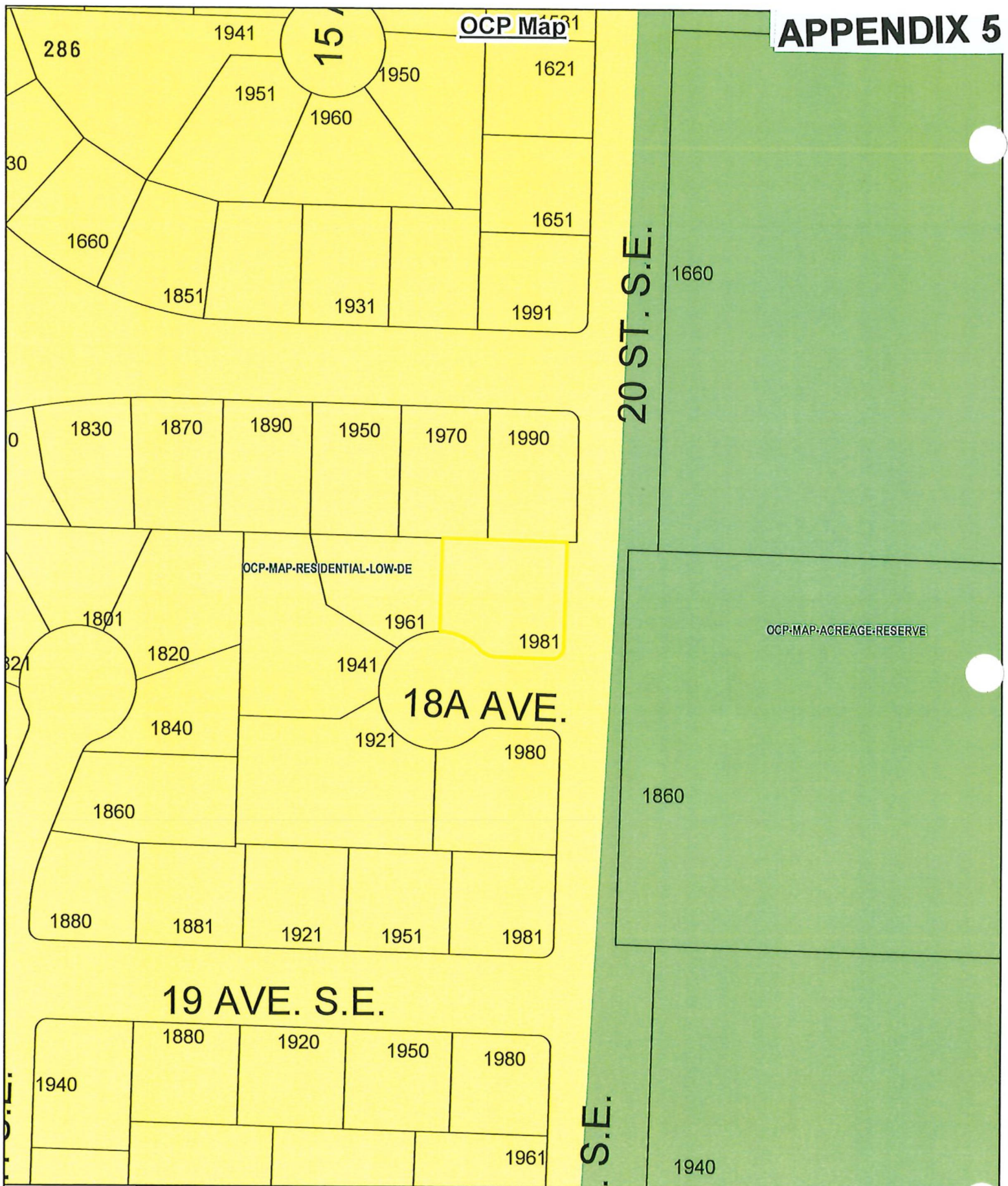
1981

18A AVE.



-  Subject Property
-  Parcels

APPENDIX 5



0 5 10 20 30 40
Meters



Subject Property



Parcels



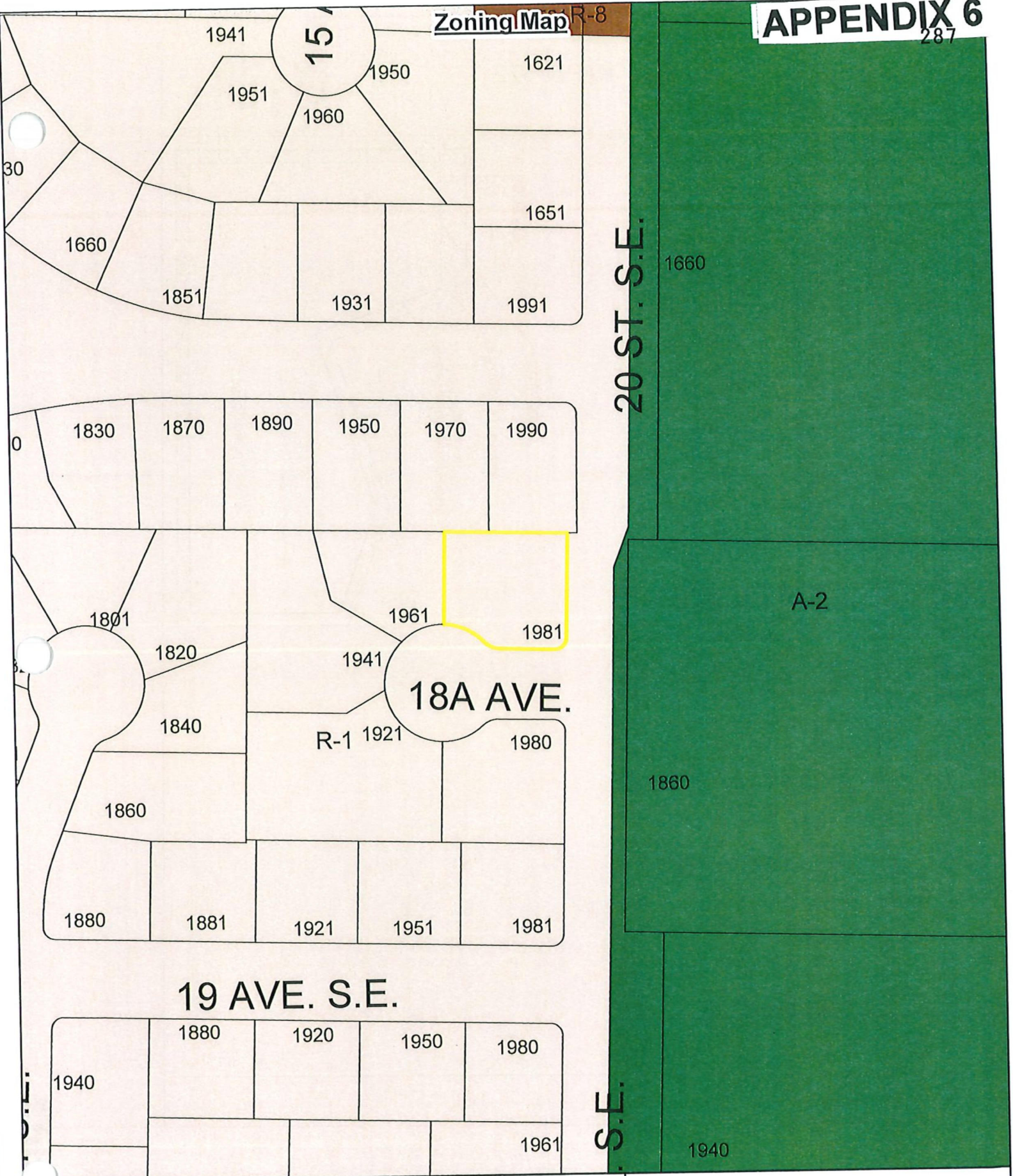
Acreage Reserve



Residential - Low Density

Zoning Map

R-8



- Subject Property
- A-2
- Parcels
- R-1
- R-8

Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:
Shop site plan
showing footprint
and offsets

Notes:

Eaves are 0.4356
meters all around
except for the
front of the shop
where the bay
door will be.

