



AGENDA

City of Salmon Arm Regular Council Meeting

Monday, July 11, 2022
1:30 p.m.

[Public Session Begins at 2:30 p.m.]
Council Chambers of City Hall
500 – 2 Avenue NE
Salmon Arm, BC

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 - 18	6.	CONFIRMATION OF MINUTES
	1.	Regular Council Meeting Minutes of June 27, 2022
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23 - 26	2.	Active Transportation Task Force Meeting Minutes of July 4, 2022
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	8.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
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	9.	STAFF REPORTS
47 - 64	1.	Director of Development Services – 2021 City of Salmon Arm Local Government Climate Action Program Survey

- | | | |
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| 65 – 80 | 10. | INTRODUCTION OF BYLAWS
City of Salmon Arm Zoning Amendment Bylaw No. 4523 [ZON-1238; Lepp, L. & T.; 1091 60 St NW; A-2 and A-3] – First and Second Reading |
| 81 – 98 | 11. | RECONSIDERATION OF BYLAWS |
| 99 – 112 | 1. | City of Salmon Arm Zoning Amendment Bylaw No. 4238 [ZON-1111; Wonderland Investment Inc.; 50 30 Street NE; R-1 to R-4] – Final Reading |
| 113 – 146 | 2. | City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8] – Final Reading |
| | 3. | a. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] – Final Reading |
| | | b. City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] – Final Reading |
| 147 – 160 | 4. | City of Salmon Arm Zoning Amendment Bylaw No. 4533 - [Canoe Creek Estates] – Final Reading |
| 161 – 166 | 5. | City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 [Land Use Contract No. P1971; Canoe Creek Estates] – Final Reading |
| 167 – 168 | 12. | CORRESPONDENCE |
| | 1. | Informational Correspondence |
| | 13. | NEW BUSINESS |
| | 14. | PRESENTATIONS |
| | 15. | COUNCIL STATEMENTS |
| | 16. | SALMON ARM SECONDARY YOUTH COUNCIL |
| | 17. | NOTICE OF MOTION |
| | 18. | UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS |
| | 19. | OTHER BUSINESS |
| | 20. | QUESTION AND ANSWER PERIOD |
| 169 - 170 | 21. | ADJOURNMENT |

Item 2.

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: pursuant to Section 90(1), (g) litigation or potential litigation affecting the municipality and (d) the security of the property of the municipality; of the Community Charter, Council move In-Camera.

Vote Record

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

Opposed:

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

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Item 6.1

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Regular Council Meeting Minutes of June 27, 2022, 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 in the Council Chambers of City Hall 500 – 2 Avenue NE and by electronic means, at 1:00 p.m. and reconvened at 2:30 p.m. on Monday, June 27, 2022.

PRESENT:

Deputy Mayor L. Wallace Richmond
Councillor T. Lavery (participated remotely)
Councillor K. Flynn
Councillor S. Lindgren
Councillor C. Eliason (participated remotely)

Chief Administration Officer Erin Jackson
Director of Engineering and Public Works R. Niewenhuizen
Director of Development Services K. Pearson (participated remotely)
Director of Corporate Services S. Wood
Chief Financial Officer C. Van de Cappelle
Deputy Corporate Officer C. Boback (participated remotely)
Fire Chief B. Shirley

ABSENT:

Mayor A. Harrison
Councillor D. Cannon

1. CALL TO ORDER

Deputy Mayor Wallace Richmond called the meeting to order at 1:30 p.m.

2. IN-CAMERA SESSION

0284-2022 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: pursuant to Section 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality necessary for that purpose 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 2:17 p.m.
Council recessed until 2:30 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

4. REVIEW OF AGENDA

Addition of Submission Item 22.2 – J. Tanner - letter dated June 24, 2022 – DP-441; Residential

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of June 13, 2022

0285-2022 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: the Regular Council Meeting Minutes of June 13, 2022, be adopted as circulated.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of June 20, 2022

0286-2022 Moved: Deputy Mayor Wallace Richmond
 Seconded: Councillor Flynn
 THAT: the Development and Planning Services Committee Meeting Minutes of June 20, 2022 be received as information.

CARRIED UNANIMOUSLY

2. Downtown Parking Commission Meeting Minutes of June 21, 2022

0287-2022 Moved: Councillor Eliason
 Seconded: Councillor Lindgren
 THAT: the Downtown Parking Commission Meeting Minutes of June 21, 2022 be received as information.

CARRIED UNANIMOUSLY

3. Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022

0288-2022 Moved: Councillor Eliason
 Seconded: Councillor Lavery
 THAT: the Shuswap Regional Airport Operations Committee Meeting Minutes of June 15, 2022 be received as information.

CARRIED UNANIMOUSLY

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

9. STAFF REPORTS

1. Chief Financial Officer – Annual Financial Audit Services – 2022 and 2023

0289-2022

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: BDO Canada LLP, Chartered Accountants, be appointed as the Municipal Auditors for the City of Salmon Arm for the two (2) year term of 2022 and 2023;

AND THAT: the fee for services provided be as follows:

- 2022 - \$25,000.00 (plus taxes as applicable); and
- 2023 - \$25,000.00 plus BC CPI (plus taxes as applicable).

CARRIED UNANIMOUSLY

2. Chief Administrative Officer – Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports Application

0290-2022

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: Council supports the activities outlined in the Community Resiliency Investment Program – 2022 FireSmart Community Funding & Supports grant application;

AND THAT: Council agrees that the City of Salmon Arm will act as the primary applicant to apply for, receive and manage the 2022 grant funding.

CARRIED UNANIMOUSLY

3. Chief Administrative Officer – 55+ BC Games Bid

0291-2022

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: Council authorizes the submission of a bid package and letter of support for the 2024, 2025 and 2026 55+ BC Games;

AND THAT: Council commits to providing a cash contribution of \$60,000.00 as well as in-kind support of services and facilities with a deemed value of \$55,000.00 to the Games should the bid be successful.

CARRIED UNANIMOUSLY

9. STAFF REPORTS – continued

4. Director of Corporate Services, Naming and Advertising Agreement for the Recreation Centre

0292-2022

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Mayor and Corporate Officer be authorized to execute the Naming and Advertising Agreement for the Recreation Facility with Salmon Arm Savings and Credit Union and Shuswap Recreation Society, for a period of five (5) years, commencing May 1, 2022 to April 30, 2027.

CARRIED UNANIMOUSLY

5. Director of Corporate Services – 2021 Annual Report

0293-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: Council receive the City of Salmon Arm 2021 Annual Report for information.

CARRIED UNANIMOUSLY

6. Director of Engineering & Public Works – Canada Community – Building Fund in BC 2022 Strategic Priorities Fund

0294-2022

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the 2022 Budget contained in the 2022-2026 Financial Plan be amended to include the following projects to be funded from the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund:

- \$1,500,000 Foreshore Main Renewal – Phase 2
- \$200,000 Transportation Master Plan

AND THAT: Council authorize submission of a grant application under the Canada Community-Building Fund in BC, 2022 Strategic Priorities Fund, for the following projects:

- Foreshore Main Renewal – Phase 2 (Capital Infrastructure Stream), estimated cost \$1,500,000 plus taxes
- Transportation Master Plan (Capacity Building Stream), estimated cost \$200,000 plus taxes.

CARRIED UNANIMOUSLY

11. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 - Final Reading

0295-2022 Moved: Councillor Lavery
 Seconded: Councillor Lindgren
 THAT: the bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4534 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 - Final Reading

0296-2022 Moved: Councillor Flynn
 Seconded: Councillor Lavery
 THAT: the bylaw entitled City of Salmon Arm Zone 5 Booster Station Temporary Borrowing Bylaw No. 4543 be read a final time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4526 [ZON-1239; Struk, K. & C.; 6841 46 Street NE; R-1 to R-8] - Final Reading

0297-2022 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4526 be read a final time.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

1. Informational Correspondence

2. M. Bradcoe & J. Wittstock, Founding Members, Shuswap Pride Society - letter dated May 20, 2022 - picnic/BBQ at Marine Peace Park, Saturday, August 13, 2022
5. J. Evans, Early Years Family Navigator and Outdoor Play Facilitator, Shuswap Children's Association - letter dated June 17, 2022 - Children's Outdoor Recreation Program for July and August at Blackburn Park
6. J. Broadwell, Manager, Downtown Salmon Arm - letter dated June 14, 2022 - Theatre on the Edge Festival Use of Salmar Lot, West Side, July 15-17, 2022

12. CORRESPONDENCE - continued**1. Informational Correspondence**

0298-2022

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: Council approve the family picnic hosted by the Shuswap Pride Society at Marine Peace Park on Saturday, August 13, 2022 from 11am to 4pm subject to the provision of adequate liability insurance;

AND THAT: Council approve the Children's Outdoor Recreation Program for the Shuswap Children's Association on the following dates for Blackburn Park subject to the provision of adequate liability insurance;

July 26th, 2022 at Blackburn Park (10am-1pm)

August 2nd, 2022 at Blackburn Park (10am-1pm)

August 9th, 2022 at Blackburn Park (10am-1pm)

August 16th, 2022 at Blackburn Park (10am-1pm)

August 23rd, 2022 at Blackburn Park (10am-1pm)

August 30th, 2022 at Blackburn Park (10am-1pm);

AND FURTHER THAT: Council approve the use of the West side of the Salmar Parking lot for the Theatre on the Edge Festival (TotE Fest) from 10:00am Friday, July 15, 2022 to 11pm Sunday, July 17, 2022 subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

7. R. Scott, DZO, Skydive Salmon Arm, NOVA - letter dated June 21, 2022 - 2022 Skydiving Boogie Event - September 2nd - 5th

0299-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: Council approve the 2022 Skydiving Boogie Event, September 2, 2022 to September 5, 2022 hosted by the North Okanagan Vertical Adventures Ltd (NOVA) at the Shuswap Regional Airport subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

3. D. Podlubny, Director, Shuswap Association for Rowing and Paddling - letter dated January 31, 2022 - Purple-Air Sensor at Canoe Beach

0300-2022

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: Council approve the installation of a Purple Air Sensor at the Water Treatment plant for Rowing and Paddling installation of a Purple-Air Sensor at Canoe Beach;

AND THAT: the Shuswap Association for Rowing and Paddling be responsible for the installation, operation and maintenance and the City supplies the WIFI link.

CARRIED UNANIMOUSLY

13. NEW BUSINESS14. PRESENTATIONS15. COUNCIL STATEMENTS16. SALMON ARM SECONDARY YOUTH COUNCIL17. NOTICE OF MOTION18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS19. OTHER BUSINESS

1. 2022 Shuswap Trails Roundtable Event - [June 13, 2022 Notice of Motion - Councillor Lavery]

0301-2022

Moved: Councillor Lavery
Seconded: Councillor Flynn

THAT: \$1,500.00 be allocated from Council Initiatives for the 2022 Shuswap Trails Roundtable event.

CARRIED UNANIMOUSLY

20. QUESTION AND ANSWER PERIOD

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

The Meeting recessed at 3:24 p.m.

The Meeting reconvened at 7:00 p.m.

PRESENT:

Deputy Mayor L. Wallace Richmond
Councillor K. Flynn
Councillor S. Lindgren
Councillor T. Lavery (participated remotely)
Councillor C. Eliason (participated remotely)

Director of Engineering and Public Works R. Niewenhuizen
Director of Development Services K. Pearson (participated remotely)
Director of Corporate Services S. Wood
Deputy Corporate Officer C. Boback

ABSENT:

Mayor A. Harrison
Councillor D. Cannon

21. DISCLOSURE OF INTEREST

22. HEARINGS

1. Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd; 2800 10 Avenue (TCH) SW; Form and Character]

0302-2022

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: Development Permit No. 443 be authorized for issuance for Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4550, Except Plan H401, KAP55184, KAP69718, KAP78951 and EPP7474 (2800 10 Avenue (TCH) SW) in accordance with the Development Permit drawings attached as APPENDIX 5 to the staff report dated June 15, 2022;

AND THAT: Development Permit No. 443 vary Zoning Bylaw No. 2303 for Building 1 as shown in the drawings attached as APPENDIX 5 as follows:

1. Section 17.8.2 – Minimum Interior Parcel Line setback of 1.0m reduced to 0.0m;

AND FURTHER THAT: Issuance of Development Permit No. 443 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for landscaping.

The Director of Development Services explained the proposed Development Permit Application.

A. Blanleil, Blanleil Cranbrook Holdings Ltd., the applicant, spoke regarding the application and was available to answer questions.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:11 p.m.

CARRIED UNANIMOUSLY

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

0303-2022

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: Development Permit No. 441 be authorized for issuance for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 (1180 Old Auto Road SE) in accordance with the drawings dated March 22, 2022 and attached as Appendix 6 to the staff report dated June 1, 2022;

22. HEARINGS - continued

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

AND THAT: Development Permit No. 441 include the following variances to Zoning Bylaw No. 2303:

Section 4.9.1 – decrease the special building setback from the center line of an Arterial Street from 17.5 metres (57.4 feet) to 15.4 metres (50.5 feet) in accordance with the attached drawings;

Section 4.12.1 – increase the maximum height of a retaining wall from 2.0 metres (6.5 feet) to 2.5 metres (8.2 feet) in accordance with the attached drawings;

Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.1 metres (39.7 feet) in accordance with the attached drawings;

AND FURTHER THAT: Issuance of Development Permit No. 441 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 landscape plan and installation of fencing.

The Director of Development Services explained the proposed Development Permit Application.

A. Waters, Lawson Engineering Ltd., the agent, spoke regarding the application and was available to answer questions.

Submissions were called for at this time.

J. Tanner - letter dated June 24, 2022 – DP-441; Residential

J. Vickerson, 1011 Auto Rd – raised concerns about the height variance, which include loss of natural sunlight, dwarfing existing homes, killing shrubs and diminishing nearby property values. Additionally, the affected residents will see a retaining wall from their back decks.

B. Hyland, 1171 Old Auto Rd – raised concerns about the height of the building and loss of sunlight. B. Hyland said there was no reference to Old Auto Rd properties in the drawing so they could not determine the site lines. B. Hyland questioned snow removal and the storage of snow as well as parking issues in the cul-de-sac.

B. Vickerson, 1011 Auto Rd – raised concerns about the height of the building and questioned snow removal and the storage of snow.

W. Ewing, 1181 Old Auto Rd – raised concerns with increased traffic, lack of parking in the area and safety concerns for children and dogs.

22. HEARINGS - continued

2. Development Permit Application No. DP-441 [1334672 Ltd., Inc. No. BC1334672/ Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

L. Hyland, 1171 Old Auto Rd – provided a model showing the proposed heights and was concerned about the height variances.

B. Vickerson, 1011 Auto Rd – requested clarification on how the height is measured.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:48 p.m.

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

- 1.a Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

S. Knutson, 40 2nd St SE – raised concerns about density, height and parking.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:14 p.m. followed by comments from Council.

- 1.b Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:16 p.m. followed by comments from Council.

23. STATUTORY PUBLIC HEARINGS - continued

2. Zoning Amendment Application No. ZON-1241 [McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8]

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:18 p.m. followed by comments from Council.

3. Zoning Amendment Application No. ZON-1243 [Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8]

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

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

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:21 p.m. followed by comments from Council.

5. Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R1 to R8]

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 8:23 p.m. followed by comments from Council.

4. Zoning Amendment Application No. ZON-1244 [Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

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 8:25 p.m. followed by comments from Council.

23. STATUTORY PUBLIC HEARINGS - continued**6. Land Use Contract Termination Application No. LUC P1971 [Canoe Creek Estates]**

The Director of Development Services explained the proposed Land Use Contract Termination Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:27 p.m. followed by comments from Council.

24. RECONSIDERATION OF BYLAWS**1.a City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 [OCP4000-49; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR] - Third Reading**

0304-2022 Moved: Councillor Flynn
 Seconded: Councillor Lindgren
 THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a third time.

CARRIED UNANIMOUSLY

1.b City of Salmon Arm Zoning Amendment Bylaw No. 4511 [ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] - Third Reading

0305-2022 Moved: Councillor Flynn
 Seconded: Councillor Lavery
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a third time.