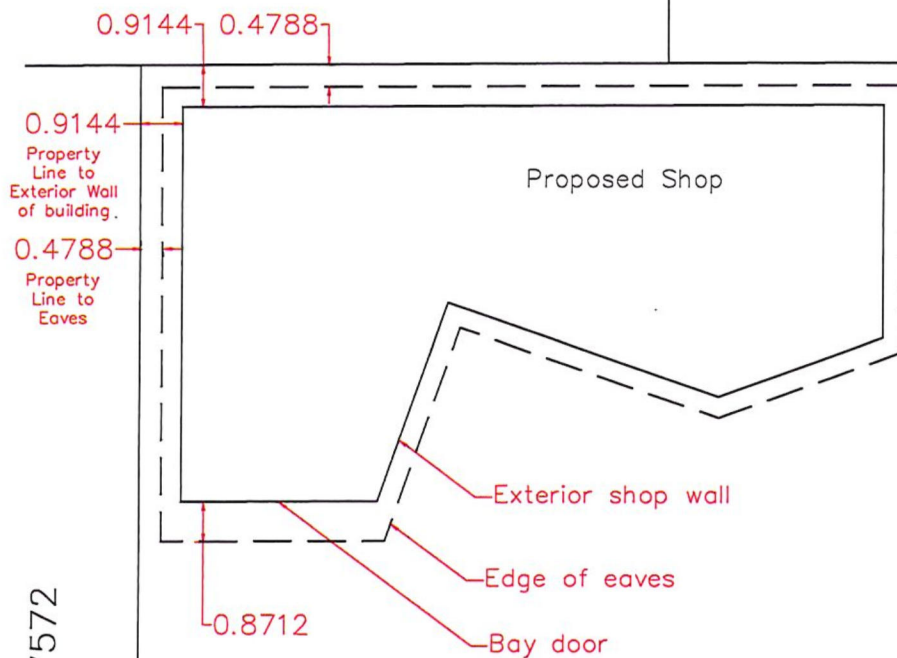
Page 1 of 1

Drafter:
Drew Hasselaar

Revision date:
May 9, 2021

Plan
4

35803
5



4

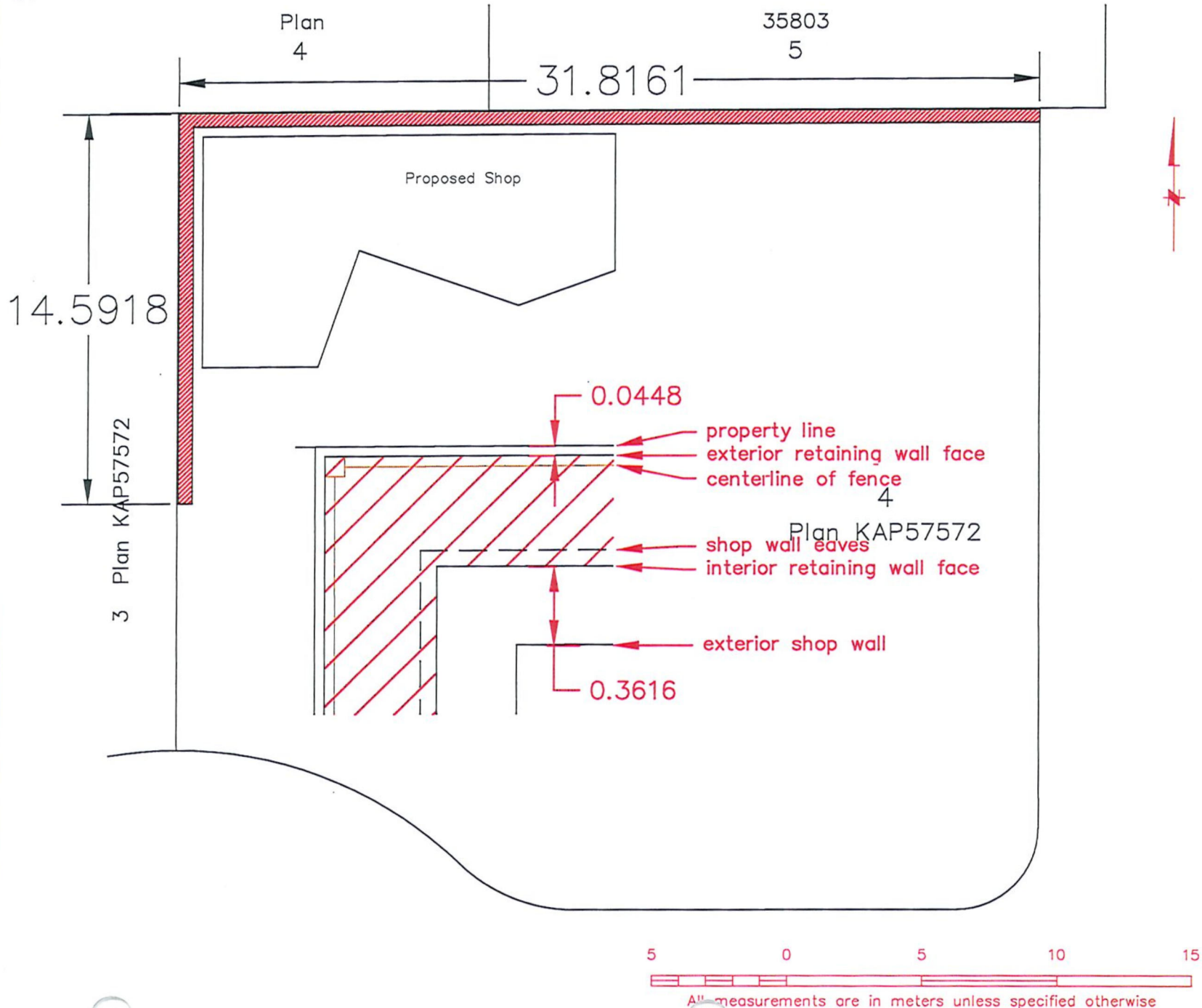
Plan KAP57572

3 Plan KAP57572



All measurements are in meters unless specified otherwise

289



Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:
Shop site plan
showing retaining
wall

Notes:

Retaining wall to
be 6" above final
grade.

Width of wall likely
to be 508mm.

Dept of wall to
exceed 4'.

Wall is to be
professionally
engineered and
certified along with
rest of shop.
Exact dimensions
of wall to follow.

Page 1 of 1

Drafter:
Drew Hasselaar

Revision date:
M 9, 2021

Plan
4

35803
5

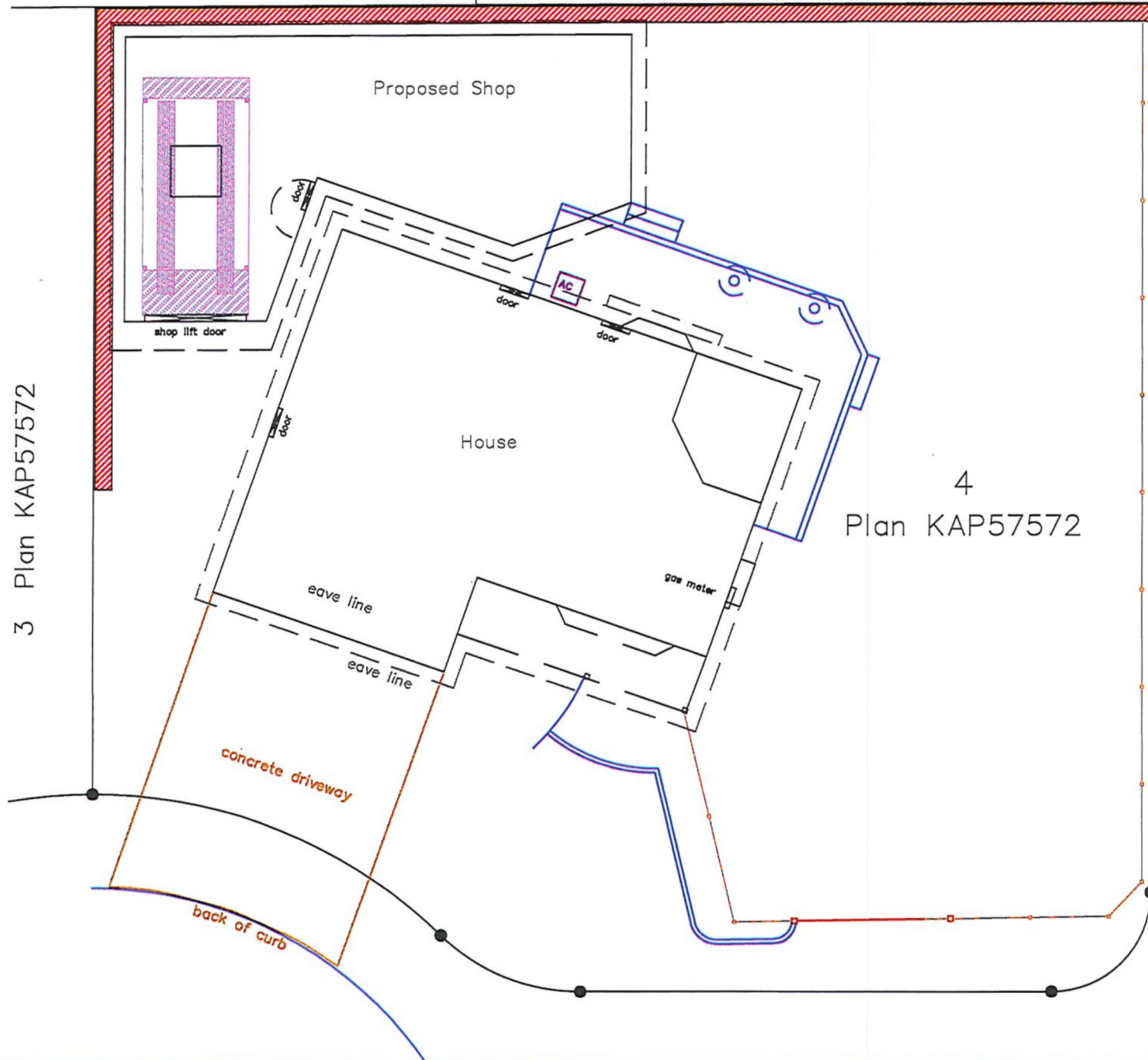
Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:
Site Plan

Notes:

3 Plan KAP57572



4
Plan KAP57572



Page 1 of 1

Drafter:
Drew Hasselaar

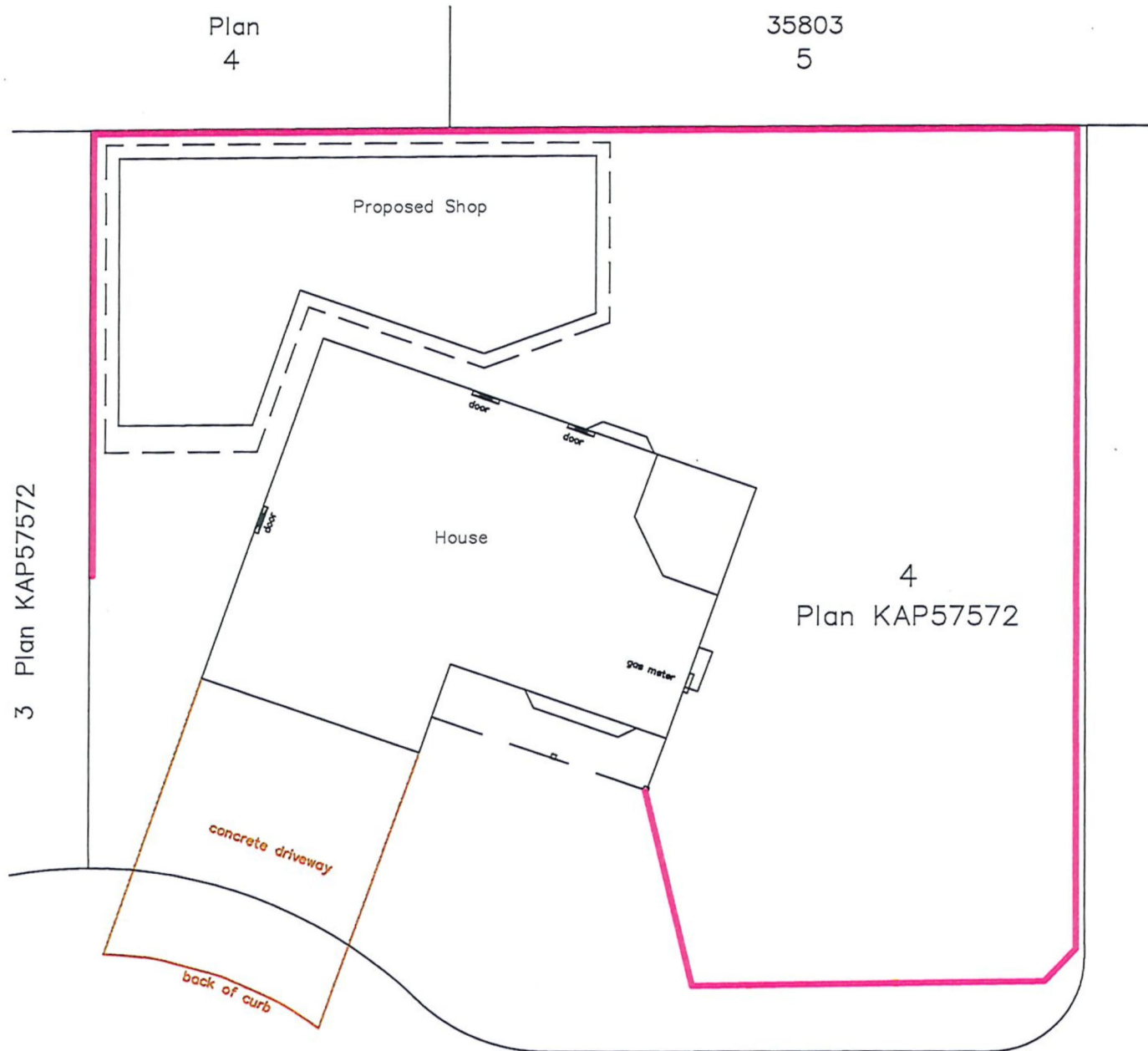
Revision date:
March 25, 2021

291

Plan
4

35803
5

3 Plan KAP57572



Drew's Shop

1981 18A Ave
SE Salmon Arm

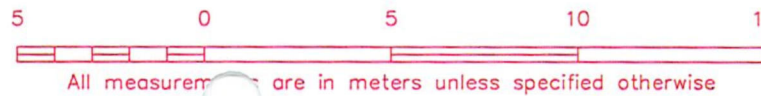
Description:
Fence Plan

Notes:

Page 1 of 4

Drafter:
Drew Hasselaar

Revision date:
May 1, 2021



Plan
4

35803
5

Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:
Fence Plan

Notes:

3 Plan KAP57572

Proposed Shop

House

4
Plan KAP57572

gas meter

concrete driveway

back of curb

5 0 5 10 15

All measurements are in meters unless specified otherwise



Page 2 of 4

Drafter:
Drew Hasselaar

Revision date:
May 1, 2021

Plan
435803
5

3 Plan KAP57572



Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:
Fence Plan

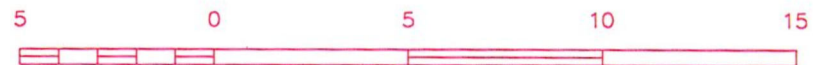
Notes:

- Existing Fence
- Proposed Fence built to height standard of existing fence (above)
- Proposed Fence built to maximum panel height of 5.25'

Page 3 of 4

Drafter:
Drew Hasselaar

Revision date:
March 1, 2021



All measurements are in meters unless specified otherwise

Drew's Shop

1981 18A Ave
SE Salmon Arm

Description:

"Good Neighbor"
Fence Design

Notes:

Panel width and height are specific to location.

Fence on East property line to match panel height standard of existing fence along the South property line. Fence on North and West property line to be built to a maximum panel height of 5.25".

The latter (North and West) to be constructed on top of a proposed retaining wall. Fence on East, North and West property line may employ a thicker post and plank.

Page 4 of 4

Drafter:
Drew Hasselaar

Revision date:
May 1, 2021

4x4 Pressure treated post

Pressure treated 2x4

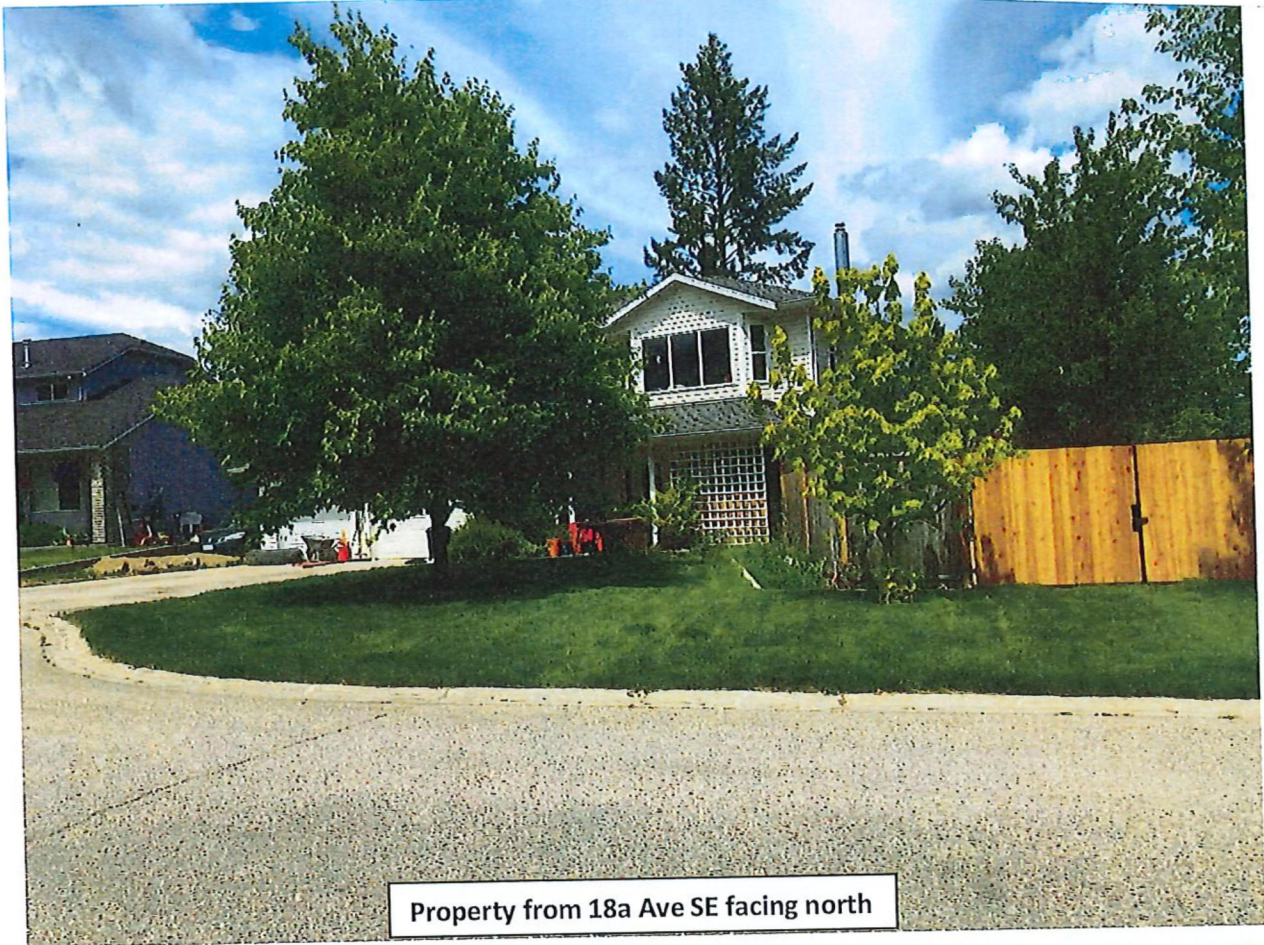
Cedar 1x6 T&G plank

Panel
Height

Pressure treated 2x6

Pressure treated 2x4

Panel Width

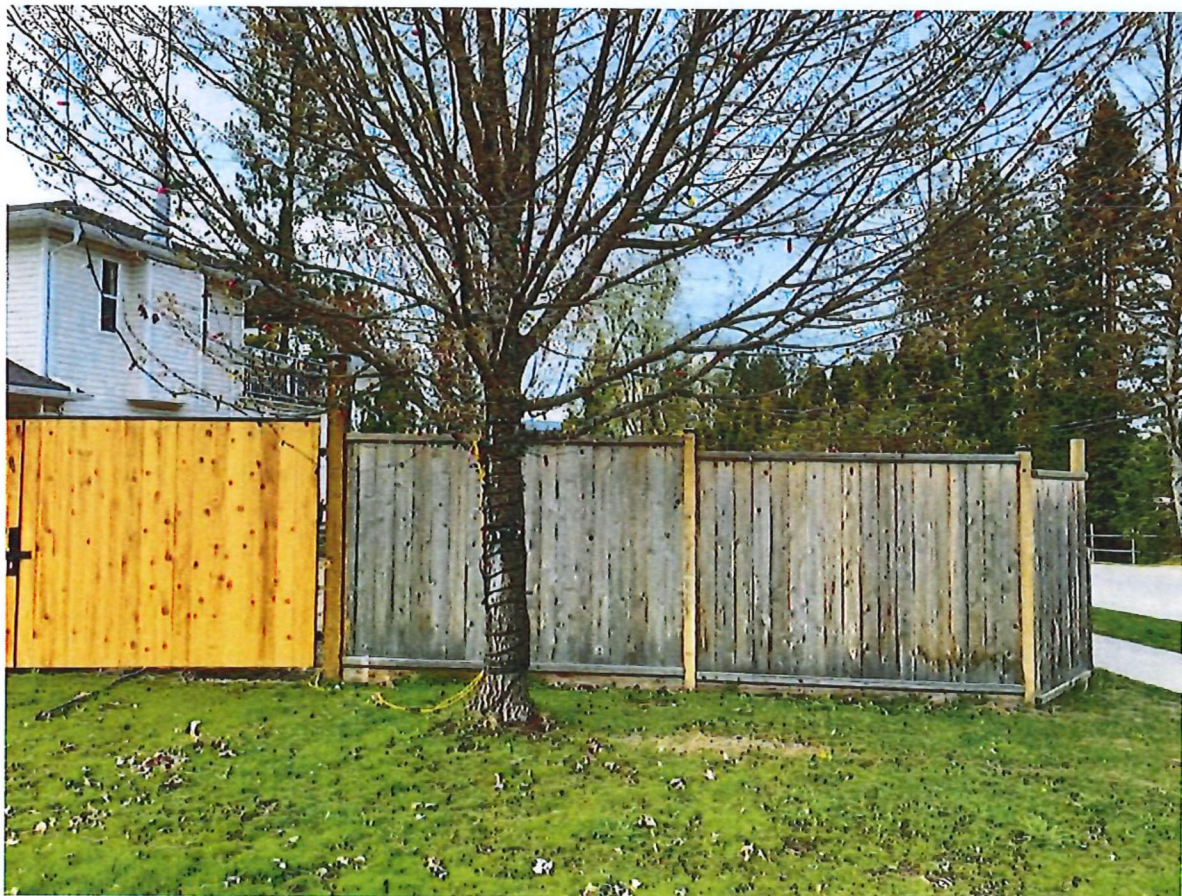


North Property Line





South Property Line









Property showing hedge and fence remove on 20 St SE side



Corner of 18a Ave SE and 20 St SE showing fence and hedge removal

Summary of Development

Hasselaar Family Detached Shop

1981 18A Ave SE

Salmon Arm, BC, V1E 1N6

Good day neighbours. Please allow us to introduce our family to yours. My husband and I moved into this neighbourhood in 2015 and have since started to grow our family with the addition of our 1.5 year old son.

The reason for this writing is we are interested in building a detached shop and pursuing landscaping enhancements to our property. We are working with the City of Salmon Arm development department to work through the application process.

We would like to take this opportunity to present to you what our family would like to achieve.

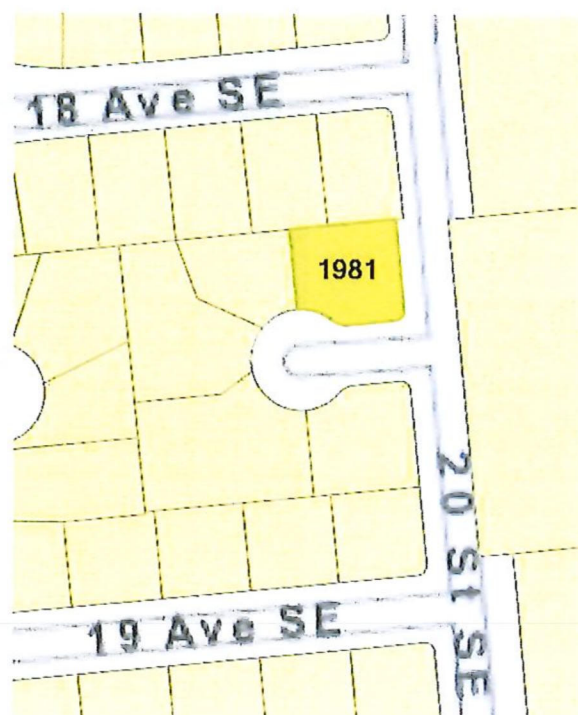
It is important to us that we are transparent with you and make ourselves available to answer any questions or concerns you may have.

We are interested in pursuing the construction of a detached shop and performing landscaping upgrades because, though we enjoy our home, we have quickly discovered with our growing family the design of the house doesn't provide us with practical internal storage space; the absence of a basement further compounded the problem.

The desire is to build a detached shop on top of an excavated basement; the latter providing us with the much-needed storage space.

The shop will be professionally engineered and designed with care to make it aesthetically pleasing and fitting to its residential setting. We will be exploring the option of ICF construction, hardie board finishing and using as many non-combustible building materials as possible.

We are looking to achieve a 40 cm setback to the eaves along the north and west property lines. This setback makes it possible for us to have a single garage door facing 18A Ave SE. Having the space available for vehicle/boat storage will maximize the effectiveness of the shop space and ultimately work to reduce the frequency of parking additional vehicles along the street. Please note that even with the plan to install a vehicle lift the peak of the roof will not exceed 8 meters in height.

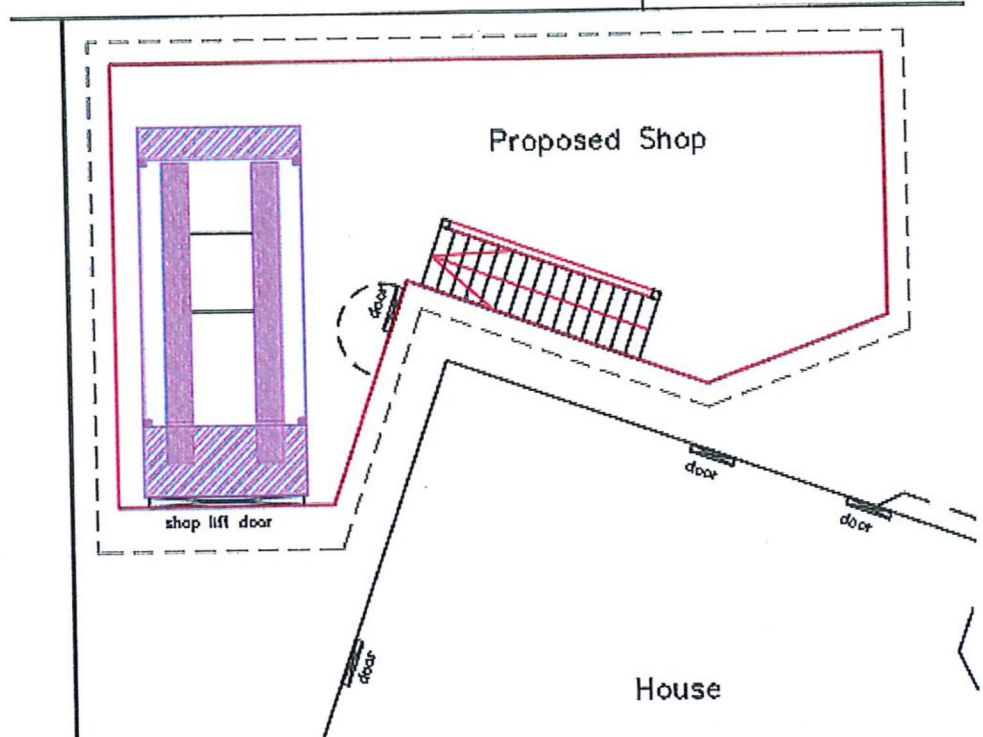


Windows will not be installed on the north wall and this is done intentionally to help maintain yours and our privacy.