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

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4528 [ZON-1241; McCann, D. & K. / Orchard Valley Homes Ltd; 961 17 Street SE; R-1 to R-8] - Third and Final Readings

0306-2022 Moved: Councillor Eliason
 Seconded: Councillor Lindgren
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4528 be read a third and final time.

CARRIED UNANIMOUSLY

24. RECONSIDERATION OF BYLAWS - continued

3. City of Salmon Arm Zoning Amendment Bylaw No. 4535 [ZON-1243; Bagley, P. & S. / Franklin Engineering Ltd; 800 Foothill Road SW; A-2 and R-1 to R8] – Third and Final Readings

0307-2022 Moved: Councillor Eliason
 Seconded: Councillor Flynn
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4535 be read a third and final time.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4537 [ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8] – Third Reading

0308-2022 Moved: Councillor Flynn
 Seconded: Councillor Lindgren
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a third time.

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

CARRIED UNANIMOUSLY

5. City of Salmon Arm Zoning Amendment Bylaw No. 4538 [ZON-1245; Barrett, D.; 1071 12 Avenue SE; R1 to R8] – Third and Final Readings

0309-2022 Moved: Councillor Lavery
 Seconded: Councillor Flynn
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4538 be read a third and final time.

CARRIED UNANIMOUSLY

6. City of Salmon Arm Zoning Amendment Bylaw No. 4533 - [Canoe Creek Estates] – Third Reading (Public Hearing Waived)

0310-2022 Moved: Councillor Lindgren
 Seconded: Councillor Flynn
 THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a third time;

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

CARRIED UNANIMOUSLY

24. RECONSIDERATION OF BYLAWS - continued

7. City of Salmon Arm Amendment Bylaw No. 4532 to Land Use Contract Termination No. LUC P1971 [Canoe Creek Estates] - Third Reading

0311-2022 Moved: Councillor Lavery
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4532 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

00312-2022 Moved: Councillor Eliason
Seconded: Councillor Lavery
THAT: the Regular Council Meeting of June 27, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:37 p.m.

CERTIFIED CORRECT:

Adopted by Council the day of , 2022.

CORPORATE OFFICER

DEPUTY MAYOR

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Item 7.1

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of July 4, 2022 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 in Council Chambers, City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, July 4, 2022.

PRESENT:

Deputy Mayor K. Flynn
Councillor L. Wallace Richmond (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor D. Cannon (participated remotely)

Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Executive Assistant B. Puddifant

ABSENT:

Mayor A. Harrison

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Flynn 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 Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]

Moved: Councillor Wallace Richmond

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

5. REPORTS - continued

1. Zoning Amendment Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3] - continued

amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of July 4, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:16 a.m.

Deputy Mayor K. Flynn
Chair

Minutes received as information by Council at their Regular Meeting of day of , 2022.

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Item 7.2

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Lavery

Seconded: Mayor Harrison

THAT: the Active Transportation Task Force Meeting Minutes of July 4, 2022 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 4, 2022 at 10:00 a.m.

PRESENT:

Councillor Tim Lavery	City of Salmon Arm, Chair
Camilla Papadimitropoulos	Citizen at Large
Kathy Atkins	Citizen at Large
Steve Fabro	Citizen at Large
Gary Gagnon	Citizen at Large
Blake Lawson	Citizen at Large
Phil McIntyre-Paul	Shuswap Trail Alliance
Joe Johnson	Greenways Liaison Committee
Anita Ely	Interior Health
Marianne VanBuskirk	School District No. 83
Craig Newnes	Downtown Salmon Ar,
Barb Puddifant	City of Salmon Arm, Recorder

ABSENT:

Alan Harrison	Mayor, City of Salmon Arm
Louis Thomas	Councillor, Neskonlith Indian Band
Cory Sampson	Councillor, Adams Lake Indian Band
David Major	Shuswap Cycling Club
Paige Hilland	Social Impact Advisory Committee
Lana Fitt	Salmon Arm Economic Development Society
Jenn Wilson	City of Salmon Arm, Engineer
Chris Larson	City of Salmon Arm, Senior Planner

GUESTS:

Claire Askew	
Sarah Freigang	Urban Systems

The meeting was called to order at 10:00 a.m.

1. Call to Order, Introductions and Welcome
2. Acknowledgement of Traditional Territory

Councillor Lavery 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

Addition of Item 8.1 – Lakeshore Road update and Intersection at 30th Avenue NE and Trans Canada Highway

Moved: Camilla Papadimitropoulos

Seconded: Craig Newnes

THAT: the Agenda for the July 4, 2022 Active Transportation Task Force Meeting be approved with additions.

CARRIED UNANIMOUSLY

4. Approval of minutes from June 6, 2022

Moved: Marianne VanBuskirk

Seconded: Kathy Atkins

THAT: The minutes of the Active Transportation Committee Meeting of June 6, 2022 be approved.

CARRIED UNANIMOUSLY

5. Presentations

1. **Claire Askew – Safer walking and biking routes to Broadview area schools**
Claire Askew provided an overview of safety concerns regarding intersections and routes to school and was available to answer questions from the Task Force.
2. **Sarah Freigang – Urban Systems – Update on Active Transportation project**
Sarah Freigang, Urban Systems, provided an update on the community engagement sessions, plan themes and strategies and provided an outline for the next phases.

6. Old Business / Arising from Minutes

7. Sub-Group Updates

- a) Interim Ideas Sub-Group – Blake Lawson spoke regarding an upcoming meeting with the sub-group and Urban Systems. Blake Lawson will update the Task Force on the meeting date and time.

8. New Business**i) Lakeshore Drive design standards – Phil McIntyre-Paul**

Update on curb design standards and design guidelines on Lakeshore Drive (and other new projects) will be discussed with City staff at the meeting of the Task Force.

ii) Intersection at 30th Avenue NE and TCH

Items 8.a) and b) – Update on curb design standards and design guidelines on Lakeshore Drive will be discussed with City staff at the next meeting of the Task Force.

9. Other Business &/or Roundtable Updates, Ideas and Questions**10. Next Meeting**

The next meeting of the Active Transportation Task Force will be August 2, 2022 at 10:00 a.m.

11. Adjournment

Moved: Kathy Atkins

Seconded: Anita Ely

THAT: the July 4, 2022 meeting of the Active Transportation Task Force be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:34 a.m.

Councillor Tim Lavery, Chair

Received for information by Council the day of , 2022.

Item 7.3

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Greenways Liaison Committee Meeting Minutes of June 8, 2022 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 Wednesday, June 8, 2022 at 3:30 p.m.

PRESENT:

Brian Browning, Shuswap Trail Alliance
Chris Stromgren, Shuswap Trail Alliance
Steve Fabro, Citizen at Large
Rob Bickford, Citizen at Large
Joe Johnson, Citizen at Large
Kevin Flynn, Chair

Adrian Bostock, Shuswap Trail Alliance (non-voting)
Chris Larson, City of Salmon Arm, Senior Planner, Recorder

REGRETS:

Darin Gerow, City of Salmon Arm, Manager of Roads & Parks

The meeting was called to order at 3:31 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: Steve Fabro

Seconded: Joe Johnson

THAT: the Agenda of the Greenways Liaison Committee Meeting of June 8, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

5. Approval of Minutes of Previous Greenways Liaison Committee Meeting

Moved: Rob Bickford

Seconded: Brian Browning

THAT: the minutes of the Greenways Liaison Committee Meeting of April 7, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

6. Old Business / Arising from minutes

none

7. New Business

- **Salmon Arm Developments**

A number of developments and subdivisions involving dedication for trail/sidewalk/multi-use paths as required by the OCP/Greenways Strategy were reviewed.

- **Hometown Hero**

STA member Keith Cox was recognized as a Hometown Hero for his work and efforts towards our local trail network.

- **Salty Dog Weekend – Street Fest and Enduro Race**

A summary of these events was circulated for information. GLC noted both were well supported by a wide range of participants.

8. Other Business &/or Updates

- **STA Update - Planning and Projects (attached)**

The STA outlined efforts and projects in progress. Primary projects include the spring maintenance program getting underway, and connectivity at Hoadley Park is also expected to be enhanced this season.

- **South Canoe Update**

Trails around the parking area at South Canoe will be upgraded in spring, the South Canoe Rob Nash gazebo project is expected to also start soon, and the Ida View trail including the bridge will be under active development towards the end of June.

Winter Grooming – An expanded route has been proposed building on the network that was groomed in 2021/2022 (attached).

Moved: Brian Browning

Seconded: Rob Bickford

THAT: the Greenways Liaison Committee supports the South Canoe winter grooming route as proposed.

CARRIED UNANIMOUSLY

- **Park Hill Update**

No major projects to report.

- **Active Transportation Task Force**

The ATTF process was noted as ongoing with a summary presentation provided to the GLC. GLC members noted an opportunity to participate in the upcoming Round 2 of engagement.

Moved: Joe Johnson

Seconded: Brian Browning

THAT: the Greenways Liaison Committee supports the South Canoe winter grooming route as proposed.

CARRIED UNANIMOUSLY

The GLC discussed an interim meeting to review the AT plan. Further discussion involved future group or committee structures, possibly merging the GLC into a future AT Committee, with some sort of "trails" subgroup.

9. Next meeting – 3:30, Thursday, September 8, 2022

10. Adjournment

Moved: Steve Fabro

Seconded: Rob Bickford

THAT: the Greenways Liaison Committee Meeting of June 8, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:35 p.m.

Councillor K. Flynn, Chair

Received for information by Council on _____.

Attachments:

1. STA update
2. Winter Grooming Map

Shuswap Hut and Trail Alliance Society

PROJECT LIST as of June 01, 2022

FILTERS USED :

Client In : The City of Salmon Arm

Pending City of Salmon Arm Greenway Projects: 2022

PROJECT	CLIENT - COMPANY\NAME	CONTRACT AMOUNT	STA FUNDED	In-KIND	START DATE	DUE DATE	COMPLETED ON
2208 - Salmon Arm Spring Maintenance 2022	The City of Salmon Arm - Darin Gerow	\$13,063.60			2022-03-03	2022-12-31	
2225 - Salmon Arm Global Sign Maintenance 2022	The City of Salmon Arm - Darin Gerow	\$7,261.68			2022-04-13		
2231 - Salmon Arm Grayway Uptown Loop	The City of Salmon Arm - Darin Gerow	\$0.00			2022-01-01	2022-12-31	
2237 - Foreshore (Raven) Trail Dog Monitoring	The City of Salmon Arm - Darin Gerow	\$2,200.00			2022-03-01	2022-12-31	
2253 - Hoadly Park Trail Upgrades 2022	The City of Salmon Arm - Darin Gerow	\$3,589.51			2022-03-01	2022-12-31	
2254 - East Canoe Creek Bridge/Ida View 2022	The City of Salmon Arm - Darin Gerow	\$11,410.00	\$ 8,014.21	\$ 6,258.59	2022-01-01	2022-12-31	
2022 Project Total		\$ 37,524.79	\$ 8,014.21	\$ 6,258.59			

FILTERS USED :

Project In : 1956 - Rob Nash Memorial Shelter, 2148 - Secwepemc Landmarks Concept-Phase 2-CERIP, 2152 - Secwepemc Landmarks Concept - Phase 2 - TOTA, 2158 - Secwepemc Landmarks Trailhead Posts Install, 2206 - Larch Hill

PROJECT	CLIENT - COMPANY\NAME	CONTRACT AMOUNT	STA FUNDED	IN-KIND	START DATE	DUE DATE	COMPLETED ON
1956 - Rob Nash Memorial Shelter	SCF - Shuswap Community Foundation	\$4,853.69			2021-01-01	2022-12-31	
2148 - Secwepemc Landmarks Concept-Phase 2-CERIP	CSRD - The Columbia Shuswap Regional District	\$126,000.00			2022-01-01	2022-12-31	
2152 - Secwepemc Landmarks Concept - Phase 2 - TOTA	CSRD - The Columbia Shuswap Regional District	\$170,000.00			2021-04-01	2022-12-31	
2158 - Secwepemc Landmarks Trailhead Posts Install	SASCU	\$0.00			2021-04-01	2022-12-31	
2206 - Larch Hill Non-winter Advisory & Planning	STA - The Shuswap Trail Alliance	\$0.00			2022-04-13		
2207 - Salmon Arm Planning (General) 2022	STA - The Shuswap Trail Alliance	\$0.00			2022-01-01	2022-12-31	
2210 - South Canoe Parking Lot Development	CFC - Community Foundations Canada	\$26,000.00	\$ 5,000.00		2022-04-13		

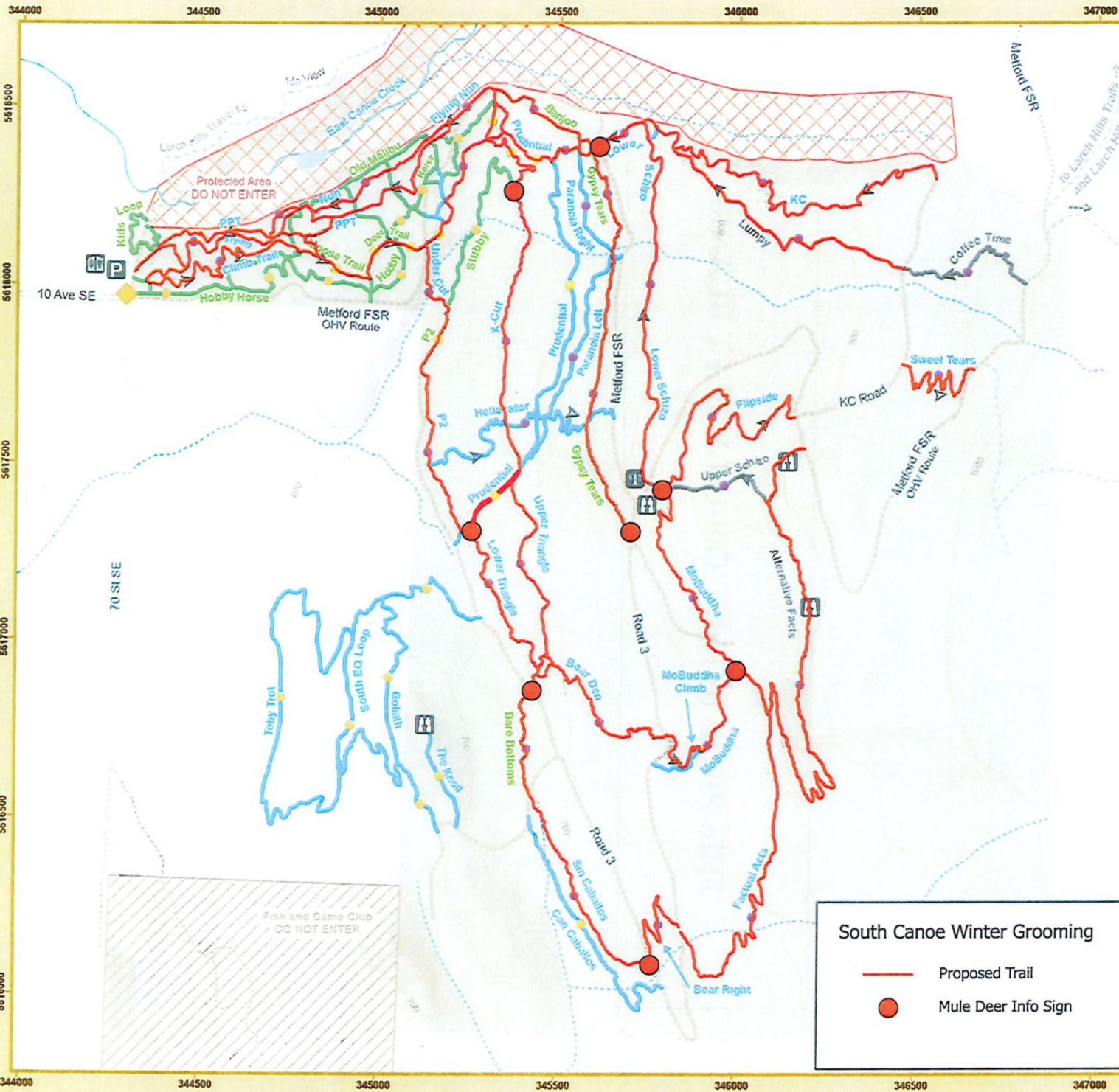
GROUPED BY

Shuswap Hut and Trail Alliance Society

PROJECT LIST as of June 01, 2022

2216a - South Canoe Winter Grooming	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2238 - Salmon Arm - West Bay	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2250 - Secwepemc Landmarks PEF	CSRD - The Columbia Shuswap Regional District	\$10,590.00	2022-01-01	2022-12-31
2264 - Kela7scen (Mt. Ida) Planning	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
2266 - Salmon Arm - Active Transportation Task Force	STA - The Shuswap Trail Alliance	\$0.00	2022-01-01	2022-12-31
MRDT - Online App & Website Update 2022	MRDT - Lana Fitt	\$5,500.00	2022-01-01	2022-12-31
MRDT - MRDT - Larch Hills Traverse/Rail Trail Plan	MRDT - Lana Fitt	\$9,000.00	2022-04-13	
MRDT - MRDT - Trail Signage	MRDT - Lana Fitt	\$2,000.00	2022-04-13	
MRDT - MRDT - Georeferenced Map Use Tutorials	MRDT - Lana Fitt	\$4,000.00	2022-01-01	2022-12-31
MRDT - MRDT Mountain Bike Trail Guide reprint	MRDT - Lana Fitt	\$6,000.00	2022-05-10	
2022 Additional Projects of Note Total		\$ 363,943.69	\$ 5,000.00	\$ -