You may have seen my husband recently removing the cedar hedge along 20th Ave SE. Despite efforts to keep the hedge healthy it had started to die off in sections already when we moved in and it became quite haggard. The hedge was discovered to be very dry inside and this concerned us as being a potential fire hazard. The plan is to replace the hedge with a solid wood 'good neighbour' designed fence. With the busy street, family dog and the school bus stop on the other side of the fence we're asking the city to permit us to construct a fence that would similarly match the height of the existing fence along the south side of

Plan
4

303



the property. We'd like to work with the city and explore options to enhance the appearance of the corridor and make it nice for the young folks waiting for the bus and really anybody making use of the sidewalk space.

Completely optional... If you would like to show support for our project by providing written acknowledgement of your awareness of the proposal, we would be very grateful to present your acknowledgment along with the development permit to city hall.

Homeowner name(s): _____

Address: _____

Signature: _____

If interested in showing support please return to 1981 18A Ave SE, Salmon Arm at your earliest convenience. Please note that though you may feel distanced from the property, anybody within 30 meters of the property is helpful in providing their support.

You may reach out to us at phone # 778-765-0856 with any questions or concerns.

Thank you for your consideration - The Hasselaar Family

Purpose

- 6.1 The purpose of the R-1 Zone is to provide for *single-family* residential areas developed to an urban density.

Regulations

- 6.2 On a *parcel* zoned R-1, 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-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-1 Zone:

- .1 *bed and breakfast*, limited to two let rooms;
- .2 *boarders*, limited to two;
- .3 *family childcare facility*; #3082
- .4 *group childcare*; #3082
- .5 *home occupation*;
- .6 *public use*;
- .7 *public utility*;
- .8 *shelter*; #3275
- .9 *single family dwelling*;
- .10 *accessory use*.

Maximum Number of Single-Family Dwellings

- 6.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

- 6.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 6.7 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 *accessory buildings*. #2811

Minimum Parcel Area

- 6.8 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).

Minimum Parcel Width

- 6.9 The minimum *parcel width* shall be 14.0 meters (45.9 feet).

Minimum Setback of Principal Building

- 6.10 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 6.10.2 and 6.10.3, 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).
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings

6.11 The minimum *setback* of an accessory *building* from the:

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

Maximum Floor Area Ratio

6.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

6.13 Parking shall be required as per Appendix I.

July 8, 2021

Honorable Alan Harrison and City Councillors,

My wife and I appreciate the consideration and thoughtful discussion that council facilitated for our Variance Permit (VP-534) application this past Monday.

We are happy to see support for the fence variance as we feel it will alleviate the problems and concerns we've been having with the school kids taunting the family dog. Nobody wants to see anybody get hurt and we like the idea that our son can play in privacy and security; a fence with increased height accomplishes this. Support for removing the dried out dead cedar hedge puts our mind at ease that we've eliminated a potential fire hazard. Much gratitude and thanks for this!

Regarding the shop... from all the great feedback two themes emerged, one that the quantity of asks was untraditional and the second was council is interested in further thoughts and feedback from surrounding neighbours.

My wife and I did some re-evaluating and would like to take this opportunity to re-present the variances for the shop in a reduced manner to council.

We drafted the following two-page document, printed enough copies to leave with neighbours and went door to door on July 6th for second visit; our initial canvassing of the neighbourhood took place on June 29th.

Below we've documented the results of our visits...

Please note I've only provided names of those that consented to doing so in writing.

1921 18A Ave SE - Travis - He was okay with the original submission and had signed his agreeance to it previously. He signed the second document on the spot and further stated he had no concern with the shop.

1941 18A Ave SE - Resident - They were okay with the original submission and had signed their agreeance to it previously. Had no other concerns with the latest changes. They'll discuss the matter with the other spouse and likely will sign and return the document.

1961 18A Ave SE - Greg - He expressed he liked how the height was reduced and indicated he had no other concerns with the proposal. Greg discussed the matter with his wife and returned the signed document the following day.

1980 18A Ave SE - Resident - They were okay with the original submission and had signed their agreeance to it previously. Since then they had asked for clarity on the height of the structure. Unfortunately, they weren't home when we canvased their place on July 6th. I feel they will be relieved the height requirement has been reduced. The plan is to continue to further the conversation with them tonight.

1950 18 Ave SE - Resident - Had no concerns with the proposal. They just wanted assurance I wasn't putting in a commercial business. They'll discuss

the matter with their other partner and may likely sign and return the document, if not they will likely be present for the meeting this coming Monday.

1970 18 Ave SE - Resident - Voiced how they liked how the height was reduced as that was their one original concern. They indicated they had no further concerns with the proposal. They advised they had been in communication with staff at the development services office. Though they now feel better with the height being reduced... they won't be signing the document. Signing was optional and we respected their decision.

1990 18 Ave SE - Resident - Had some further questions with the proposal. I felt reducing the roof height made them feel better about the whole thing. I'll be discussing the project later tonight with them. They have indicated they want to learn a little more about the shop and at that point figure they may sign and return the document. The plan is to continue to further the conversation with them tonight.

1860 20 St SE - Resident - When we met with them and the family on our first visit they were very easy going and expressed much support for the shop. I missed them on July 6th so the plan is to talk with them tonight. With the positive and supportive discussion held the first time around I can't see why they wouldn't agree to even lesser variance asks.

In talking to everybody that did have concerns there was an overwhelming sense of relief that the height of the shop will be reduced and will not exceed the height of the existing house.

Please note we'd like to keep the two variances' below in relation to the fence that council was in support of to pertain with the application.

Section 4.12.1 (a) - Fences and Retaining Walls - increase fence height to 2.0 m along entire rear and interior side yards;

Section 4.12.1 (b) - Fences and Retaining Walls - increase fence height from 1.2 m to 2.0 m along front and exterior side yards;

Thank you for your consideration.

Sincerely,

Andrew Kesselman

Andrew and Sarah

Attachments: July 6th Letter

July 6, 2021

Variance Permit Application No. VP-534

Pertaining to Shop

Current Asks Presented to City of Salmon Arm

Section 6.6 - R1 - Single Family Residential Zone - increase height of an accessory building (i.e. detached shop) from 6.0 m to 8.0 m;

Section 6.7 - R1 - Single Family Residential Zone - increase maximum parcel coverage for accessory buildings from 10% to 11 % of the parcel;

Section 6.11.2 - R1 - Single Family Residential Zone - reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and

Section 6.11.3 - R1 - Single Family Residential Zone - reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

Revised Asks (draft)

Section 6.6 - R1 - Single Family Residential Zone - increase height of an accessory building (i.e. detached shop) from 6.0 m to ~~8.0 m~~ **7.0m** (23');

~~Section 6.7 - R1 - Single Family Residential Zone - increase maximum parcel coverage for accessory buildings from 10% to 11 % of the parcel;~~

Section 6.11.2 - R1 - Single Family Residential Zone - reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and

Section 6.11.3 - R1 - Single Family Residential Zone - reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

Questionnaire

The Hasselaar family and the City of Salmon Arm is interested in your feedback

Please mark your selection below with an 'X'

1) Do you feel the above NEW Revised Asks (draft) should be presented to the City of Salmon Arm to replace the Current Asks?

☒ Yes ☐ No ☐ Don't care (was okay with the original asks)

2) Are there any further thoughts / suggestions or comments you'd like to make?

☒ Yes ☐ No

Comments (if applicable):

I have no concerns with the .4 metre set backs
it will not effect me at all.

3) May we share your feedback with the Salmon Arm Development department?

☒ Yes ☐ No

4) Your address: _____

5) Name: _____

Greg and Kari Mostaf

6) Signature: (optional) _____

Thank you for your time and consideration

Please return questionnaires to Hasselaar Family at 1981 18A Ave SE, Salmon Arm

Questionnaire

The Hasselaar family and the City of Salmon Arm is interested in your feedback

Please mark your selection below with an 'X'

1) Do you feel the above NEW Revised Asks (draft) should be presented to the City of Salmon Arm to replace the Current Asks?

[] Yes [] No [☒] Don't care (was okay with the original asks)

2) Are there any further thoughts / suggestions or comments you'd like to make?

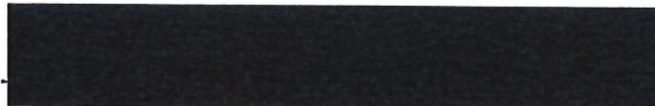
[] Yes [☒] No

Comments (if applicable):

3) May we share your feedback with the Salmon Arm Development department?

[☒] Yes [] No

4) Your address:



5) Name:

Travis Smith

6) Signature: (optional)

A handwritten signature in blue ink, appearing to be "Travis Smith", written over a horizontal line.

Thank you for your time and consideration

Please return questionnaires to Hasselaar Family at 1981 18A Ave SE, Salmon Arm

CITY OF SALMON ARM

Date: July 12, 2021

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on **Monday, July 12, 2021 at 7:00 p.m.**

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

Rezone Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone.

Civic Address: 2190 – 6 Avenue NE

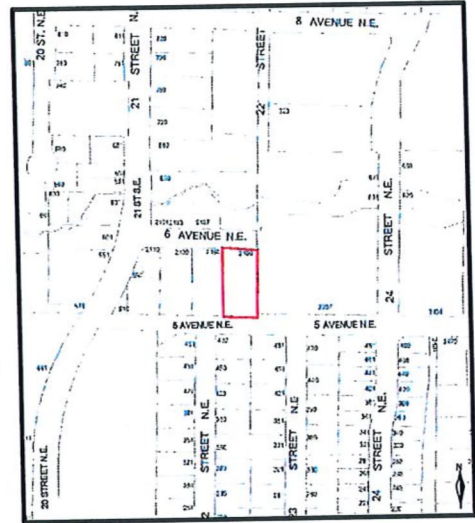
Location: East of 20 Street NE between 5th Avenue NE and 6th Avenue NE

Present Use: Single Family Dwelling

Proposed Use: Rezone in order to facilitate a two lot subdivision

Owner/Applicant: D. Allard & L. Wong/ Browne Johnson Land
Surveyor

Reference: ZON1204/Bylaw 4451



The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> June 29 to July 12, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 10, 2021

Subject: Zoning Bylaw Amendment Application No. 1204

Legal: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789
 Civic Address: 2190 – 6 Avenue NE
 Owner: Allard, David & Wong, Lindsay
 Applicant: Browne Johnson Land Surveyors

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to removal of two shipping containers from the property;

AND FURTHER THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

The subject parcel is located at 2190 – 6 Avenue NE (Appendices 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate a two lot subdivision.

The proposed subdivision plan can be seen attached as Appendix 3.

BACKGROUND

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

The subject property is located within the urban containment boundary in a neighbourhood consisting largely of single family residential properties with some medium density residential, recreational, and institutional uses scattered throughout the area. Further north, a variety of commercial uses are located along the Trans-Canada Highway.

The subject property is double fronting with driveway access from 5 Avenue NE, as well as a driveway and addressing from 6 Avenue NE. Land uses directly adjacent to the subject property include the following:

North: Single Family and Medium Density Residential/ 6 Avenue NE/ Turner Creek Trail	Zoned R1, R4, and P1
South: Single Family Residential/ 5 Avenue NE	Zoned R1 and CD7
East: Single Family Residential/ Orchard Grove Strata	Zoned R1, R4 and P1
West: Single Family Residential	Zoned R1 and R4

The total area of the property is approximately 0.20 ha (1,998 m²) and it currently contains a single family dwelling with an attached carport, as well as two shipping containers. At this time, the applicant has only advised that the property owner is interested in rezoning the property to R4 as part of the two lot subdivision applied for along with this application. They have not advised of a specific development proposal for either of the proposed lots.

As shown on the proposed subdivision plan one lot would be 1,324 m² (Remainder Lot 1) in area and one would be 600.2 m² in area.

Site photos are attached as Appendix 6.

COMMENTS

Ministry of Transportation and Infrastructure

MOTI has given preliminary approval of this Zoning Amendment Bylaw. Pursuant to Section 52(3)(a) of the *Transportation Act*, final MOTI approval will be required after third reading and prior to adoption. MOTI has not cited any concerns with this proposal.

Engineering Comments

The Engineering Department has no concerns with this rezoning and recommends approval. Appendix 7 attached details servicing requirements. The applicant received a copy of the Engineering Servicing Report on June 9, 2021.

The report notes road dedication requirements and improvements upgrading both frontages to an Urban Local Road and Urban Local Paved Road standard. These standards will require upgrades including curb and gutter, sidewalk, boulevard, and street lighting. Further to these improvements, the owners will also be responsible for extending the water main along the east side of the property to adequately service both proposed lots.

Depending on the specific proposal, these requirements could be triggered at various stages of development. Below are three different scenarios and when the servicing requirements would be triggered for each:

- Under the current proposal, these requirements are triggered at the subdivision stage regardless of whether or not the R4 rezoning is granted.
- If this R4 rezoning moved forward and the subdivision did not, these requirements would then be triggered at the development permit stage (if applicable) or at the building permit stage where a development permit is not required.
- If neither the subdivision nor the rezoning move forward, servicing requirements would be triggered at the building permit stage. No development permit would be required since the R1 zone does not permit multifamily development.

Building Department

Geotechnical review required due to known clay soils.

Fire Department

No concerns.

Planning Department

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP which aligns with R4 zoning. OCP Policy 8.3.11 supports all forms of residential housing under this designation, stipulating a density of 40 units/ha for medium density development, 50 units/ha for multiple family housing when special social and/or public amenity regulations are met, and up to 80 units/ha for Assisted Living Housing.

Density:

Applying a density of 40 units/ha to the proposed lots, proposed Remainder Lot 1 (northern lot) could have up to five dwelling units and proposed Lot 1 (southern lot) could have up to two dwelling units. Table 2 under the R4 zone allows increased density for applicable special amenities such as rental units, affordable rental units, and commercial daycares (see Appendix 8 for R4 regulations).

Taking into consideration possible siting constraints and zoning regulations discussed later in this report, staff feel that it would be challenging to fit the maximum permitted density on either of these proposed lots.

Development Permit:

A Residential Development Permit is required for all land located within the Medium and High Density Residential designated areas where a residential development proposal consists of more than two dwelling units or where a proposed duplex is part of a multifamily development. Since the R4 zone permits different forms of residential development, staff will confirm whether a development permit is required at the building permit stage or when more information is received about a development proposal.

Zoning Regulations:

Based only on lot size, the proposed northern lot (Rem 1) would be large enough to accommodate any of the uses listed under the R4 zone at 1,324m². The southern lot (Lot 1), at 600.2m², could only accommodate a single family dwelling or a duplex, both of which are permitted uses under the R4 zone. Under the current R1 zoning, the proposed lot areas and widths would also accommodate this two lot subdivision.

Site constraints and other zoning regulations such as parcel coverage, setbacks, floor area ratio, and parking may further restrict the type of development that could occur on these lots. In particular, staff note that the northern portion of the property (fronting 6 Avenue NE) has a steep bank leading to the existing house which could impact development potential of proposed Rem 1. The need for road dedication for both 5 Avenue NE and 6 Avenue NE at the subdivision stage will also further reduce proposed lot sizes which will again influence the type of development that can actually occur on each proposed lot.

Staff note that two shipping containers currently on the property will need to be removed prior to approval of this zoning amendment bylaw as shipping containers are not a use permitted within any residential zone. Shipping containers may be used temporarily in a residential zone for storage, only when associated with an active building permit.

Parking requirements will depend on the development proposal. Single family dwellings and duplexes require two spaces per unit, while a multi-family buildings of three units or greater would require only 1.5 spaces per unit.

Besides the above noted shipping containers, it appears the existing residence would meet R4 zoning regulations, including setbacks from the proposed new lot line between Rem 1 and Lot 1. For any new development, compliance will need to be confirmed at the building permit or development permit stage.

Access:

The property currently has two driveway accesses, one fronting 5 Avenue NE and one fronting 6 Avenue NE. Access from 5 Avenue NE has already been established through a paved driveway and currently appears to be the main route of access for the existing residence. This part of the property is flat so staff do not have concerns with this being used as access for a potential new single family dwelling or duplex on proposed Lot 1. However, access from 6 Avenue NE is steep and narrow. Depending on the proposal for Rem 1, upgrades may be required to this access at the development permit or building permit stage.

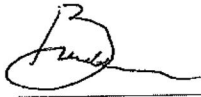
If future development of proposed Rem Lot is to be accessed via 5 Avenue NE, the developer would need to acquire an access easement over proposed Lot 1.

Geotechnical:

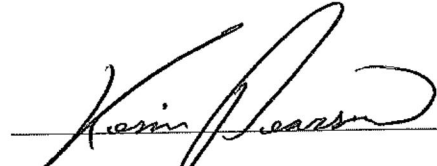
The property is known to have clay soil and a steep slope. Geotechnical concerns will be addressed as part of the subdivision process.

Conclusion:

Staff feel that this large city lot within the urban containment boundary is a suitable location for either low or medium density residential development. The R4 zone provides the greatest flexibility for future residential development but note that density will largely be constricted due to site conditions. Note that additional requirements may need to be met depending on a specific development proposal and could be addressed when more details regarding site planning and a specific use are known.



Prepared by: Brenda Kolenbrander
Planner

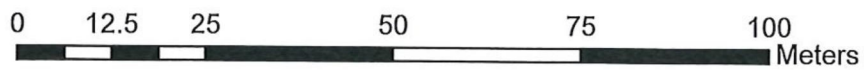




Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Subdivision Sketch Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Servicing Report
- Appendix 8 – R4 Zoning Regulations

Location Map



 Subject Property
 Parcels

Subject Property

APPENDIX 2

317

2160

2190

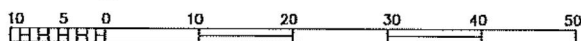


0 4 8 16 24 32 Meters

 Subject Property
 Parcels

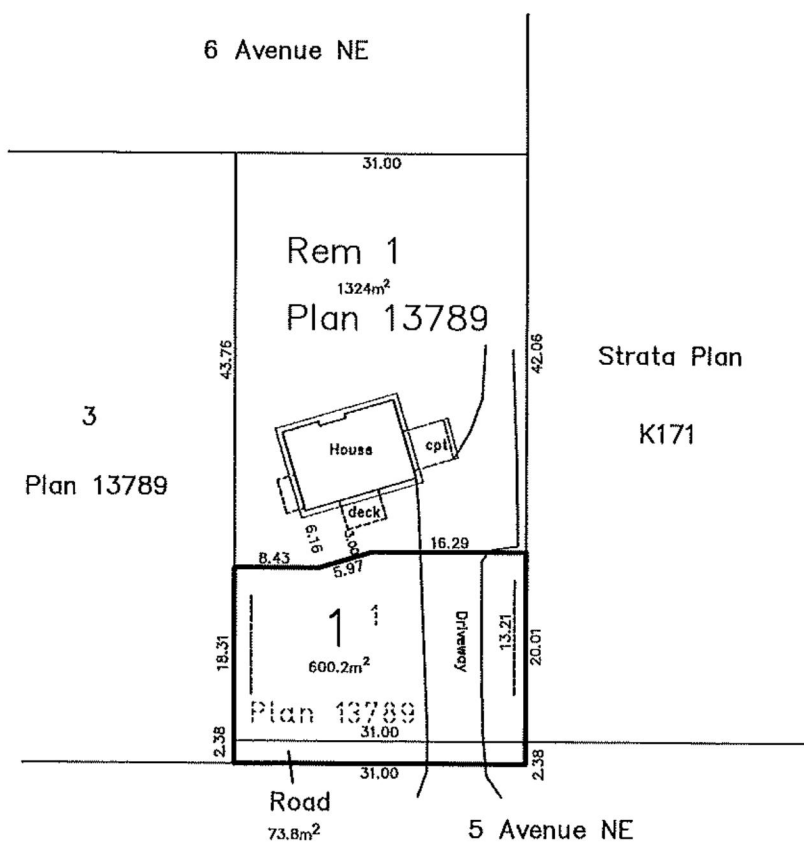
Sketch Plan of Proposed Subdivision of Part of Lot 4, Sec 13, Tp 20, Rge 10, W6M, KDYD, Plan 13789