GROUPED BY



South Canoe

11U 344356E 5617973N

 Distance: 1 - 12 km (various loops)

 Duration: 0.5-2.5 hours (round trip)

Amenities

- Parking
- Radio Tower
- Toilet
- Viewpoint

System Trails

- Easy
- More Difficult
- Most Difficult

Use Types

- Mountain Bike Only
- Equestrian Only
- Multi-Use: Shared
- One Way

Transportation

- Paved Road
- Gravel Road

Water

- Lake / River
- Perennial Stream
- Seasonal Stream

Other Data

- Park / Rec Site
- Other Nearby Trails
- 20 m Contour



Scale: 1:15,000
 NAD83UTM11N
 Published: 4/14/2022



South Canoe Winter Grooming

- Proposed Trail
- Mule Deer Info Sign

The extensive network of parks and trails in the Shuswap Region have been made possible through the collaborative efforts of many land managers and trail stewards working together.

Kwikwstsetsemc. Thank You,
 to all of the organizations involved in creating these trail experiences in the Shuswap.

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Item 7.4

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Community Heritage Commission Meeting Minutes of June 6, 2022 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 Community Heritage Commission Meeting held by in-person means on Monday, June 6, 2022 at 2:00 p.m.

PRESENT:

Deborah Chapman, R.J. Haney Heritage & Museum
Pat Kassa, R.J. Haney Heritage & Museum
Cindy Malinowski, R.J. Haney Heritage & Museum
Linda Painchaud
Maureen Shaffer (via telephone)
Mary Landers
Councillor Debbie Cannon, Chair
Evan Chorlton, City of Salmon Arm, Recorder (Staff non-voting)

ABSENT:

The meeting was called to order at 2:04 p.m.

1. Introductions and Welcome

2. 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.

3. Approval / changes / additions to Agenda

Moved: Cindy Malinowski

Seconded: Mary Landers

THAT: the Agenda for the June 6, 2022 Community Heritage Commission Meeting be approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of Minutes of May 2, 2022 Community Heritage Commission Meeting

Moved: Deborah Chapman

Seconded: Pat Kassa

THAT: the minutes of the Community Heritage Commission Meeting of May 2, 2022 be approved.

CARRIED UNANIMOUSLY

5. **Old Business from minutes**

a) Merton House

Deborah Chapman and Cindy Malinowski have not yet arranged a date and time with John Wood to take photos of his house. Therefore, the Commission tabled this item for discussion at the September meeting.

b) Establish priorities for rest of 2022/2023 (last page of Implementation Table document)

Pat Kassa facilitated a discussion on the priorities for the rest of 2022/2023. As a result, the Commission decided the importance/priority level, required date, and who will lead each of the tasks. Pat Kassa will update this document and will circulate it to the rest of the Commission.

Evan Chorlton will find out the term lengths of the Commission members. The Commission will also start exploring the process of adding a new Commission member as a result of Maureen Shaffer's departure.

c) Dalton Road

The Commission reviewed the draft letter Evan Chorlton had put together for the Dalton family on the Commission's behalf. Deborah Chapman will revise the letter and will send it back to Evan Chorlton and the Commission for issuance.

d) Heritage Projects Budget

The Commission reviewed the applicable budget correspondence attached in the June 6, 2022, Agenda. The Commission also discussed the option of carrying over the remaining funds into 2023. Debbie Cannon will confirm that funds may be carried over into subsequent years.

e) Ebl House

Moved: Mary Landers

Seconded: Pat Kassa

THAT: the Community Heritage Commission add Ebl House to the Community Heritage Register.

CARRIED UNANIMOUSLY

Once the Commission approves this item, the Commission will look into when this item can be brought forward and presented to Council as a separate item for approval for being added to the Heritage Register. Mary Landers also suggested that there is an opportunity for PR once the Ebl House is added to the Register.

f) Community Heritage Webpage

Pat Kassa gave an overview of today's website meeting with Linda Painchaud, Evan Chorlton, and Gregg Patterson. Debbie Cannon will discuss with staff for Heritage to have a presence on the City website.

6. **New Business**

7. **Other Business &/or Roundtable Updates**

8. **Next Meeting**

September (to be determined).

9. **Adjournment**

The Community Heritage Commission Meeting of June 6, 2022 adjourned at 2:59 p.m.

Debbie Cannon, Chair

Received for information by Council on the day of , 2022

Item 8.1

CITY OF SALMON ARM

Date: July 11, 2022

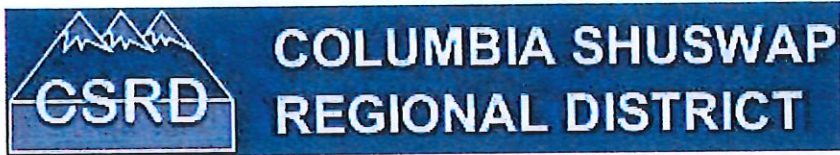
Board in Brief – June 2022

Vote Record

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

Opposed:

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

www.csrp.bc.ca

#YourCSRDP - June 2022

June 2022



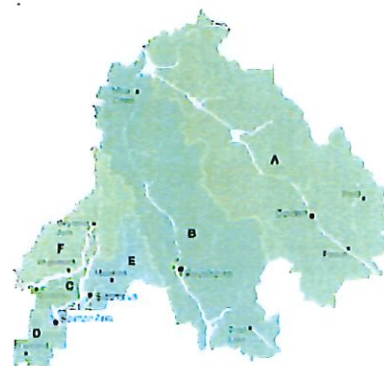
[Web version](#)

Highlights from the Regular Board Meeting

Correspondence

BC Timber Sales - Wiseman Creek Harvesting Operations Update (May 31, 2022)

In response to the letter from BC Timber Sales which indicated plans for logging in the Sicamous and Wiseman Creek watersheds will go ahead as planned, the Board decided to write a letter expressing disappointment in the decision. While noting there was a difference of opinion among geotechnical engineers retained by the CSRDP and the professionals working for BC Timber Sales, the Board wanted to go on record with their concerns about how logging may adversely affect the safety of people living at the base of these watersheds. **[View letter.](#)**



Request for Letter of Support from City of Salmon Arm (June 1, 2022)

The Board agreed to issue a letter of support for the City of Salmon Arm's bid to host the BC 55+ Games.

Request for Letter of Support from District of Sicamous (May 26, 2022)

The Board agreed to provide a letter of support for the District of Sicamous's application to the Strategic Priorities Fund to upgrade the Finlayson Waterfront and boat launch.

Business General & Business by Area

CSRD Policy F-32 Procurement of Goods and Services

The Board endorsed some minor adjustments to the policy to clarify its application. **View report.**

CSRD Firefighter and Officer Remuneration Policy F-12 Update

The Board endorsed an increase in hourly wages for paid on-call firefighters. There has not been an increase in these rates for the last 10 years. **View report.**

Tandem-Axle Vehicles Yard Waste Drop off at Transfer Stations

The Board discussed the current CSRD procedure which restricts larger vehicles and double-axle trailers from depositing yard waste at the transfer station for free. Yard waste brought to landfills or transfer stations in single axle trailers are able to dispose of this material at no cost. This policy was put in place to prevent large commercial operators from bringing in large loads of waste and filling up bins. Ben Van Nostrand, Team Leader of Environmental Health Services, explained a full solid waste management review is scheduled for 2023. All options for waste disposal will be discussed and there will be opportunities for public input.

Grant-in-Aid Requests

The Board approved allocations from the 2022 electoral grant-in-aid budget for projects in Electoral Areas A C, D, E and F. This was the last opportunity for grant-in-aid funding until after the municipal election on October 15, 2022. **View report.**

Electoral Area C: Area C Community Works Funds – Notch Hill Town Hall Association

The Board approved funding of up to \$19,142 from the Area C Community Works Fund for additional costs for the drilling of a new water well at the Notch Hill Town Hall. **View report.**

Electoral Area A: Golden/Area A Mosquito Control Program 2022 Budget Amendment

Predicted high water events in Golden and Electoral Area A for the spring of 2022 are anticipated to create an unusually large amount of new mosquito habitat. This will likely result in the need to increase the number of planned treatments, which would result in budget implications. In order to conduct additional treatments, the Board approved using \$39,995 from the existing operating reserve for additional treatments if necessary. **[View report.](#)**

Electoral Area A: Proposed Golden and Area Indoor Aquatic Centre Loan Authorization Bylaw

The Board approved the question for the upcoming voter assent process as: "Are you in favour of the Columbia Shuswap Regional District adopting Golden and Area Aquatic Centre Loan Authorization Bylaw No. 5849, 2022, which will permit the Regional District to borrow up to \$18 million over a 30-year term to be utilized towards the capital cost to construct an indoor aquatic centre as an addition to the existing Golden and District Recreation Centre?"

The wording of the question and the associated loan authorization bylaw must be approved by the BC Inspector of Municipalities before it can be officially included on the ballot. The assent vote is planned in conjunction with the Local Government Elections on October 15, 2022. **[View report.](#)** **[View press release.](#)**

Electoral Area E: Sicamous and District Recreation Centre User Fee Bylaw Update

Pending a full review of fees later this year, the Board approved interim rates and fees for ice bookings, fitness centre, lounge space, advertising, lockers and exclusive uses of the facility by the Junior B hockey club for the remainder of 2022 and the 2023 season. **[View report.](#)**

Electoral Area E: Area E Community Works Funds - Yard Creek Provincial Park

The Board approved the use of Community Works Funds in the amount of \$10,000 for development of a conceptual design plan for a historical Japanese monument at the Yard Creek Provincial Park. The current plans are seeking to create a Japanese garden with interpretive signage to commemorate those citizens detained at Japanese Internment camps in the area during World War II. **[View report.](#)**

Administration Bylaws

All Areas: General Local Government Election and Other Voting Amendment Bylaw

The Board adopted minor amendments to the current election bylaw (BL5661) to better align with School District #6 and School District 83's Trustee Election Bylaws and to

simplify the wording in the mail ballot process. [View report.](#)

Electoral Area C: Cedar Heights Water Service Area Bylaw Amendment

The Board voted to adopt the Cedar Heights Waterworks Service Amendment Bylaw No. 5847, which adds two properties into the water service area. [View Bylaw.](#)

Delegations

Southeastern BC Regional Connectivity Committee

Rob Gay, Chair, Southeastern BC Regional Connectivity Committee presented the 2022-2025 Strategic Plan. [View presentation.](#)

Revelstoke and Area B Community Economic Development

Ingrid Bron, Director of Community Economic Development and Meghan Tabor, Executive Director of Tourism Revelstoke, presented the Revelstoke 2023-2028 Destination Tourism Strategy. [View presentation.](#)



LAND USE MATTERS

Development Services Business General

Development Services Procedures Bylaw No. 4001-2 Amendments; Temporary Use Permits for Second Dwellings During Construction

The Board approved amendments to the bylaw to allow for the ticketing of offences related to construction or land alteration without first obtaining the requisite Development Permit (DP), or for offences committed contrary to an approved DP. The Board also agreed to

delegate the authority to the Manager of Development Services to approve Temporary Use Permits (TUP) for the construction or use of a second dwelling, or use of a seasonal recreational vehicle, during the construction of a primary dwelling unit on a property. [View report.](#)

CSRD Building Bylaw No. 660-3

The Board approved amendments to improve clarity and efficiency involving remote inspections and the need to allow for temporary second dwellings as laid out in the previous Bylaw No. 4001-2. [View report.](#)

Administration Bylaw

All Areas: Updated Ticket Information Utilization Bylaw

The Board agreed to replace Ticket Information Utilization Bylaw No. 5776, as amended, with an updated version including the ability to ticket for failure to obtain a Development Permit or works contrary to the requirements of a Development Permit and add references to the newly adopted Electoral Area E Zoning Bylaw No. 841. [View report.](#)

Agricultural Land Reserve Applications

Electoral Area C: Agricultural Land Commission (ALC) Application Section 20.3(5) – Removal of Soil LC2591D

The subject property is located at 3466 Salmon River Road in Glenemma of Electoral Area D and is entirely within the Agricultural Land Reserve (ALR). 7.6 ha of the 27-ha parcel is used by Salmon Valley Sand and Gravel for aggregate extraction which has been approved by the Agricultural Land Commission (ALC). The proponent would like to renew ALC approval for a 10-year term. The Board agreed to make a recommendation to the ALC in favour of approval. [View report.](#)

Development Permits (DPs), Temporary Use Permits (TUPs) & Development Variance Permits (DVPs)

Electoral Area C: Development Variance Permit No. 701-130

The subject property is located at 2636 Mountview Drive in Blind Bay. The property owners are proposing to build a new single-family dwelling with an attached garage. The proposed single-family dwelling exceeds the maximum permitted height for a principal building. As such, the property owners are requesting a variance to increase the maximum permitted height for the principal building from 10 m to 13.2 m. The Board approved issuance of the DVP. [View report.](#)

Zoning, OCP and Land Use Amendments

Areas B, C, D, E, and F: Zoning Bylaw Temporary Use Permit (TUP) Amendments

These zoning Bylaw amendments are to allow for the issuance of a TUP for the use of a second dwelling or recreational vehicle during construction. The Board agreed to adopt the amendments. [View report.](#)

Electoral Area B: Electoral Area B Zoning Bylaw Amendment Bylaw No. 851-26

The subject property is located at 1630 Mt. Begbie Road. A Temporary Use Permit (TUP850-03) allowing vacation rental use of the secondary dwelling unit on the property expired on May 20, 2022. The applicant has applied to amend Electoral Area B Zoning Bylaw No. 851 (Bylaw No. 851) to add a special regulation to the Small Holdings zone to permit vacation rental as a permanent permitted use in the secondary dwelling unit. The Board agreed to adopt the amendment. [View report.](#)

Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-23 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-43

The owner of 4105, 4109, 4113, 4119, 4127, and 4137 Squilax-Anglemont Rd is applying to amend the Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) to permit a residential and commercial subdivision. The Board supported first reading of the bylaw and the applicant will now be required to hold a neighbourhood meeting to explain the proposal to area residents. [View report.](#)

Release of In-Camera Resolutions

The following resolutions were released from the In-Camera session of the June 16, 2022 meeting:

Revelstoke and Area Economic Development Commission Appointment

THAT: the Board appoint Connie Brothers to the Revelstoke and Area Economic Development Commission as Public at Large for a two-year term ending May 31, 2024.

Re-appointment of Area A Local Advisory Committee Members for 2022

THAT: the following be re-appointed to the Electoral Area A Local Advisory Committee with the term ending December 31, 2022:

- Tom Blencowe
- Ian Rowe
- Craig Chapman
- Doug Whiting
- Pearson Farnsworth
- Mandy Cantle
- Denice Darbyshire.

NEXT BOARD MEETING

The Regular CSRD Board Meeting will be held Thursday, July 21, 2022 in the CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm. The Regular Board meeting public session generally starts at 9:30 AM.

Any scheduling changes to the meeting start time will be noted on the Events tab of the CSRD's website.

In-person attendance is available to the public in accordance with current provincial health orders. Seating is limited and will be first-come, first-served.

The public is strongly encouraged to join the meeting via Zoom. Information on how to register for the Zoom meeting access is on the Events tab of the CSRD website under the Board meeting date.



Columbia Shuswap Regional District
555 Harbourfront Drive NE, PO Box 978
Salmon Arm, BC V1E 4P1
www.csrld.bc.ca | 250.832.8194

You are receiving this because you are currently involved in or were previously involved with one of the CSRD's programs; or have subscribed to the CSRD Newsletter.

[Unsubscribe](#)

Item 9.1

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the 2021 City of Salmon Arm Local Government Climate Action Program Survey attached as Appendix 1 to the staff report dated June 29, 2022 be received as information.

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 29, 2022

Subject: 2021 City of Salmon Arm Local Government Climate Action Program Survey

RECOMMENDATION

THAT: The 2021 City of Salmon Arm Local Government Climate Action Program Survey, attached to this Development Services Department memorandum as Appendix 1, be received as information.

INTRODUCTION

The purpose of this report is to present the 2021 City of Salmon Arm survey response for the new provincial *Local Government Climate Action Program* (LGCAP) to fulfill the public reporting requirements of this new annual provincial grant.

BACKGROUND

Announced on May 16, 2022 by the Ministry of Environment and Climate Change Strategy, the LGCAP initiative builds on the previous Climate Action Revenue Incentive Program (CARIP) program. It also builds upon the City of Salmon Arm's history of environmental actions and climate initiatives, as described below.

2008 British Columbia Climate Action Charter

The City's Official Community Plan (OCP) provides overall direction towards creating a more efficient community, with policies of "urban containment" guiding decisions on land use proposals, subdivision, and services / utilities. Along with the majority of other local governments in the province, in 2008 the City voluntarily signed the B.C. Climate Action Charter, a non-legally binding agreement between the provincial government, the Union of British Columbia Municipalities (UBCM) and local governments that acknowledges that climate change is a reality and establishes a number of goals to address the issue going forward. Of particular relevance to local governments is the agreement to achieve the following goals:

1. *Being carbon neutral in respect of their operations by 2012;*
2. *Measuring and reporting on their community's greenhouse gas emissions profile; and*
3. *Creating complete, compact, more energy efficient communities.*

While operations have not been carbon neutral for previous reporting years, the City has been annually measuring and reporting on emissions, and has completed several projects to improve efficiency.

Climate Action Reserve

The City of Salmon Arm claimed a carbon tax rebate via CARIP between 2008 and 2021, considered conditional on directing funds towards expenditures that will reduce greenhouse gas emissions. The funds received have been placed in a Climate Action Reserve which has directly financed various projects. This Climate Action Reserve fund (estimated balance is approximately \$43,669.45) can support projects aligned with the new LGCAP program that allow the City to continue making progress towards carbon neutrality as determined through the budget process. While details remain to be determined, the LGCAP program is expected to provide approximately \$147,082 for each of the next 3 years ($3 \times \$147,082 = \$441,246$) to Salmon Arm to support climate initiatives.

2008 Energy and Greenhouse Gas Emissions Study

In October of 2008 the City received the City of Salmon Arm Energy and Greenhouse Gas (GHG) Emissions Study completed by Urban Systems, providing a description of initiatives that the City could undertake to reduce emissions and energy consumption and how the Climate Action Reserve may be best directed. The full report is available on the City's website. Over time, the City has acted on several of these recommendations for initiatives funded through the Climate Action Reserve.

2010 Facility Reports

In June 2010, following the broad direction of the City of Salmon Arm Energy and Greenhouse Gas Emissions Study, four specific facility energy studies were completed to analyze the public works building, recreation centre, arena, and RCMP building, the City's largest producers of GHG emissions. The arena and rec centre produce roughly 40% of the City's emissions. Following the recommendations of these reports has guided efforts towards projects to enhance the efficiency of these facilities.

2010 – 2020 CARIP Reports

As a participant in the CARIP program, the City completed annual reports detailing emissions and actions, posted on the City's website and provided to the Province in support of the City's application for the annual CARIP grant. The CARIP Grant was equal to the amount spent by the City on Carbon Tax each year. Annual CARIP reports from 2010 to 2020 are available on the City's website. CARIP grants to the City were allocated to a reserve account and subsequently brought forward through the budget process for GHG emissions reduction projects. The CARIP program ended in 2021.

2019 Climate Emergency and Community Energy Association

In September 2019 City Council declared a climate emergency and engaged the Community Energy Association (CEA) to prepare a Community Energy and Emissions Plan (CEEP), and also became a member of the CEA. The CEA has provided support to staff through the CARIP process, particularly through reviewing reporting details and highlighting updates in the CARIP program.

2019 FCM-ICLEI Partners for Climate Protection (PCP) Program

Also in 2019, aligned with CEA membership, the City joined the Federation of Canadian Municipalities (FCM) Local Governments for Sustainability (ICLEI) Partners for Climate Protection (PCP) Program. The PCP program supports municipalities in taking action against climate change by reducing emissions, and consists of a five-step Milestone Framework, recognizing efforts that make a significant contribution to reducing Canada's GHG emissions. The City has been recognized for achieving PCP Milestone 1 for corporate GHG emissions, which is the creation of a baseline inventory and forecast.

2022 - Local Government Climate Action Program (LGCAP)

Announced on May 16, 2022, the Local Government Climate Action Program (LGCAP) provides funding to support the implementation of local climate action that reduces emissions and prepares communities for the impacts of a changing climate. As a signatory to the BC Climate Action Charter, the City is eligible to LGCAP funding subject requirements including GHG emissions reporting and demonstrated climate investment equivalent to 20% of the provincial funding received. It is expected the LGCAP funding to the City will be allocated to a reserve account for future emission reduction projects, similar to the previous CARIP / Gas Tax Grants, and managed through the budget process in the same way.

Corporate Emissions Inventory

The City's corporate emissions inventory tracks energy consumption from corporate operations and quantifies the corresponding GHG emissions. The service areas and required scope of a corporate emissions inventory are defined by guidance documents produced by the Green Communities Committee – a partnership between the provincial government, the Ministry of Environment and the UBCM. The City's corporate emissions inventory was prepared by staff using these guidance documents, which are available on the BC Climate Action Toolkit website at www.toolkit.bc.ca. A summary of the City's 2021 inventory is shown in Table 1 below.

An expanded inventory is attached as Appendix 2. A detailed multi-department analysis could more accurately explain the annual variation in emissions, but in general changes may be attributed to weather (including snowfall and extreme temperature events), capital works projects, demand on programs and facilities (including pandemic-related fluctuating service demands), as well as improved efficiencies.

Table 1. Summary of the 2021 City of Salmon Arm Corporate Emissions Inventory

Service Area	Emissions (tonnes CO₂e)
Administration and Governance	56.35
Drinking, Storm and Waste Water	328.2
Solid Waste Collection, Transportation and Diversion	164.5
Roads and Traffic Operations	365.4
Arts, Recreation, Parks and Cultural Services	790.33
Fire Protection	105.32
Organic Waste Diversion	-453.1
Total	1357

* For context, the 2020 total was 1289.7, 2019 was 1772.86, 2018 was 2061.8, while 2017 was 2100.5 tonnes

The total reported in 2021 represents the second lowest emissions total to date, following 2020 which was the previous lowest total. The significant reduction in emissions for 2021 can be most significantly attributed to the Organic Waste Diversion program. Emission reductions in 2021 are also evident in the fleet, attributed to the use of hybrid fleet vehicles. Further to this, a decrease associated with street lighting can be attributed to efficiency efforts (LED conversion projects).

Carbon Neutrality

The City's corporate operations produced a total of 1,357 tonnes CO₂e in 2020. In order to be carbon neutral, the City would need to purchase 1,357 carbon offset credits from a provider of certified offsets.

Past quotes for carbon offset credits have ranged from \$16.00 to \$25.00 per tonne. To offset 1,357 tonnes CO₂e to become carbon neutral for the 2021 reporting year would cost in the range of \$20,000.00 to \$34,000.00 (not including associated administrative costs). For the reporting years up to and including 2020, the City has not opted to purchase offset credits to achieve carbon neutrality, and staff have not recommended the purchase of offsets.

Provincial Context

The Province has regularly published CARIP summary report detailing Local Government Climate Actions. The majority of participating local governments were not carbon neutral, including Salmon Arm: 136 reporting local governments were not carbon neutral in 2018, representing 73% of 2018 CARIP participants. Staff have regularly monitored reports from comparable communities and have observed a somewhat predictable trend where communities with the coldest climates show relatively high emissions, while those in warmer climates report lower emissions. Of the carbon neutral communities, approximately one-third achieve carbon neutrality through their own actions (primarily landfill gas capture or through organic recycling programs), while approximately two-thirds purchase offsets (note that while the City contributes to the CSR's landfill gas capture, the CSR maintains all associated carbon credits).

Climate Actions

Local governments are required to report for the 2021 year to be LGCAP eligible and demonstrate climate investment equivalent to 20% of the provincial funding received, as previously noted (approximately \$30,000). The City has been measuring and publicly reporting on emissions and actions for several years now, as well as tracking related projects.

Related projects completed in 2021 and potential future actions planned include:

- Continued Universal LED Street Lighting Project - Residential (2021);
- Continued Universal LED Street Lighting Project - Cobra Heads (2021);
- City Hall office areas - LED conversions (2021);
- Ross Street Underpass (2021);
- Continued Organic Waste Diversion program;
- Continued residential yard waste pick-up (bi-annual);
- Water Conservation Policy and Plan;
- Ongoing park enhancements (Klahani, Blackburn, and Canoe Beach Parks);
- Greenway network enhancement (800 m new trails created, 280 m repaired, 43,490 maintained);
- Various sidewalk replacement projects (960m of sidewalk/multi-use path constructed/replaced);

Memorial Arena LED lighting project (2021);
EV vehicle purchased for Bylaw Dept. (Hyundai Kona);
Charge station installed at City Hall (Staff use only);
Wildfire Fuel Load Management (Little Mountain Park); and
Park enhancements, Grass and Tree plantings.

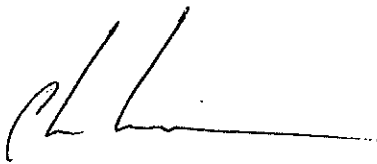
Future projects:

Continued Universal LED Street Lighting Project - Residential;
Universal LED Street Lighting Project - Cobra Heads, ongoing;
Continued City Hall office areas - LED conversions;
Continued Construction of Ross Street Underpass;
Continued Organic Waste Diversion program;
Continued residential yard waste pick-up (bi-annual);
Various Water Conservation initiatives (metering, source protection, education, restriction review);
Ongoing park enhancements (Klahani, Blackburn, and Canoe Beach Parks);
Peoples Corner upgrade; removing concrete 'park'; placing grass, trees and plantings;
Wildfire Fuel Load Management (Park Hill, Mt Ida and Fly Hills projects);
Ongoing greenways enhancements;
Various sidewalk replacement projects;
16 Street/11 Avenue Sidewalk Replacement with Multi-Use Path;
10 Ave SW – multi use path (west of Picadilly – 100 m);
Public Works Building Renovation & Addition: heating, cooling, lighting upgrades;
Salmon Arm Art Gallery – HVAC Improvements & Replacement;
Canopy LED lighting at the SASCU Recreation Centre;
Foyer and concourse LED lighting at the Shaw Centre;
Roof Replacement at the Shaw Centre;
Shaw Centre motor replacement;
Polar Energy projects at the Shaw Centre (pending funding);
SASCU Recreation Centre roof replacement;
Fleet vehicle upgrades;
Planning for Aquatic Centre replacement;
Active Transportation initiatives and planning; and
Trans Canada Highway improvements including parallel pathway.

The future projects listed are options and suggestions by City staff, and each would be subject to Council's consideration through the annual budget process. It is expected that the City will easily demonstrate climate investment well in excess of the 20% of the provincial funding required.

CONCLUSION

Staff have provided the 2021 City of Salmon Arm Climate Action Program Survey for information. The 2021 Climate Action Program Survey will be placed on the City's website to communicate the City's ongoing efforts to reduce GHG emissions.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner

Survey: Local Government Climate Action Program

Introduction

Reaching net zero and adapting to a changing climate will require a whole-of-society approach. The new Local Government Climate Action Program (LGCAP) aims to catalyse the efficient flow of financial resources, data and knowledge between local governments and the Provincial government to allow for cost effective, impactful, appropriate, locally owned and implemented climate action.

Information collected will:

- Highlight local government and Modern Treaty Nation climate leadership.
- Advance action by including local government and Modern Treaty Nation emissions reporting data in the [annual Climate Change Accountability Report](#).
- Help inform policy development and monitor progress on achieving provincial and local climate objectives.
- Support provincial efforts to better collaborate with and support local governments to advance climate action.

The survey was developed based on:

- Alignment with national and international GHG reporting protocols.
- Preliminary feedback from ministerial partners, local governments and indigenous communities.
- Informed by the Canadian Urban Suitability Practitioners who've worked with the [Carbon Disclosure Project](#) and B.C. local governments.
- Informed by the historic Climate Action Revenue Incentive Program surveys.
- Being responsive to how individual questions will be answered.

Instructions

If your local government is not undertaking the activities, simply answer 'no'. The required components of the program are to report on one or more project(s) linked to an objective from the [CleanBC](#) and/or draft [Climate Preparedness and Adaptation Strategy](#); be a signatory to the B.C. Climate Action Charter or a B.C. Modern Treaty Nation; demonstrate climate investments equivalent to 20% of the provincial funding received; and attest that funds will be allocated to climate initiatives.

Important notes before you begin:

- From the time the survey is first opened and initiated, it must be completed and submitted within 28 days.
- The survey URL can be used by many staff
- All information entered is saved automatically
 - Simply close the window and restart later

Climate Action Planning

Climate Action Plans are strategic roadmaps that identify how an organization or community will reduce their greenhouse gas (GHG) emissions (mitigation), increase their resilience to the impacts of climate change (adaptation), or a combination of both.

1. Does your local government or Modern Treaty Nation have a climate action plan or strategy?

Select from:

- Yes (if yes then indicate the date the plan was implemented and add a link to the document)
CEEP – March 2020
https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct_2020?bidId=
-

Corporate GHG Emissions

GHG emissions produced from a local government or Modern Treaty Nation delivering “traditional services”, including fire protection, solid waste management, recreational / cultural services, road and traffic operations, water and wastewater management, and local government administration.

2. Does your local government or Modern Treaty Nation measure and publicly disclose corporate greenhouse gas (GHG) emissions?

Select one of the following options:

- Yes
 - o If yes, include link to the document
CEEP:
https://www.salmonarm.ca/DocumentCenter/View/3025/CEEP-Final-Oct_2020?bidId=

CARIP Reports: <https://www.salmonarm.ca/321/Plans-Reports>
-

3. If you answered yes to question 2, please report emissions by 1.) Services Delivered Directly by your local government or Modern Treaty Nation, 2.) Contracted Services, and 3.) Total Corporate Emissions

1.) Services Directly Delivered: 928.8 tonnes CO₂e

2.) Contracted Services: 881.3 tonnes CO₂e

3.) Total = Services Directly Delivered + Contracted Services: 1810.1 tonnes CO₂e

Community Wide Emissions

B.C. Climate Action Charter signatories have committed to act and develop strategies to measure and report on their community GHG emissions generated from all GHG sources, sinks and reservoirs within their community boundary.