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500



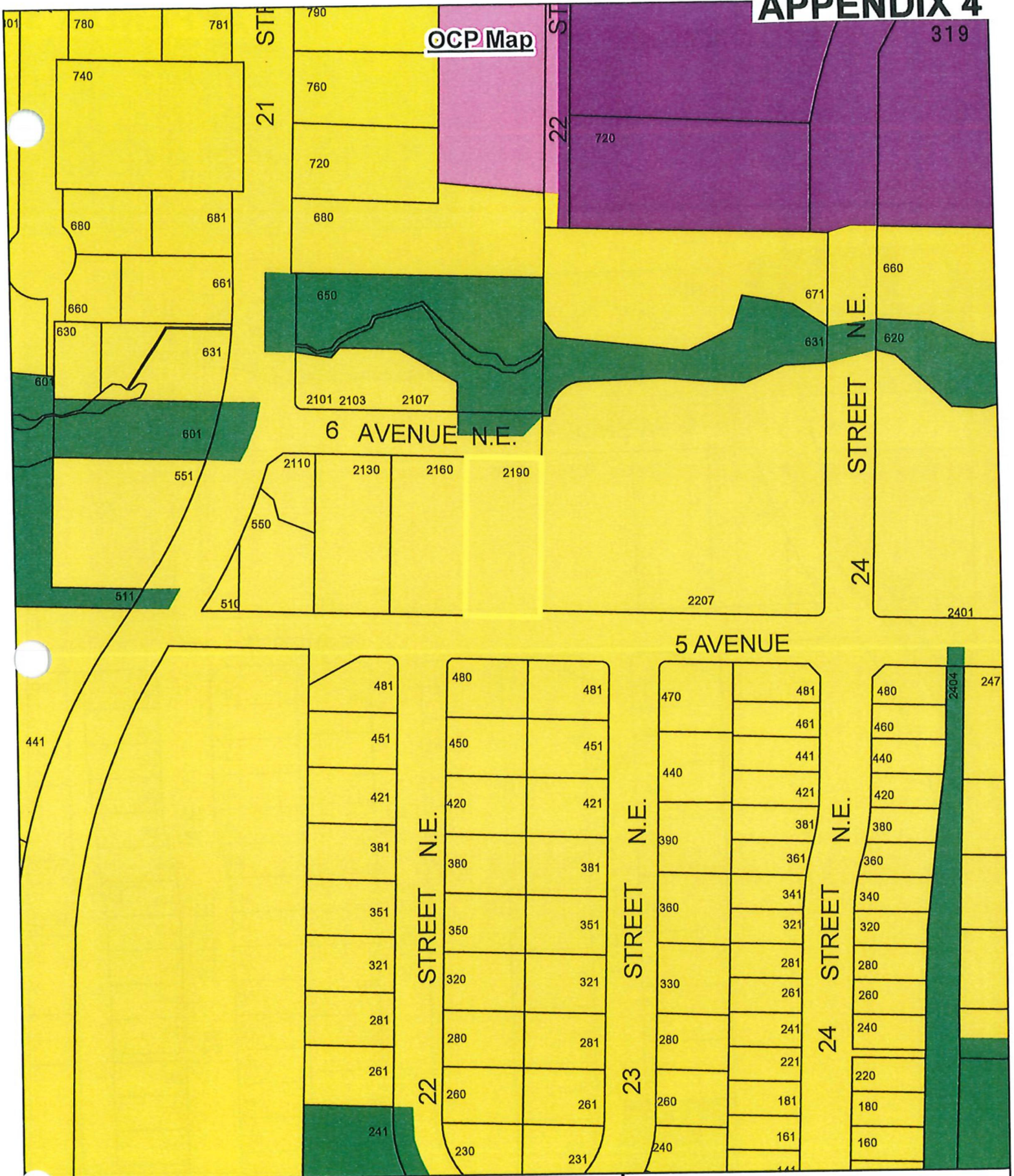
date

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701

File: 464-20 464-20.raw

APPENDIX 4

OCP Map

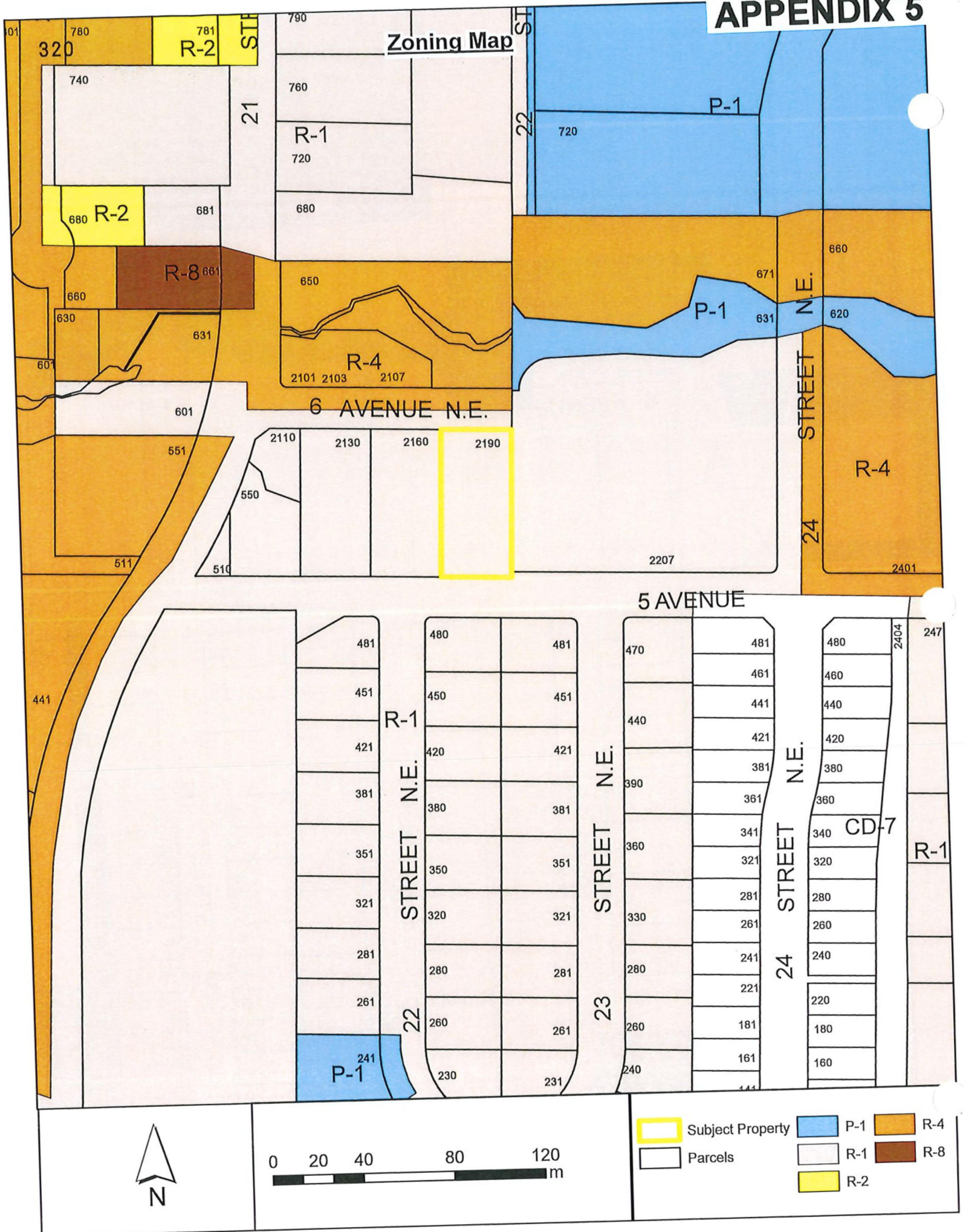


0 20 40 80 120 m

- Subject Property
- Park
- Institutional
- Residential - Medium Density
- Commercial - Highway Service / Tourist
- Parcels

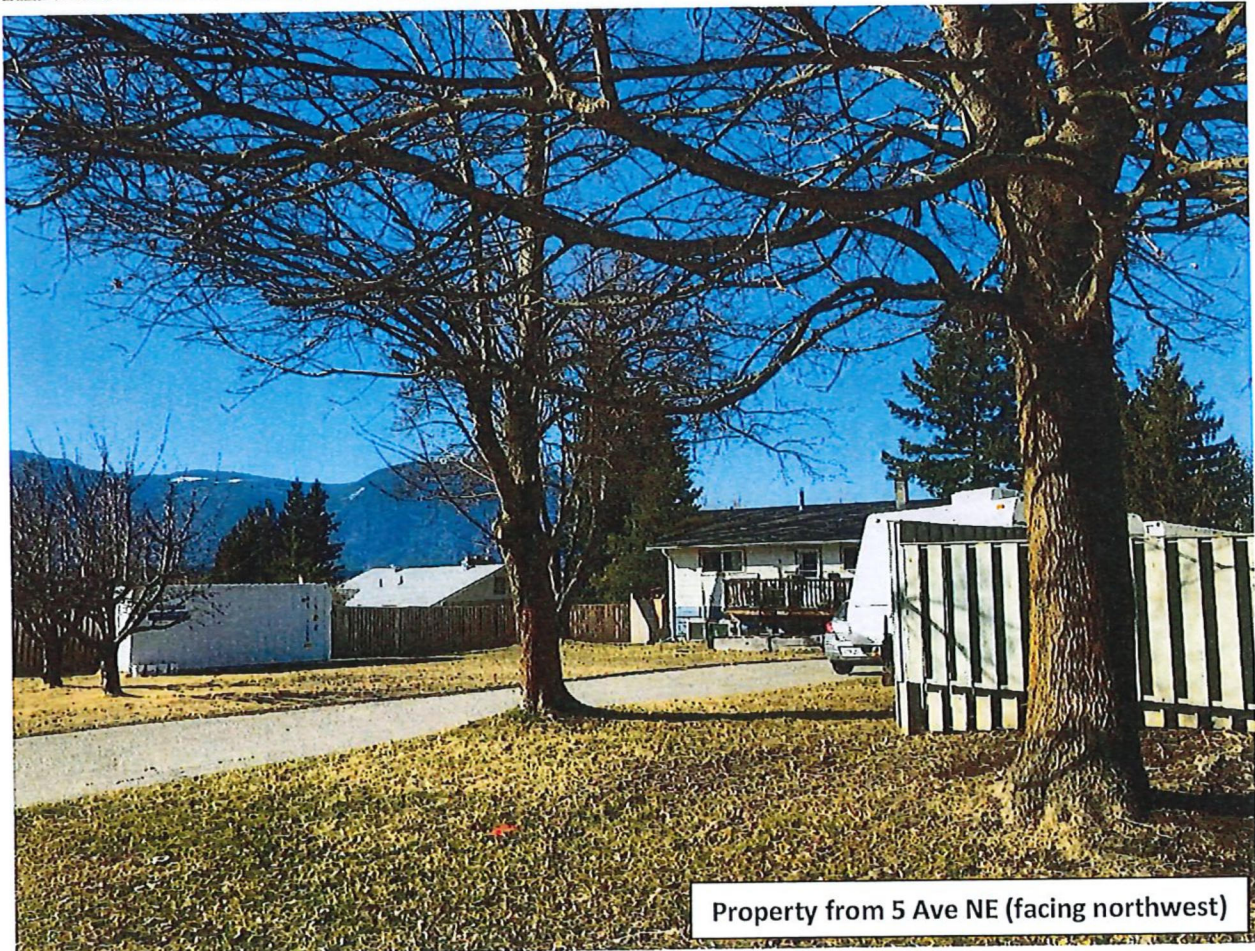
APPENDIX 5

Zoning Map





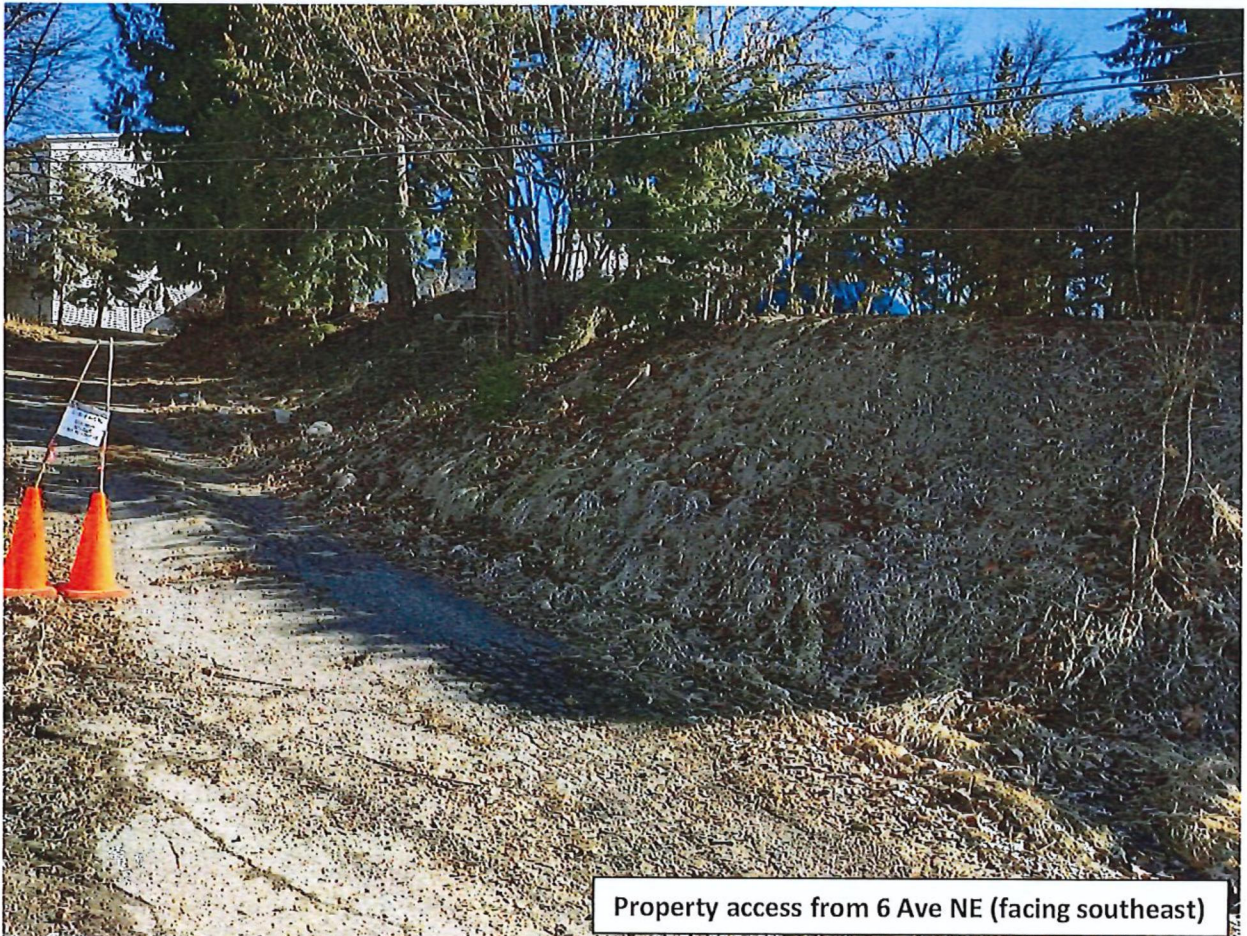
Property from 5 Ave NE (facing north)



Property from 5 Ave NE (facing northwest)



Property from 6 Ave NE (facing south)



Property access from 6 Ave NE (facing southeast)



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: June 8, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
OWNER: D. Allard & L. Wong
APPLICANT: Browne Johnson Land Surveyors
SUBJECT: SUBDIVISION APPLICATION NO. 21.04
ZONING AMENDMENT APPLICATION NO. 1204
LEGAL: Lot 4, Section 13, Township 20, Range 10, W6M KDYD, Plan 13789
CIVIC: 2190 6 Avenue NE

Further to your referral dated March 16, 2021, we provide the following servicing information.

Engineering Department does not have any concerns related to the Re-zoning Amendment and recommends approval.