4. Does your local government or Modern Treaty Nation measure and publicly disclose a community-wide emissions inventory?
 - No, and we are not intending to undertake due to lack of financial capacity
 - No, and we are not intending to undertake due to lack of expertise/technical capacity
City relies on 2007, 2010, 2012, and 2016 community energy and emissions inventories, derived from data provided by the Province.

5. If you answered yes to question 4, what are the total and sectoral community-wide emissions and electric consumption for your local government or Modern Treaty Nation?
 - NA
The Province of BC has provided the total community energy use and GHG emissions data for 2007, 2010, 2012 and 2016 through various sources. For the most recent year, 2016, the total community annual GHG emissions were approximately 129,600 tonnes (7.3 tonnes per capita).
6. If you answered yes to question 4, is the data from the [Community Energy and Emissions Inventory \(CEEI\)](#)?
 - NA
City relies on 2007, 2010, 2012, and 2016 community energy and emissions inventories, derived from data provided by the Province.

Community GHG Emissions Reduction Targets

A local government or Modern Treaty Nation goal to reduce community GHG emissions by a specific amount and by a pre-determined date.

7. Is your local government or Modern Treaty Nation tracking its progress on its GHG reduction target?

Select from:

- Yes
 - If yes, please indicate which plan or document is it in AND provide a link

2011 Official Community Plan (OCP):

<https://www.salmonarm.ca/DocumentCenter/View/52/OCP-Bylaw-No-4000?bidId=>

- If yes, please list your reduction target(s) and include both target year and baseline year

The City's current GHG reductions target, established in the 2011 OCP, is a 6% reduction from 2007 levels by 2020. The 2020 per capita GHG reduction, from the 2007 baseline, is 17.5%. Corporate emissions have been reduced by approximately 30% from 2012.

Alignment with Clean BC Roadmap to 2030 and Climate Preparedness and Adaption Strategy

The [Clean BC Roadmap to 2030](#) is B.C.'s plan to meet provincial Paris emissions reduction targets for 2030 and reach net zero by 2050.

8. To report on projects linked to **one or more** objectives from the [CleanBC](#) and/or draft [Climate Preparedness and Adaptation Strategy](#) (CPAS), describe **up to four** climate initiatives¹ your local government or Modern Treaty Nation is currently undertaking along with the outcomes (e.g., GHG reductions, increased energy efficiency, enhanced public awareness and support etc.). Note that this can include activities in the planning and/or implementation phases.

Buildings

- Key buildings actions in the CleanBC Roadmap to 2030 include zero-carbon new construction by 2030, highest efficiency standards for new space and water heating equipment and enhancing energy efficiency programs.
- Examples of buildings initiatives – Step code adoption, carbon pollution standard, energy efficient / demand side management programs, zero carbon heating requirement and net zero buildings commitments.

Initiative: 2010 Facility Reports
Outcomes: Following direction from 2010 Facility Reports, the City of Salmon Arm has implemented multiple energy efficiency upgrades to reduce emissions related to City buildings. This has resulted in emission reductions of approximately 12%.

Transportation

- Key transportation actions in the CleanBC Roadmap to 2030 include reducing distance travelled, encouraging "mode shifting" to more energy efficient forms of transport and accelerating the switch to Zero Emission Vehicles.
- Examples of Transportation initiatives – Active transportation plan or investments, secure bike parking, commute reduction programs, transit/pedestrian-oriented development regulation,

¹ Climate initiatives are actions that reduce greenhouse gas (GHG) emissions and/or strengthen resilience and adaptive capacity to climate-induced impacts, including, but not limited to: climate-related hazards; integrating climate change measures into policies, strategies and planning; and improving education, awareness-raising and human and institutional capacity with respect to climate change mitigation, adaptation, impact reduction and early warning systems.

Electric Vehicle charging infrastructure plans or number of public installations, trip reduction programs, mode shift targets in OCP or RGS's.

Initiative: Fleet Vehicle Efficiency Upgrades

Outcomes: The City has replaced aging fleet vehicles with hybrid and electric vehicles, significantly cutting emissions in several service areas.

Initiative: Active Transportation Network Plan
--

Outcomes: The City initiated the planning process for an Active Transportation Network Plan in the spring of 2022.
--

Community

- Key community actions in the CleanBC Roadmap to 2030 include supporting better land use planning, supporting local climate action, and supporting natural asset infrastructure.
- Example of Community initiatives – Organics diversion, completed climate or energy emission plans, renewable energy investments, (e.g. waste heat recovery, biomass), or use of land use planning tools such as zoning bylaws and official community plans.

Initiative: Organics Diversion

Outcomes: The City implemented an Organics diversion program in 2019 which has resulted in an approximate 20% reduction in ghg emissions.

Climate Resilience

- Key climate resilience actions in the CleanBC Roadmap to 2030 include working to develop regionally specific adaptation and resilience strategies as part of B.C.'s Climate Preparedness and Adaptation Strategy; this includes supporting access to data needed for hazard and land-use risk reduction.
- Examples of Climate resilience initiatives - Assessment of current and future climate hazards or risks to the local government and plans to address those risks through local government planning, programming, service delivery, asset management and other functions.

Initiative: Wildfire Fuel Load Reduction
--

Outcomes: The City has engaged in multiple projects to reduce wildfire fuel load in key locations of the community, helping to reduce risk and promoting "fire smart" principles.

Community Land Use Planning

Complete, compact communities are characterized as those which avoid sprawling and car-dependent development; integrate a mix of housing, key services and amenities within a 20-minute walk and that enable viable low carbon transportation options.

9. Which elements of your local government's current official community plan (OCP) support the creation of more complete, compact communities?

OCP land use designations, Urban Containment Boundary, Rural policies.

-
10. What actions has your local government or Modern Treaty Nation taken to increase community completeness and compactness since 2020?

Adhered to OCP land use designations, Urban Containment Boundary, Rural policies. Implemented Greenways Strategy. Developed municipal amenities.

11. What data would be most valuable to your local government or Modern Treaty Nation in decision-making related to the creation of complete, compact communities?

The City has had policies in place aligned with complete compact communities for years. Funding support for amenity development in support of complete compact communities would be most valuable.

Adaptation and Resilience

The goal of climate adaptation is to reduce risk and vulnerability associated with climate change. To manage climate impacts, local governments and Modern Treaty Nations are integrating adaptation principles into decisions and everyday activities, in addition to undertaking mitigation activities.

12. Has a climate risk and vulnerability assessment been undertaken for your local government or Modern Treaty Nation?

Select one of the following options:

- No, and we are not intending to undertake due to one or more reasons not listed above, please specify (while not currently being considered, an assessment may be considered in the future)
- The City has utilized Health Authority mapping of Community Health and Climate Change to inform recent planning initiatives.

13. What are the three most significant climate hazards faced by your jurisdiction?

- Extreme heat and heat stress
- Wildfire
- Wind, rain, and other storm events

14. Select the **top three** factors your local government or Modern Treaty Nation needs most to increase the capacity to adapt to climate impacts and build community resilience?

- Increased funding
- More partnerships and collaboration across levels of government
- Increased staff capacity

Equity

Taking an equity-informed approach to climate action is about enhancing climate resilience for everyone in B.C., regardless of where and how they live and requires a just approach that integrates equity considerations into climate adaptation responses.

15. Which equity seeking groups are most exposed/vulnerable to the impacts of each climate hazard selected in number 13?

Select all that apply:

- Low-income households
- People experiencing homelessness
- Seniors

16. How does your local government or Modern Treaty Nation ensure equitable access to, and distribution of, climate action opportunities and benefits?

Select all that apply:

- By engaging with equity seeking groups/frontline communities most impacted by climate change
- There are no specific measures in place at this time to ensure equitable access to, and distribution of, opportunities and benefits, however the City has utilized Health Authority mapping of Community Health and Climate Change to inform recent planning initiatives.

Governance

Reducing GHG emissions and adapting to the impacts of climate change can be enhanced by collaboration across levels of governments.

17. Do the climate action plan(s) and priorities of your local government or Modern Treaty Nation align with the climate action plans and priorities of senior levels of government?

Select all that apply:

- Yes, we assess our plans and priorities for multilevel alignment
-

Program Requirements

To be eligible for funding, applicants are required to be a signatory to the B.C. Climate Action Charter or a B.C. Modern Treaty Nation and demonstrate climate investment equivalent to 20% of the provincial funding received.

18. Is your local government a signatory to the [B.C. Climate Action Charter](#)?

Under the Charter, local government signatories commit to:

- Becoming carbon neutral in their corporate operations
- Measuring and reporting their community's greenhouse gas emissions
- Creating complete, compact, more energy efficient communities

Yes

19. To demonstrate commitment to climate action, climate investments (i.e., matching funding or in-kind contributions) equivalent to 20% of the provincial funding received are required of local governments and Modern Treaty Nations.

Our climate investments include:

- Climate or energy studies and/or assessments
- Climate or energy plans, policies and/or strategy development
- Climate resilient infrastructure and/or capital project(s)

City projects offer improved efficiency, emission reductions, and mode shift. The commitment demonstrated well exceeds the 20% matching funding requirement.

LGCAP Grant - 2021	\$ 147,082.00	
20% Matching Funding Requirement	\$ 29,416.40	
Total CSA Funding (excluding CARIP Funding)	\$1,031,704.02	701%

LGCAP Grant - 2022	\$ 147,082.00	
20% Matching Funding Requirement	\$ 29,416.40	
Total CSA Funding (excluding CARIP Funding)	\$2,092,878.92	1423%

Submit

Thank you & Next steps message: Thank you for completing and submitting the survey! To complete the reporting requirements, here are the next steps:

- The designated contact will receive a PDF version of the survey submission including an attestation form by email
- Please send a completed and signed copy of the attestation form back to LGCAP@gov.bc.ca by July 29, 2022
 - If the form must be approved by council, it can be submitted no later than September 30, 2022
- Publicly post a version of the survey submission and the completed and signed attestation form by September 30, 2022

Service Area	Emissions (tonnes CO ₂ e)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Administration and Governance	72	42.9	60.7	55.4	53.1	74.57	78.02	70.74	57.74	56.35
Drinking, Storm and Waste Water	462	403.4	455.8	427.9	405.4	451.26	427.23	418.35	324.6	328.2
Solid Waste Collection, Transportation and Diversion	107	106.5	119.5	113.8	116.5	115	123.1	113.5	133	164.5
Roads and Traffic Operations	266	344.7	361.6	367.1	369	415.59	425.94	427.53	389.5	365.4
Arts, Recreation, Parks and Cultural Services	932	858.3	877.3	806.7	843.2	932.53	904.44	875.82	742.94	790.33
Fire Protection	105	94.5	106	95.4	91.7	111.55	103.1	106.12	99.9	105.32
Subtotal	1944	1850.3	1980.9	1866.3	1878.9	2100.05	2061.8	2012.06	1747.7	1810.1
Organic Diversion	0	0	0	0	0	0	0	-239.2	-458	-453.1
Total	1944	1850.3	1980.9	1866.3	1878.9	2100.5	2061.8	1772.86	1289.7	1357

Service Area		Emissions Tonnes CO ₂ e									
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Administration and Governance											
City Hall	65	36.2	53	47.4	44.6	64.67	69.07	66.02	54.99	53	
Fleet	7	6.7	7.7	8	8.5	9.9	8.95	4.72	2.75	3.35	
Total	72	42.9	60.7	55.4	53.1	74.57	78.02	70.74	57.74	56.35	
Drinking, Storm and Waste Water											
Water	130	148.1	165.8	161.2	145	159.84	134.93	126.9	67.2	70.8	
Sewer (Treatment Plant)	153	125.6	156.7	146	135	157.77	167.97	167.19	140.7	149.5	
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5	
Fleet	169	119	122.7	111.2	116.1	121.13	113.43	113.77	106.81	99.4	
Total	462	403.4	455.8	427.9	405.4	451.26	427.23	418.35	324.6	328.2	
Solid Waste Collection, Transportation and Diversion											
Curbside Collection*	107	106.5	119.5	113.8	116.5	115	123.1	113.5	113.8	147.5	
Biosolids*									15.3	14.7	
CSA Facility Collection*									3.9	2.2	
Total	107	106.5	119.5	113.8	116.5	115	123.1	113.5	133	164.5	
Roads and Traffic Operations											
Lighting	18	16.4	20.2	19.8	20.3	20.77	20.97	21.48	8.8	7.82	
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5	
Fleet	238	317.6	330.8	337.8	339.4	382.3	394.07	395.56	370.87	349.1	
Total	266	344.7	361.6	367.1	369	415.59	425.94	427.53	389.5	365.4	

Arts, Recreation, Parks and Cultural Services										
Parks+cemetery+LMC	12	10.7	11.55	10.3	8.6	12.9	20.0	15.26	8.99	12.4
Public Works Yard (1/3)	10	10.7	10.6	9.5	9.3	12.52	10.9	10.49	9.83	8.5
Arena and Recreation Centre*	810	761	759.7	695.1	740.8	829.34	801.31	784.76	646	692.23
Haney Heritage Village & Museum*	10	7	8.8	7.7	7.3	10.19	9.95	11.72	10.07	12.55
Art Gallery*	13	15	17.9	12.3	11.6	14.04	12.67	13.3	12.06	11.99
Fleet	77	53.9	68.75	71.8	65.6	53.54	49.61	40.29	55.99	52.66
Total	932	858.3	877.3	806.7	843.2	932.53	904.44	875.82	742.94	790.33
Fire Protection										
Fire Halls & Training Centre	72	63.5	74.2	63.7	59.8	80.37	75.18	72.69	68.8	69.73
Fleet	33	31	31.8	31.7	31.9	31.18	27.93	33.43	31.1	35.59
Total	105	94.5	106	95.4	91.7	111.55	103.1	106.12	99.9	105.32
Sub Total	1944	1850.3	1980.9	1866.3	1878.9	2100.5	2061.8	2012.06	1747.7	1810.1
In-House Portion	991	960.8	1075	1037.4	1002.7	1131.93	1114.77	1088.78	946.57	928.8
Contracted Portion*	953	889.5	905.9	828.9	876.2	968.57	947.03	923.28	801.13	881.3
Organic Diversion	0	0	0	0	0	0	0	-239.2	-458	-453.1
Grand Total	1944	1850.3	1980.9	1866.3	1878.9	2100.5	2061.8	1772.86	1289.7	1357

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Buildings										
City Hall	65	36.2	53	47.4	44.6	64.67	69.07	66.02	54.99	53
Arena and Recreation Centre*	810	761	759.7	695.1	740.8	829.34	801.31	784.76	646	692.23
Haney Heritage Village & Museum*	10	7	8.8	7.7	7.3	10.19	9.95	11.72	10.07	12.55
Art Gallery*	13	15	17.9	12.3	11.6	14.04	12.67	13.3	12.06	11.99
Fire Halls & Training Centre	72	63.5	74.2	63.7	59.8	80.37	75.18	72.69	68.8	69.73
Sr Center – 31 Hudson										1.31
Building Totals	970	882.7	913.6	826.2	864.1	998.61	968.18	948.49	791.92	840.8

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Item 10.1

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4523 be read a first and second time.

[ZON-1238; Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]

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 28, 2022

Subject: Zoning Bylaw Amendment Application No. 1238

Legal: Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563
Civic: 1091 - 60 Street NW
Applicant: Lepp, L. & T. (Owners)

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1091 – 60 Street NW (Appendix 1 and 2), is approximately 14 acres in area, and contains an existing single family dwelling and agricultural buildings. The subject parcel is designated Acreage Reserve and is outside of the Urban Containment Area in the City's Official Community Plan (OCP), partially within the provincial Agricultural Land Reserve (ALR), and is zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 3, 4 & 5).

A subdivision application (SUB-22.07) has been submitted which would split the parcel into 2 lots (of approximately 5 acres and 9.4 acres in area) on the portion of land outside of the ALR (Appendix 6). The proposal is to rezone the entire parcel to A-3 (Small Holding) to permit this proposed 2 lot subdivision.

BACKGROUND

The subject parcel is located in an area largely comprised of A-2 and A-3 zoned parcels comprised of rural residential development containing single family dwellings and accessory buildings. There are presently 9 A-3 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the existing development in the area. Site photos are attached as Appendix 7.

COMMENTS

Engineering Department

No concerns. Full comments provided for SUB-22.07. In addition to the full requirements of the Subdivision and Development Servicing Bylaw, dedication and/or frontage upgrades are required on 60 Street NW, 8 Avenue NW, and 65 Street NW (Appendix 8).

Building Department

No concerns.

Agricultural Land Commission

As the parcel is partially within the provincial ALR, the application was referred to the Agricultural Land Commission (ALC). The ALC states that the subdivision as proposed outside of the ALR does not require an application to the ALC. They further note some potential misalignment between the Zoning Bylaw and the ALC Act, which may be addressed through future Zoning Bylaw review to ensure consistency.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 25, 2022.

Planning Department

The proposed A-3 Zoning and subdivision is supported by the OCP's Acreage Reserve land use designation and OCP Acreage Reserve policies, particularly OCP Policy 7.3.29, which supports subdivision to accommodate small rural holdings west of the Salmon River and Trans Canada Highway. The proposal is for a conventional subdivision outside of the ALR.

Staff note that the subject parcel fronts municipal road right-of-ways along its west (65 Street NW), south (8 Avenue NW) and east (60 Street NW) parcel boundaries, with frontage improvements and dedication amongst the requirements applicable at subdivision stage. An undeveloped portion of 8 Avenue NW would need to be constructed to provide access to the proposed new parcel. While the road network is largely undeveloped at present, the roadways would be required under the Land Title Act to provide access to lands beyond the subject parcel. It is expected that the works required along all three frontages will be significant relative to the rural subdivision and development proposed.

The proposed A-3 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to rural development as proposed and the proposed parcels have sufficient area to meet all A-3 zone requirements. Any development will be subject to meeting Zoning Bylaw, Subdivision and Development Servicing Bylaw, and BC Building Code requirements.



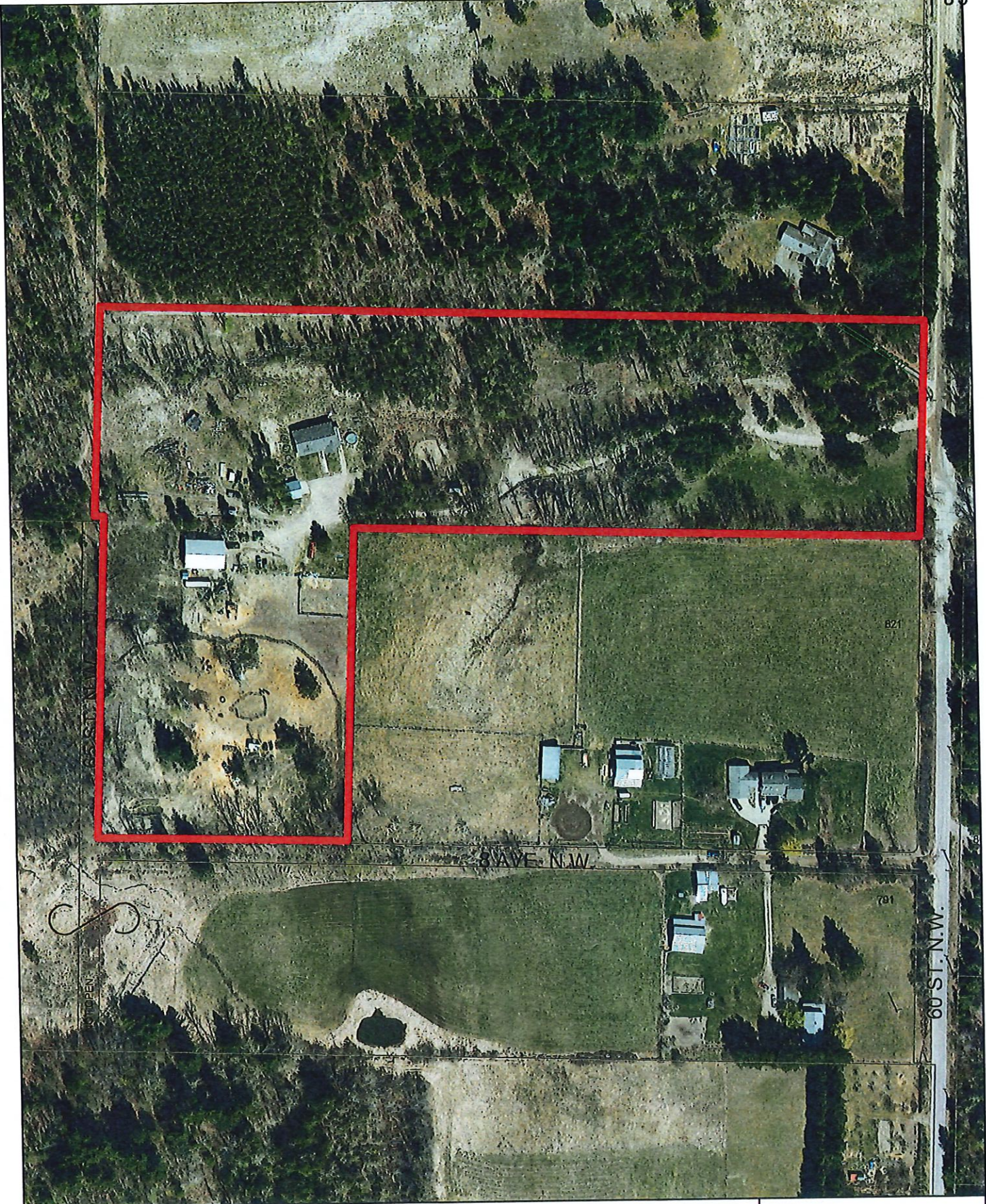
Prepared by: Chris Larson, MCIP, RPP
Senior Planner