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. This proposed subdivision is approximately 1992 m² in area and is therefore not exempt from frontage improvements under Subdivision and Development Servicing Bylaw No. 4163, Section 5.4. (maximum 1800 m² for R1 zoning).
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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

9. 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.
10. 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.
11. 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. 5 Avenue NE, on the subject property's southern 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 approximately 2.43m of additional road dedication is required (to be confirmed by a BCLS).
2. 5 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, curb & gutter, separated sidewalk, boulevard construction, street lighting and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 6 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 18.0m road dedication (9.0m on either side of road centerline) and dedication for cul-de-sac. Available records indicate that additional road dedication is required for portion of cul-de-sac (to be confirmed by a BCLS). Cul-de-sac dedication may be offset to the north, to allow less dedication required from subject property (subject to engineer's design and City Engineer's approval).
4. 6 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to a modified Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-1, with Cul-de-Sac construction in accordance with Specification Drawing No. RD-10 (which may be offset; see above). 3.0m wide multi-use-path construction instead of sidewalks will apply to both Specification Drawings. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, separated multi-use-path, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

SUBDIVISION APPLICATION FILE: 21.04
ZONING AMENDMENT APPLICATION FILE: 1204
June 8, 2021
Page 3

6. Only 1 access will be permitted onto 5 Avenue NE for proposed lot and only 1 access will be permitted onto 6 Avenue NE for remaining lot. Owner / Developer responsible for all associated costs.
7. Design and construction of multi-use-path on 6 Ave NE to incorporate a tie in to existing trail from the east.

Water:

1. The subject property fronts a 150mm diameter Zone 2 watermain on 5 Avenue NE. No upgrades will be required at this time.
2. The subject property fronts a 100mm diameter Zone 2 watermain on 6 Avenue NE. Upgrading this watermain to 150mm is required as per the SDSB. Owner / Developer's engineer to determine appropriate hydrant location. Upgrading water main upstream of hydrant location is required. Owner / Developer is responsible for all associated costs.
3. Dead end watermain are to be avoided whenever possible; therefore, connecting the water main between 6 Avenue NE and 5 Avenue NE is required along the eastern extent of the subject property, within a 3.0m Right of Way. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 12mm service from the 100mm diameter watermain on 6 Avenue NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. Water meter will be provided at subdivision. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The proposed parcel 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 (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
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. Current Fire Hydrant spacing on 6 Ave NE exceeds maximum spacing of 90m for medium density residential zoning (proposed). Fire hydrant installation will be required on 6 Avenue NE. Owner / Developer is responsible for all associated costs.
9. Current Fire hydrant spacing on 5 Ave NE meets spacing requirements for medium density residential zoning.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 6 Avenue NE. No upgrades will be required at this time.

2. The subject property does not front a sanitary sewer on 5 Avenue NE. All adjacent properties are currently connected to sanitary mains outside of the subject parcel's 5 Avenue frontage; therefore, no extension of sanitary main on 5 Avenue NE is required at this time.
3. The proposed parcel is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. A private easement is required on the remaining parcel to allow service to 6 Avenue NE, minimum 3.0m wide. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
5. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 6 Avenue NE. No upgrades required at this time.

Drainage:

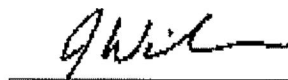
1. The subject property does not front on an enclosed stormwater system. Turner Creek to the north of 6 Avenue NE may be considered for possible stormwater disposal if needed and proven safe by ISMP and approved by any other applicable governing agencies.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into Turner Creek 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. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Matt Gienger
Engineering Assistant



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

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density*, *multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act*, *British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel* zoned R-4, 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-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:

- .1 assisted living housing; #4336
- .2 bed and breakfast in a *single family dwelling*, limited to two let rooms;
- .3 boarders, limited to two;
- .4 boarding home; #2789
- .5 commercial daycare facility;
- .6 dining area; #4336
- .7 duplexes;
- .8 family childcare facility; #3082
- .9 group childcare; #3082
- .10 home occupation; #2782
- .11 multiple family dwellings;
- .12 public use;
- .13 public utility;
- .14 single family dwelling;
- .15 triplexes;
- .16 accessory use.

Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**Minimum Parcel Width**

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, 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).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

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Item 23.2

CITY OF SALMON ARM

CITY OF SALMON ARM NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a virtual Public Hearing on Monday, July 12, 2021 at 7:00 p.m.

2) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674 Except Plan 27952 from R-1 Single Family Residential Zone to R-8 Residential Suite Zone.

Civic Address: 4930 – 70 Avenue NE
Location: South of 49 Street NE and east of 50 Street NE
Present Use: Single Family Dwelling
Proposed Use: Development of a secondary suite within the existing Single Family Dwelling
Owner/Applicant: J. & B. Melzer/ M. Wilson
Reference: ZON1212/ Bylaw 4463



The staff reports for the proposals are available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> June 29 to July 12, 2021 inclusive. Those who deem their interest affected by the proposed bylaws are urged to review the online file, contact the undersigned or phone the Development Services Department at 250.803.4000 to obtain the facts of the proposal prior to the hearing.

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

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

Erin Jackson, Director of Corporate Services

Vote Record

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

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2021

Subject: Zoning Bylaw Amendment Application No. 1212

Legal: Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674, Except Plan 27952
 Civic Address: 4930 70 Avenue NE
 Owner: Julia and Bernd Melzer
 Applicant: Whitstone Developments Ltd. (Mark Wilson)

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674, Except Plan 27952 from R1 (Single Family Residential) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject property is located in Canoe (Appendix 1 & 2). The parcel is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	Single Family Residence and Suite	Zoned R8
South:	Single Family Residence	Zoned R1
East:	Single Family Residence & Pond	Zoned R1 & P1
West:	Single Family Residence	Zoned R1

The subject property is approximately 0.26ha (0.65ac) in area and contains a single family dwelling that was constructed in 2015. The single family residence is approximately 113m² (1216 ft²) above an unfinished basement. The owners have made application to finish the basement, with a portion of the basement being a suite. The site plan for the secondary suite and basement is included as Appendix 5. The proposed suite is approximately 51m² (550ft²) in area and occupies a portion of the basement.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTSEngineering Department

The Engineering Department has no objection to the rezoning of this property.

At Building Permit stage, the owner will be required to upgrade the water service from the watermain to the property line to 1" and to install a meter in a pit or a Radio Frequency Head meter in the house. Owner will be responsible for all associated costs.

Building Department

No concerns with the rezoning. The completion of the basement suite should be compliant with BC Building Code.

Fire Department

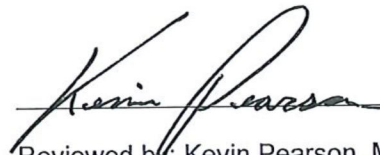
No concerns.

Planning Department

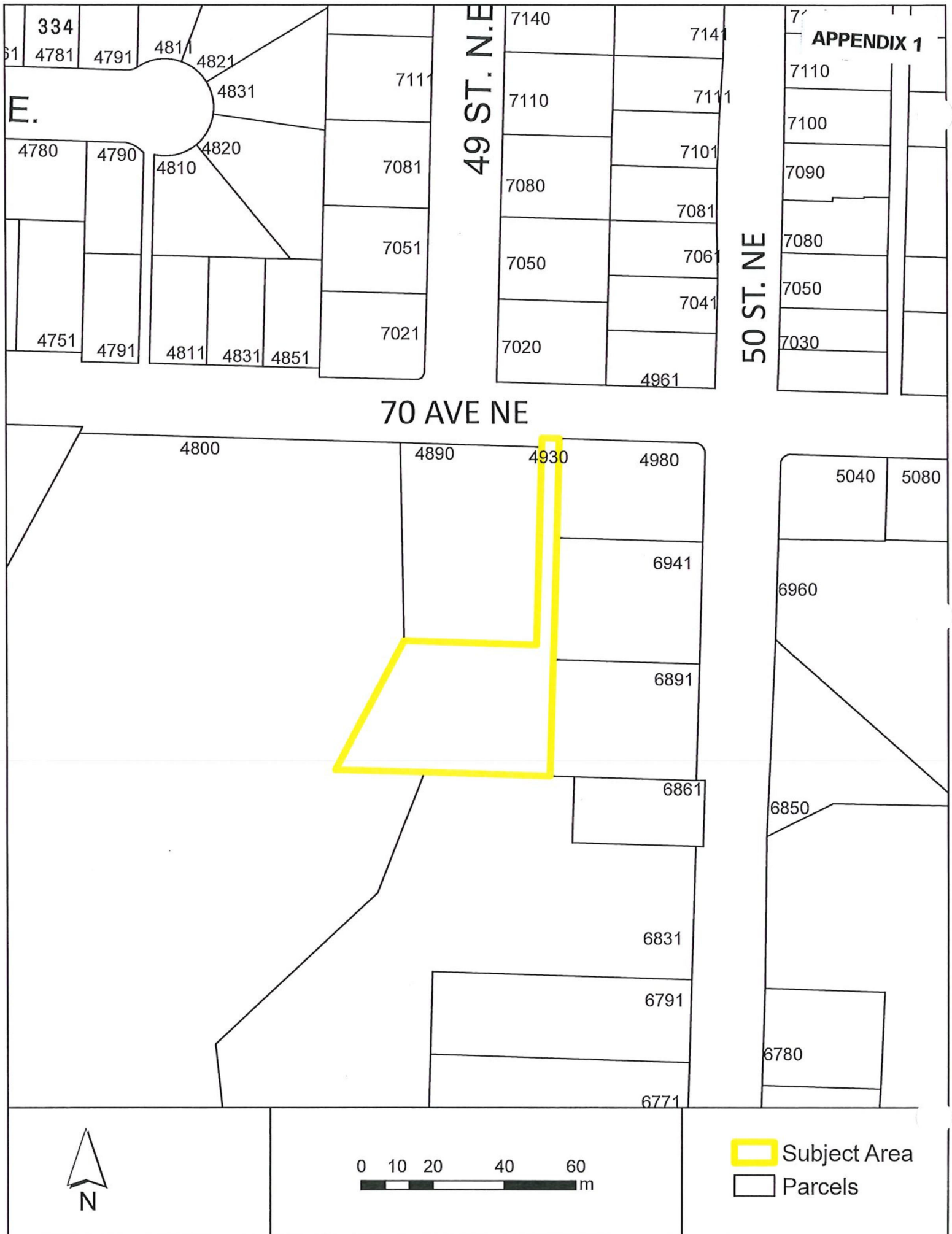
The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Melinda Smyrl, MCIP, RPP
Planner III



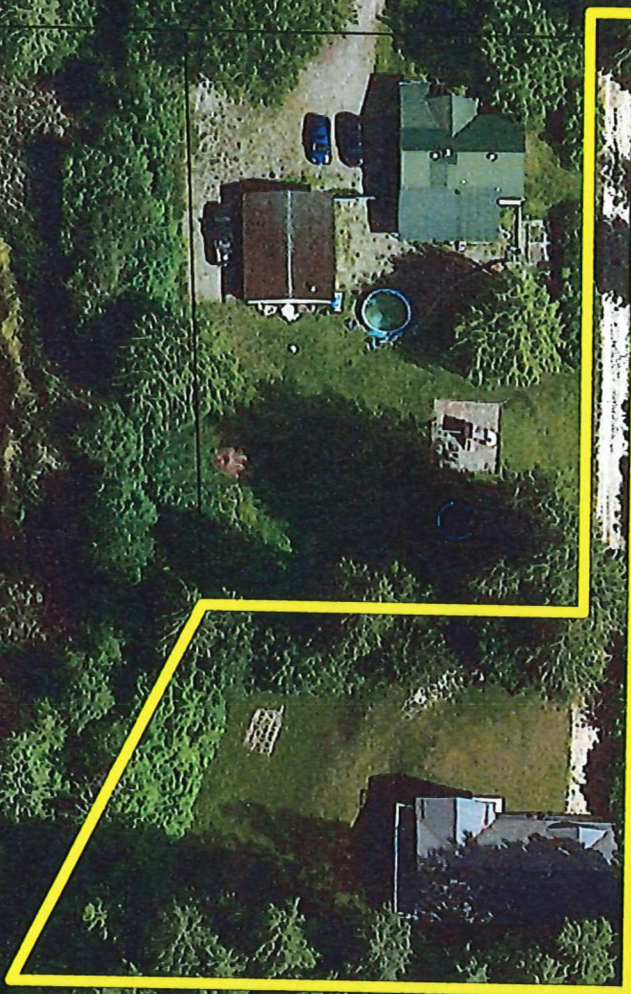
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



OrthoMap

70 AVE NE

50 ST. NE



0 5 10 20 30
m

 Subject Area
 Parcels

OCP Map

336

E.