P68



0 55 110 220 330 440 Meters

 Subject Parcel

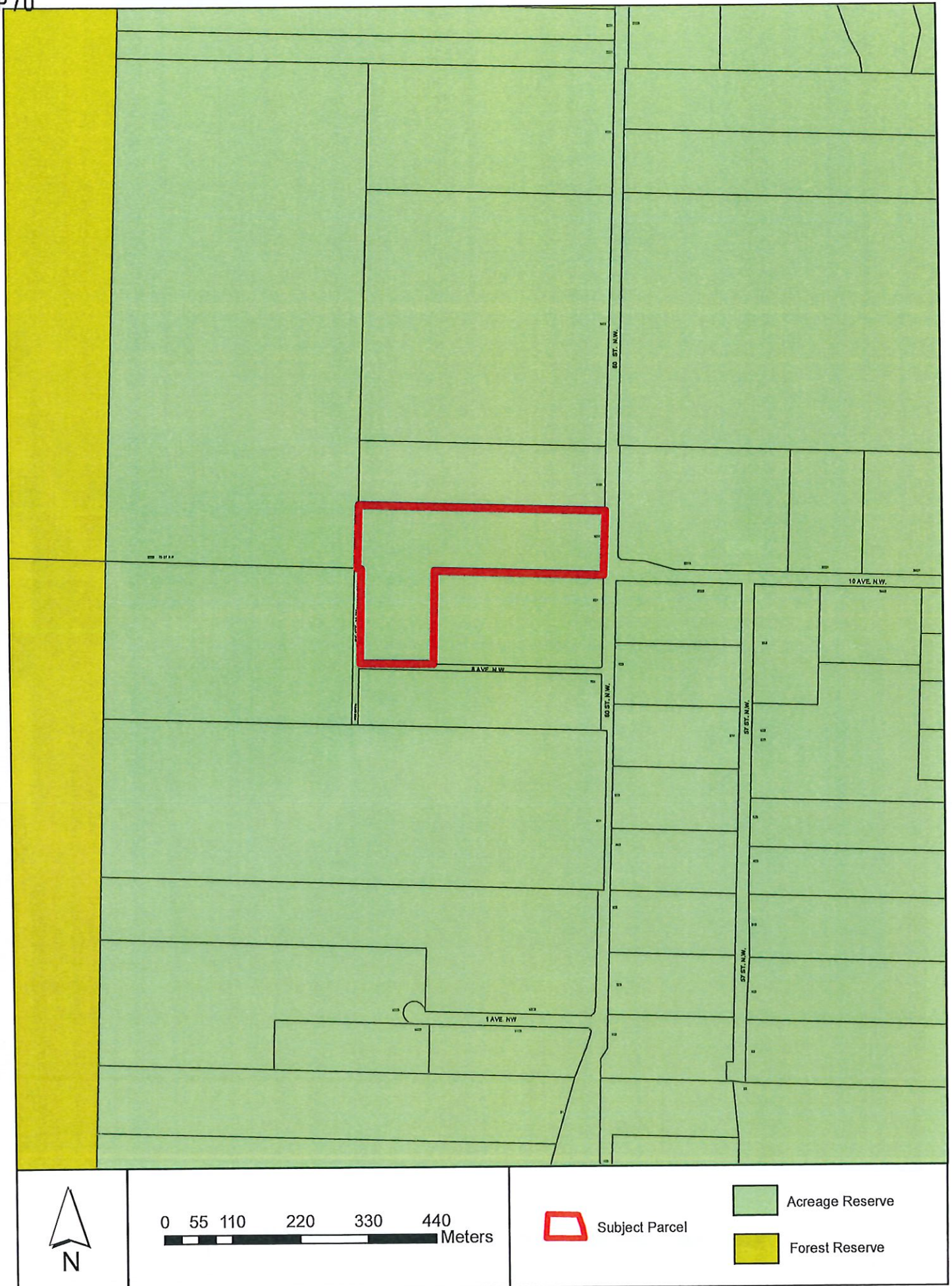


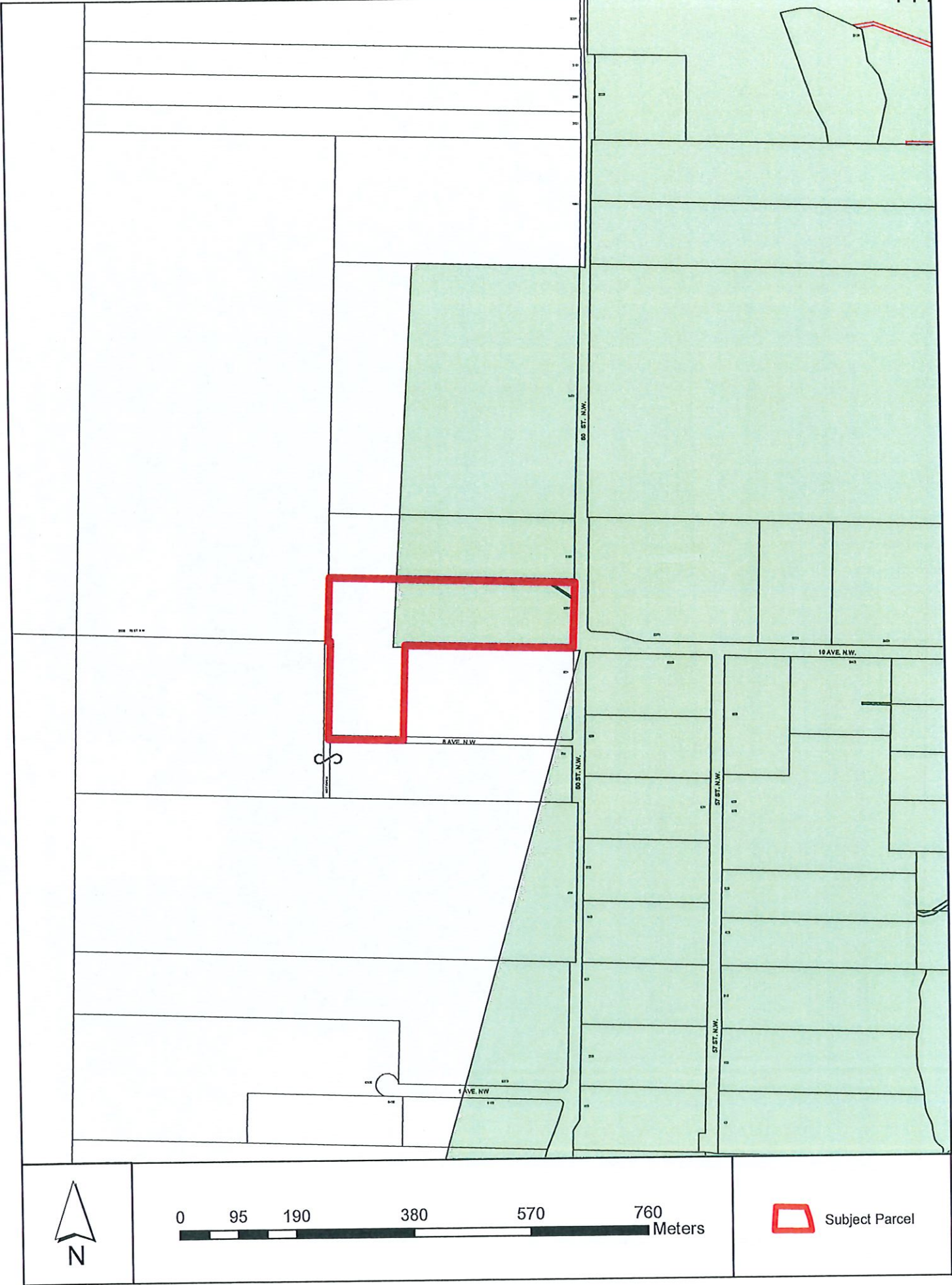
0 30 60 120 180 240 Meters



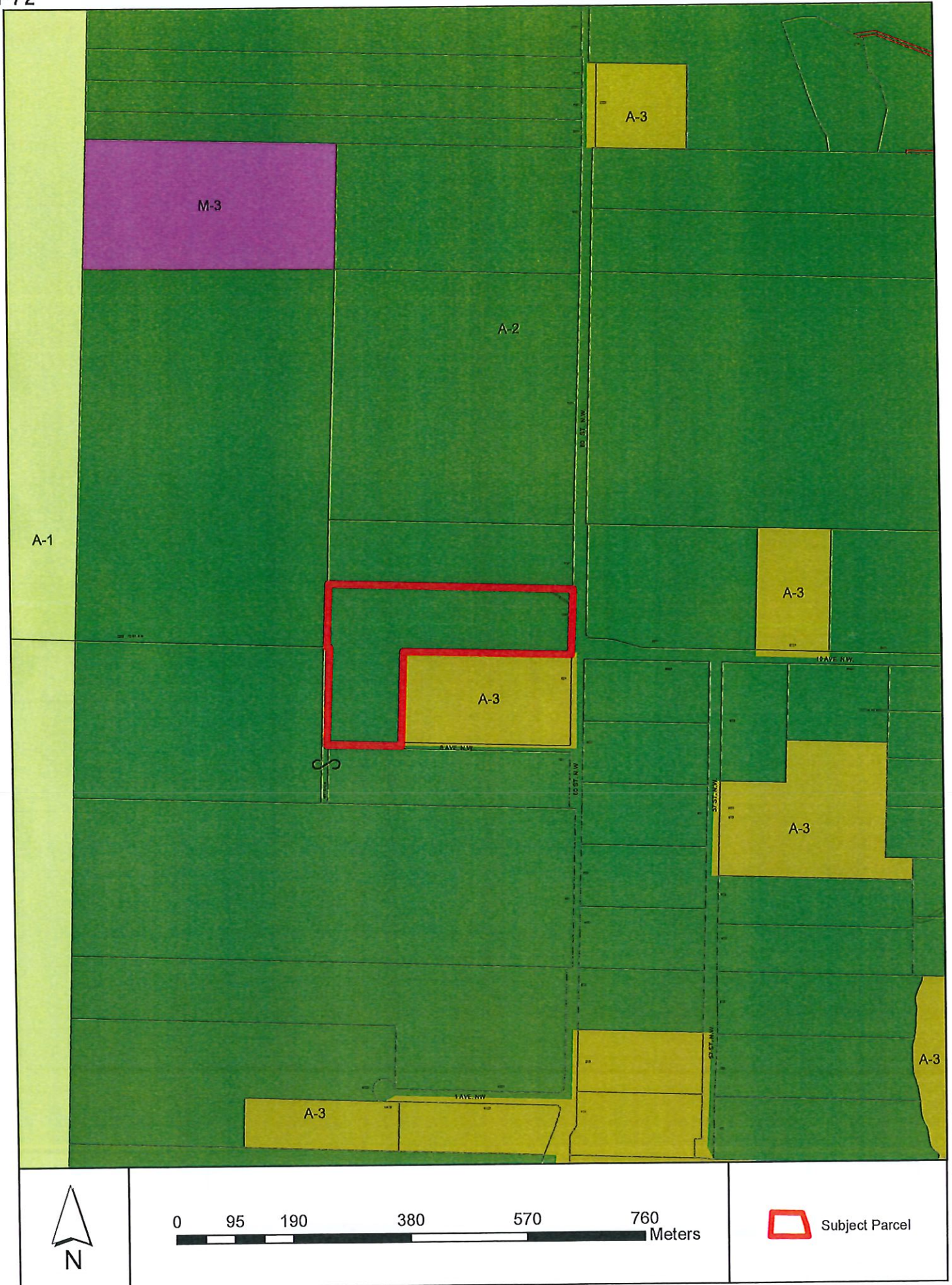
Subject Parcel

P70





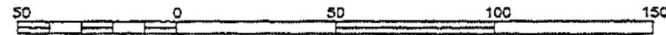
P72



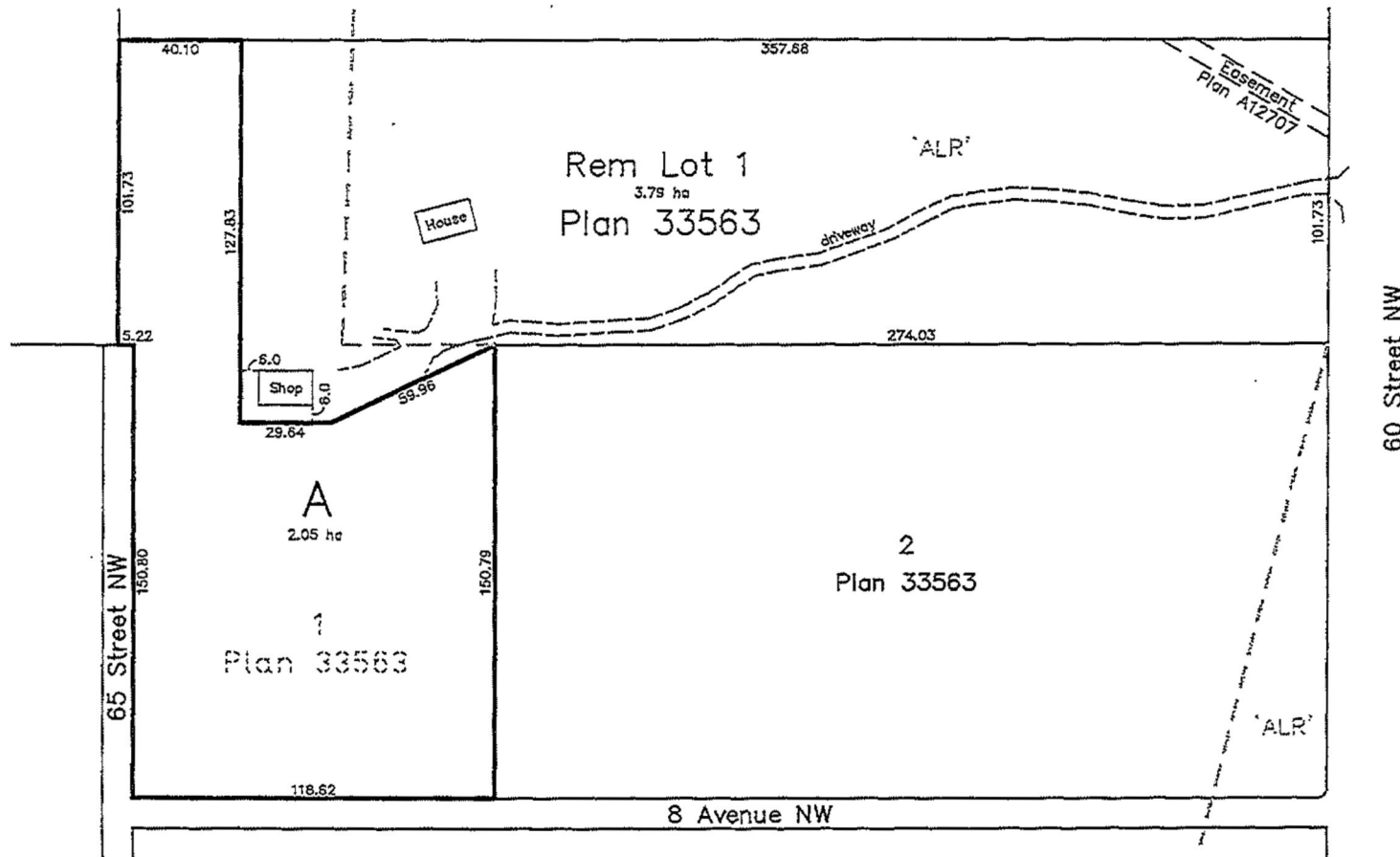
Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L074



All distances are in metres.



60 Street NW



April 21, 2022

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 240-22



View northwest of parcel frontage along 60 Street NW.



View southwest of parcel frontage along 60 Street NW.



View of the largely undeveloped 8 Avenue NW.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 06 June 2, 2022
 PREPARED BY: Chris Moore, Engineering Assistant
 SUBJECT: **SUBDIVISION APPLICATION NO. 22-07**
 OWNER: **L. & T. Lepp** - 1091 – 60 Street NW, Salmon Arm, BC V1E 3B2
 LEGAL: Lot 1, Section 20 Township 20, Range 10, W6M KDYD, Plan 33563
 CIVIC: **1091 – 60 Street NW**

Further to your referral dated April 25, we provide the following servicing information.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures may be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. 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.
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 off-site improvements at the time of subdivision 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 approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 2

Roads / Access:

1. 60 Street NW, on the subject property's eastern 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. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, paving. Owner / Developer is responsible for all associated costs.
3. 8 Avenue NW, on the subject property's southern boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
4. 8 Avenue NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface), temporary cul-de-sac construction after proposed lot access in accordance with modified Specification Drawing RD-11. Since upgrading 8 Avenue NW west of the access for the proposed lot is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. 65 Street NW, on the subject property's western boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
6. 65 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface) and cul de sac construction in accordance with modified Specification Drawing RD-11. Since upgrading 65 Street NW is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
8. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 65 Street NW and 8 Avenue NW.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 3

Water:

1. The proposed subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.
2. The remaining property does not front onto a City watermain and is currently serviced by an Alternative Water Source. A water quality test completed within 12 months for the existing well is required for subdivision approval.

Sanitary:

1. The subject properties do not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, a private on-site disposal system will be required for the proposed lot at building permit stage.

Drainage:

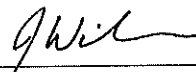
1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

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



Chris Moore
Engineering Assistant



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

CITY OF SALMON ARM

BYLAW NO. 4523

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, on _____, 2022 at the hour of 7:00 p.m. was published in the _____, 2022 _____ 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 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding 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.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4523"

READ A FIRST TIME THIS DAY OF 2022

READ A SECOND TIME THIS DAY OF 2022

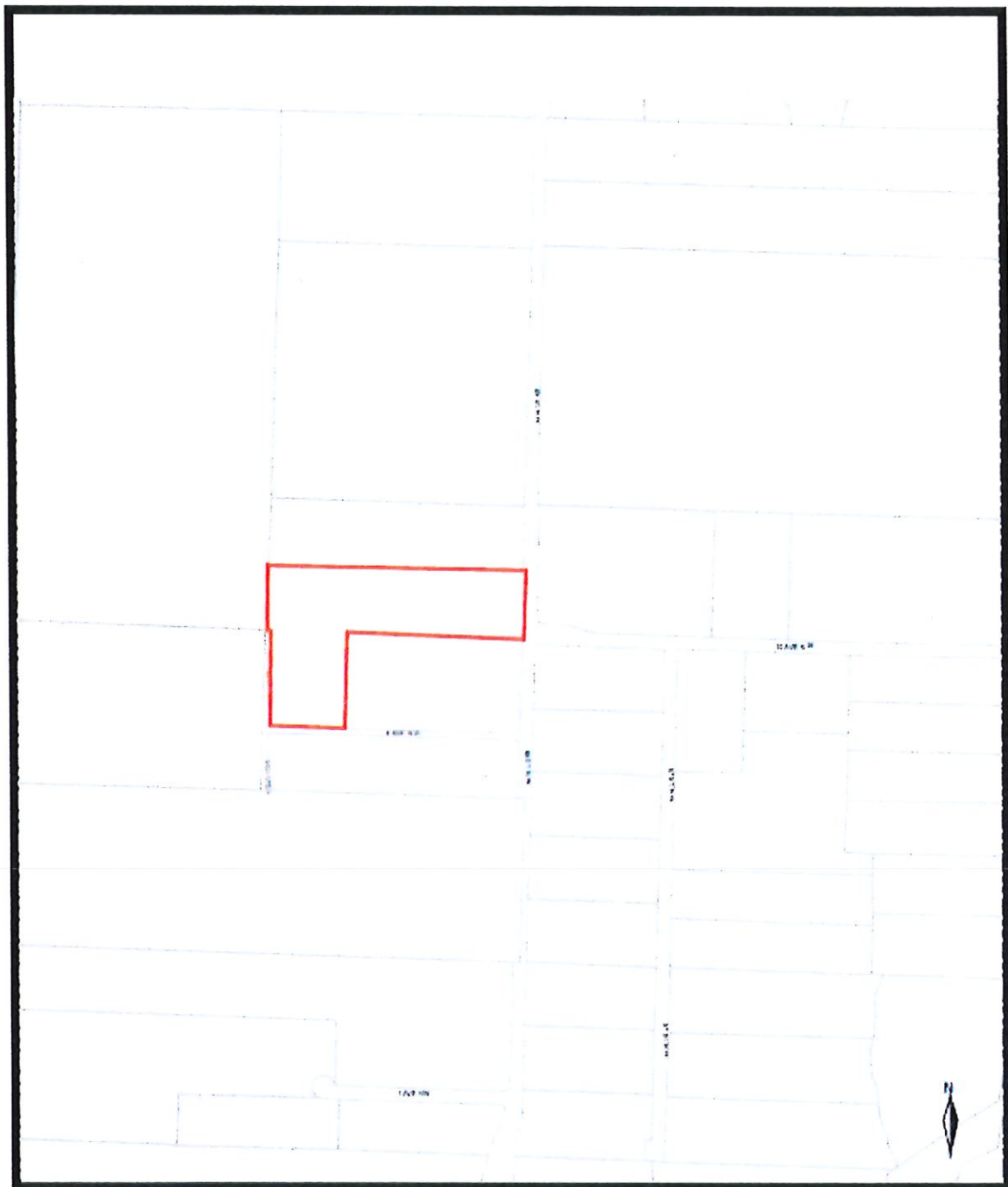
READ A THIRD TIME THIS DAY OF 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER

Schedule "A"



Item 11.1

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4238 be read a final time.

[ZON-1111; Wonderland Investment Inc.; 50 30 Street 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
Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: December 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1111

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368

Civic: 50 – 30 Street NE

Owner/Applicant: Wonderland Investment Inc.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to:

1. confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
2. approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). Presently zoned R-1, the parcel contains an existing non-conforming 6 unit multi-family building. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to bring the existing non-conforming building into alignment with regulations, including associated BC Building Code upgrades, and potentially facilitate future development of additional rental units.

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, and R-5), as well as institutional (P-3 and P-1) parcels.

Land uses adjacent to the subject parcel include the following:

- North: Medium Density Residential (R-4) parcel,
- South: Road (Okanagan Avenue E), with Institutional (P-3) parcel beyond,
- East: Single-Family Residential (R-1) parcel, and
- West: Road (30 Street NE), with Single-Family Residential (R-1) parcels beyond.

A site plan has been provided, indicating that zoning regulations can be met (Appendix 5). Site photos are attached as Appendix 6. The applicant has been in contact with City Building Inspectors, who have

advised that building renovations to meet Building Code requirements are subject to full design and supervision by registered professionals.

OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. The proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and options.

In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway / sidewalk) along the Okanagan Avenue East frontage of the subject property, while OCP Map 12.2 designates a bike route along the 30 Street NE frontage. 30 Street is designated as an Urban Arterial Road (OCP Map 12.1).

As per OCP residential policy, multi-family development is subject to a future Development Permit application, thus a significant future redevelopment of the site would likely trigger the DP process.

COMMENTS

Engineering Department

While not conditions of rezoning, full municipal services are required involving frontage improvements to Okanagan Avenue E including sidewalk extension, as well as street lighting. The extent and level of works and services, both on and off-site would be dependent on the scale of redevelopment. The attached comments have been provided to the applicant (Appendix 7).

Building Department

Building renovations and alterations are subject to full design and supervision by registered professionals (Architect).

Fire Department

Fire Department notes concerns regarding potential upgrades required to achieve building code compliance.

Planning Department

Keeping in mind the Medium Density Residential OCP designation, the subject parcel is located in an area well-suited for medium density residential development with R-4 zoning as proposed, within a reasonable walking distance to schools, greenspace, the recreation centre and uptown commercial area. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.2 hectares in area, the maximum permitted density under R-4 would be 8 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus, the parcel could permit additional units. The ultimate intent of the owner is to develop 10 rental units as supported by the density bonus provisions under the proposed R-4 zoning.

In order to qualify for a density bonus, the owner would be required to register a covenant on the title of the subject parcel restricting the use to rental multiple family dwelling units, including a clause prohibiting stratification of the building.

Staff note that the existing building has been present for some time and feel that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (10 units) appears sensitive to established neighbouring land uses, while representing an increase in present density.

As 30 Street is a Designated Urban Arterial Road, frontage improvements along the subject property would typically be an important consideration, however these improvements are largely in place including sidewalk facilities. Staff note the Okanagan frontage (just over 30 m) would require some upgrading.

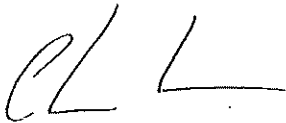
Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-4, a form and character development permit application may be required prior to future development to demonstrate how the proposed buildings, lot grading, site and landscape designs will address the various requirements. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.

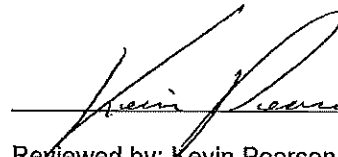
Should development proceed as proposed, City staff will review the proposal at the Building Permit stage to ensure that the various requirements previously discussed are met.