49 ST. NE

50 ST. NE

70 AVE NE



0 10 20 40 60 m

- Subject Area
- Park
- Parcels
- Residential - Low Density

Zoning Map

337
APPENDIX 4

49 ST. | E

R-1

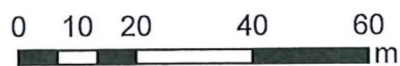
50 ST. NE

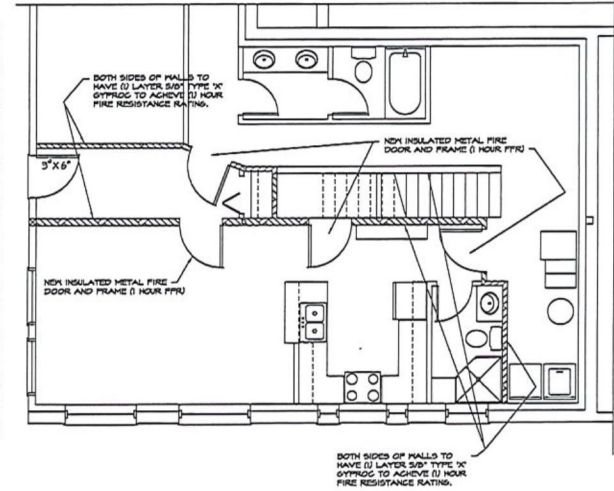
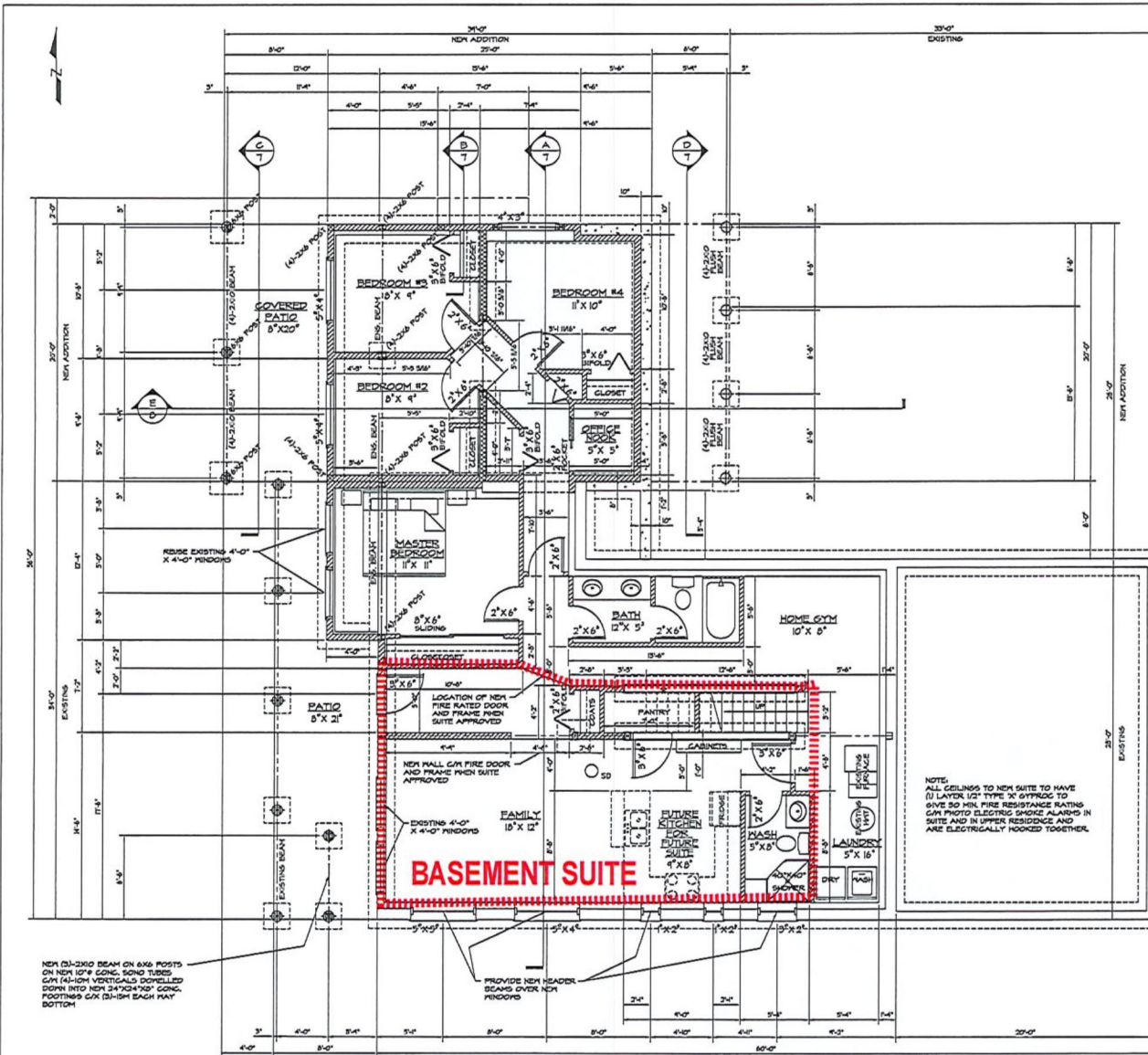
70 AVE NE

P-1

R-2

P-3





BASEMENT FLOOR PLAN

1/4" = 1'-0"

DATE	APRIL 14/2023	REVISION	REVISED TO DATE
DATE	JAN 18/2023	REVISION	REVISED TO DATE
REVISION NO.	DATE	DESCRIPTION	

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3380 - 5TH AVE. N.E.
SALMON ARM, B.C. V1E 2C4
EMAIL: repederson@shaw.ca

PH: 250-852-9431
FAX: 250-852-9431
WEB SITE: repederson.com

CLIENT: BERNIE & JULIA MELZER
4100 - 10 TH AVE. CANOE, B.C.

SCALE: 1/4" = 1'-0"

DATE: APRIL 24/2023

PROJECT: ADDITION TO EXISTING RESIDENCE

DRAWING NO: 20-0

From: pam tate <[REDACTED]>
Sent: Saturday, July 3, 2021 11:40 AM
To: Caylee Simmons [REDACTED]
Subject: Re: Reference- Zone-1212/Bylaw 4463

Civic address 4930 70th Ave NE-Property in Question

Public Hearing July 12, 2021

My name is Pam Tate and I am the owner of the property at [REDACTED], the subject property runs up the alley at the West side of my property. I don't oppose the rezoning, but for years have put up with the dust from vehicles going up and down. With a new suite in the property and most families having 2 vehicles, the traffic will increase up and down the laneway, being probably 4 vehicles a day or thereabouts. What I am asking the owners of the property is to either asphalt the driveway or gravel it to keep the dust from covering my back deck. I thank you for taking this into consideration when approving the rezoning.

Yours truly,

Pam Tate
[REDACTED]

Canoe, BC
[REDACTED]

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Item 24.1

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4451 be read a third time.

[ZON-1204; Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 - 6 Avenue NE; R-1 to R-4]

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4451

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 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone), as shown on Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4451"

READ A FIRST TIME THIS 28 DAY OF June 2021

READ A SECOND TIME THIS 28 DAY OF June 2021

READ A THIRD TIME THIS DAY OF 2021

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 24.2

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4463 be read a third time.

[ZON-1212; Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4463

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 31, Township 20, Range 9, W6M, KDYD, Plan 3674 Except Plan 27952 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone), as shown on Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4463"

READ A FIRST TIME THIS 28 DAY OF June 2021

READ A SECOND TIME THIS 28 DAY OF June 2021

READ A THIRD TIME THIS DAY OF 2021

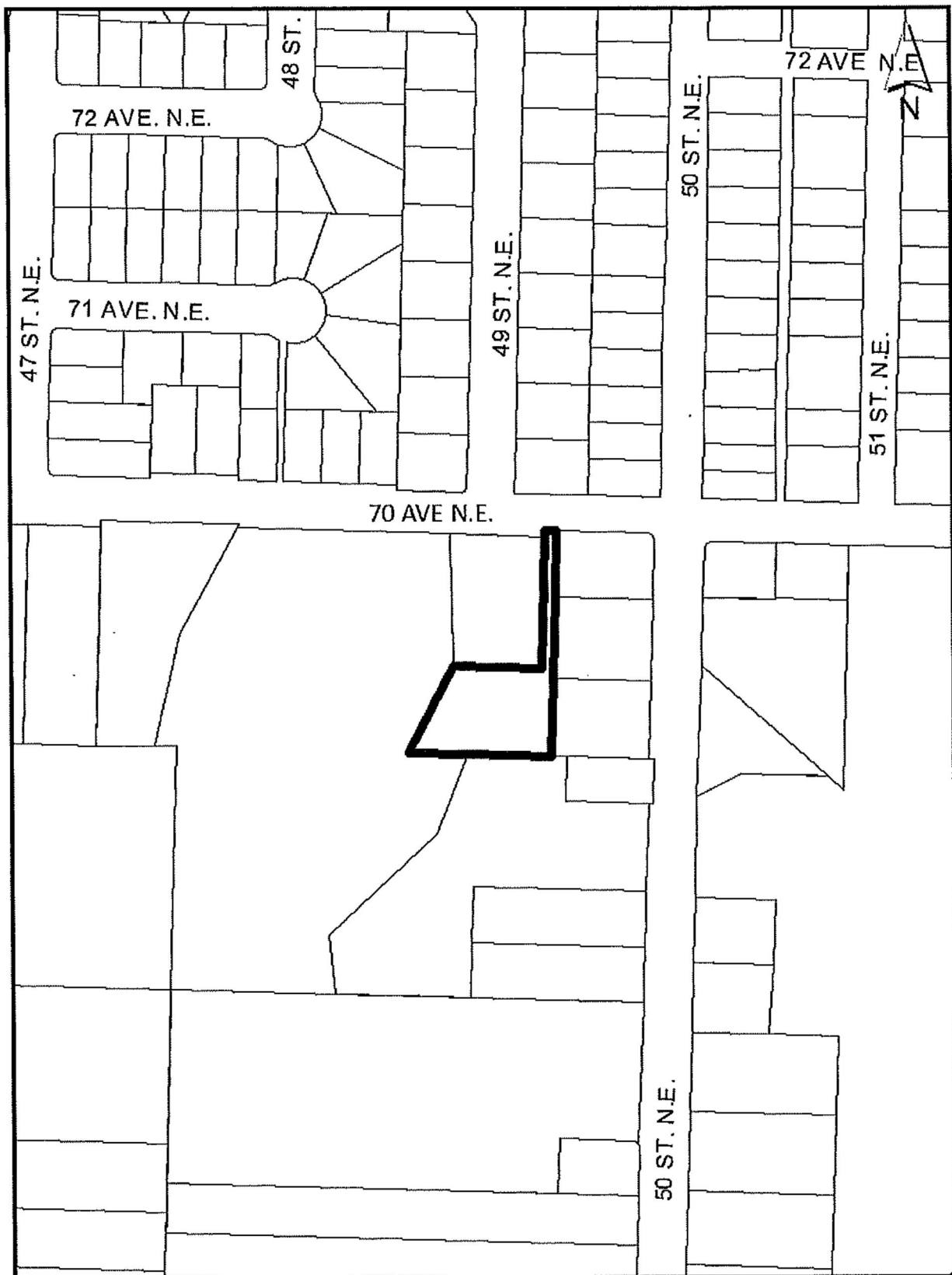
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF 2021

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2021

MAYOR

CORPORATE OFFICER



Item 26.

CITY OF SALMON ARM

Date: July 12, 2021

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting of July 12, 2021, be adjourned.

Vote Record

- ☐ Carried Unanimously
- ☐ Carried
- ☐ Defeated
- ☐ Defeated Unanimously

Opposed:

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

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