CONCLUSION

The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff. Furthermore, an increase in the supply of rental units is deemed by staff to be a positive step towards addressing a pressing community need. Development of future units would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 25 50 100 150 200
Meters



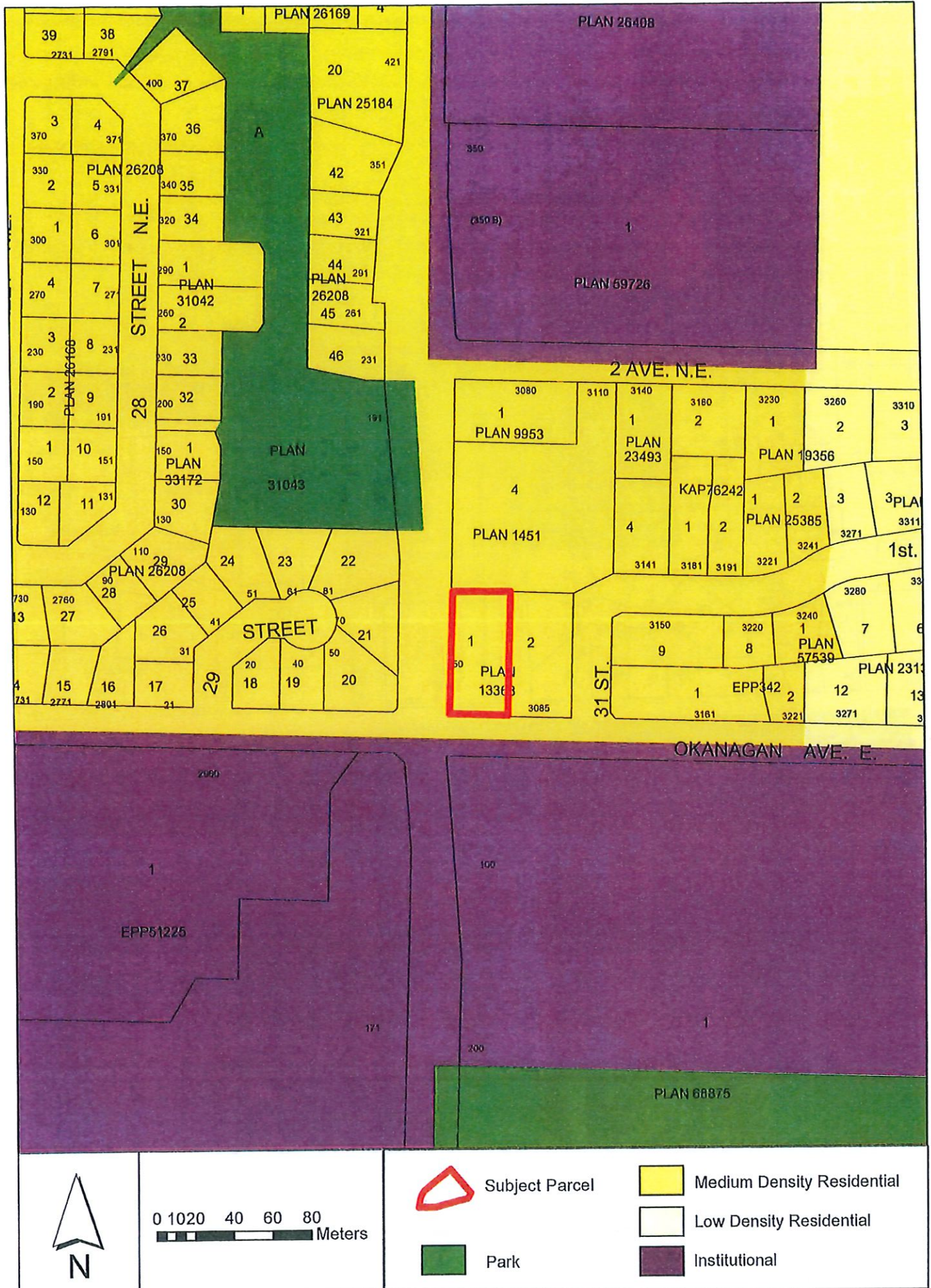
Subject Parcel

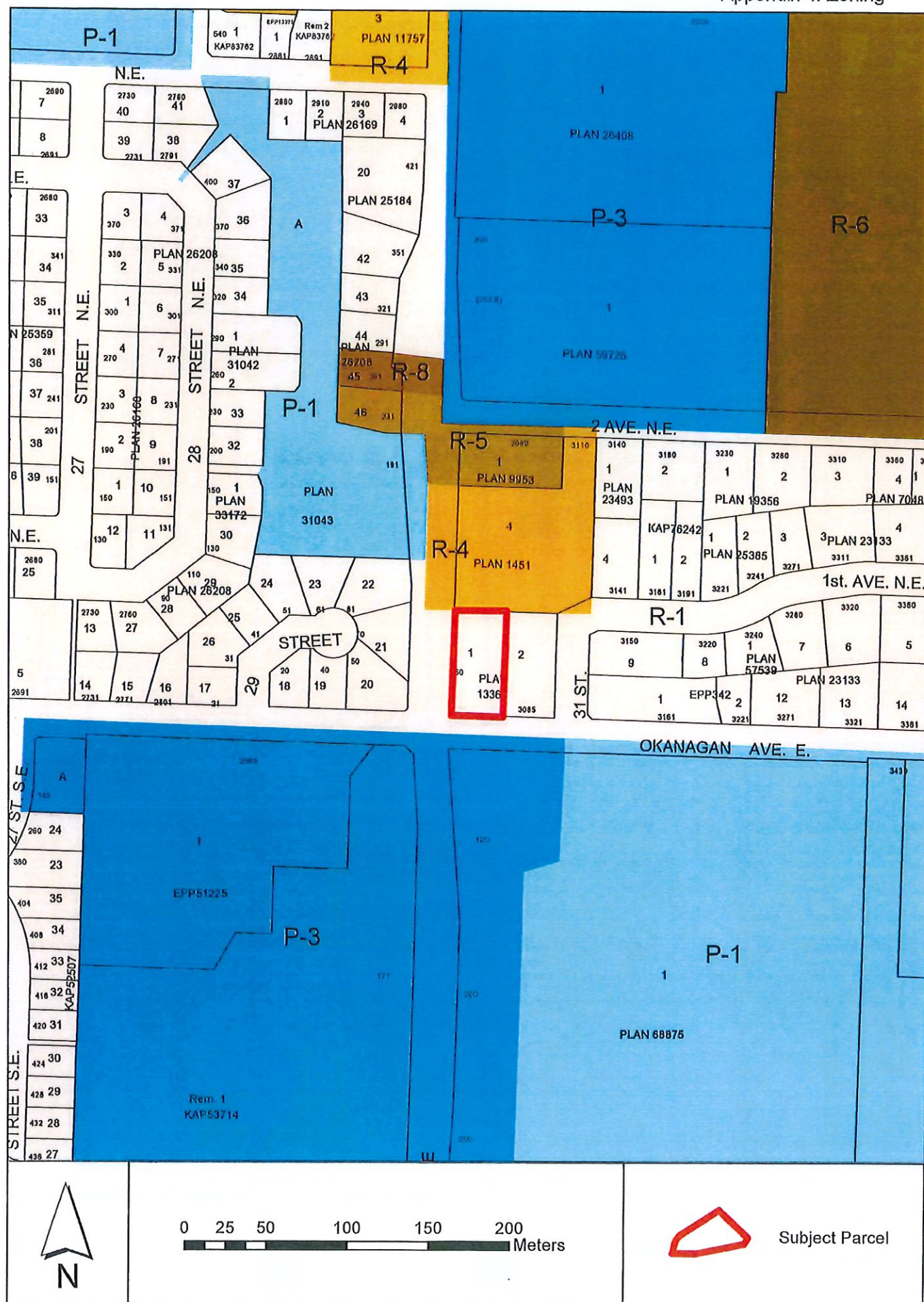


0 4.5 9 18 27 36 Meters



Subject Parcel







View south-east of subject parcel from 30 Street NE.



View north-west from Okanagan Avenue East.



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
 DATE: November 16, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Wonderland Investment Inc., 117, 1811 – 4 Street SW, Calgary, AB T2S 1W2
 APPLICANT: Owner
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1111
 LEGAL: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368
 CIVIC: 50 – 30 Street NE

Further to your referral dated 17 October 2017, 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:**

General:

1. Full municipal services are required as noted herein. 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 to be serviced completely by underground electrical and telecommunications wiring.
4. Properties 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 as per the Subdivision and Development Services Bylaw 4163, Section 3.1.
7. At the time of development 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 off-site Improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1111

November 16, 2017

Page 2

Roads/Access:

1. 30 Street NE on the subject property's west boundary is designated as an Urban Arterial Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
2. 30 Street NE is constructed to an Interim Urban Arterial Road standard. Due to the location of existing three phase hydro poles and the extended right of way width on the west side of 30 Street NE, no frontage improvements will be required on 30 Street NE. However, an additional pole mounted street light will be required on the existing hydro pole.
3. Okanagan Avenue NE on the subject property's south boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time (to be confirmed by BCLS).
4. Okanagan Avenue NE is constructed to an Interim Urban Local Road standard. Upgrading to the Urban Local Road standard (RD-2) will be required. Upgrading may include, but is not limited to sidewalk and street lighting. Owner / developer is responsible for all associated costs.
5. A 5m x 5m corner cut will be required at the junction of 30 Street NE and Okanagan Avenue NE.

Water:

1. The subject property fronts a 300mm diameter Zone 4 water main and a 200mm diameter Zone 4 water main on 30 Street NE and a 200mm diameter Zone 4 water main on Okanagan Avenue NE. No further upgrades are anticipated.
2. The property is to be serviced with a single, metered water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-11 (minimum 25mm diameter). City records indicate that the subject property is currently serviced with a 19mm service from the water main on 30 Street NE. All existing inadequate services must be abandoned at the main at the owner/developers cost. The City of Salmon Arm will supply new meter at the time of building permit application (at the owner/developers cost).
3. The subject property is in an area with sufficient fire flows, according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary Sewer:

1. The subject property fronts a 150mm diameter sanitary sewer on 30 Street NE, a 150mm diameter sanitary sewer in a right of way towards the north of the property and a 150mm sanitary sewer on Okanagan Avenue NE. Since this is the head of the sewer and there would be no benefiting properties, no further upgrades are anticipated.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1111
November 16, 2017
Page 3

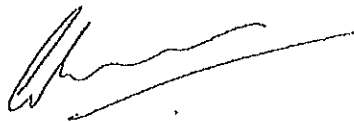
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs. City records do not indicate the location of the current sanitary service. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

Drainage:

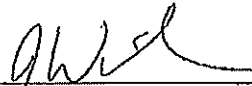
1. The subject property fronts a 250mm diameter storm sewer on Okanagan Avenue NE. There is no storm sewer on 30 Street NE in this location. Extension of storm sewer along 30 Street NE frontage is not required as 30 Street NE has adequate drainage and there would be no benefiting properties. No further upgrades are anticipated.
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. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. Subject to approval of the ISMP, the proposed lots may be serviced by 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; applicant is responsible for all associated costs. City records indicate that the existing property was not serviced with a City storm service.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) is required.



Chris Moore
Engineering Assistant



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

22. PUBLIC HEARING

1. Zoning Amendment Application No. ZON-1111 [Wonderland Investments Inc.; 50 – 30 Street NE; R-1 to R-4]

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

Submissions were called for at this time

F. Beaudet and M. Barron, the applicants, were available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4238 was declared closed at 7:05 p.m. and consideration of the next item ensued.

CITY OF SALMON ARM

BYLAW NO. 4238

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 at the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on January 29, 2018 at the hour of 7:00 p.m. was published in the January 17, 2018 and January 24, 2018 issues of the Salmon Arm Observer;

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

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

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-1 Single Family Residential Zone to R-4 Medium Density Residential Zone as shown on Schedule "A" attached hereto and forming part of this bylaw.

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. 4238"

READ A FIRST TIME THIS 15th DAY OF January 2018

READ A SECOND TIME THIS 15th DAY OF January 2018

READ A THIRD TIME THIS 29th DAY OF January 2018

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 2nd DAY OF February 2018

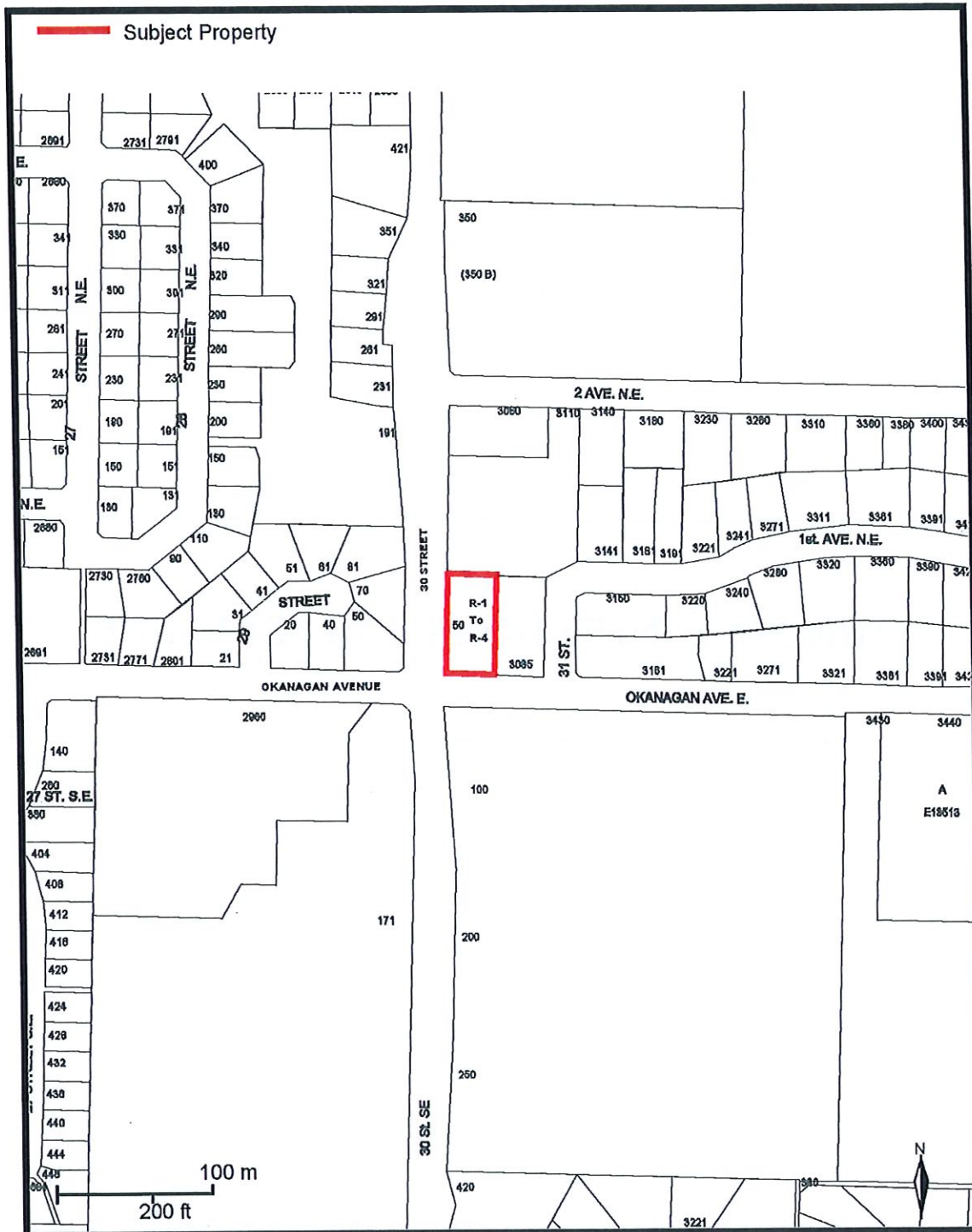
"R. BITTE"

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2018

MAYOR

CORPORATE OFFICER



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Item 11.2

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4537 be read a final time.

[ZON-1244; Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8]

Vote Record

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

Opposed:

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



To: His Worship Mayor Harrison and Members of Council

Date: June 6, 2022

Subject: Zoning Bylaw Amendment Application No. 1244

Legal: Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802
Civic Address: 2080 Okanagan Avenue SE
Owner/Applicant: C. Caswell & I. Tremblay

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

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

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of an addition to the existing single family dwelling, which would include a secondary suite.

BACKGROUND

The subject property is located on Okanagan Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwellings	Zoned R1
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling and accessory buildings	Zoned R1
West:	single family dwellings	Zoned R1

The subject property is 0.36 ac (1457m²) in area. A proposed addition with an approximate 854ft² secondary suite below is being proposed. A site plan provided in support of the rezoning application is attached in Appendix 5. Parking for the proposed suite is to be provided onsite, east of the existing driveway and north of the proposed addition.

To date, there are currently four (4) other properties on Okanagan Avenue that rezoned to R8. Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports 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.

COMMENTS

Building Department

No construction plans provided. British Columbia Building Code applies. No concerns at this time.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy.

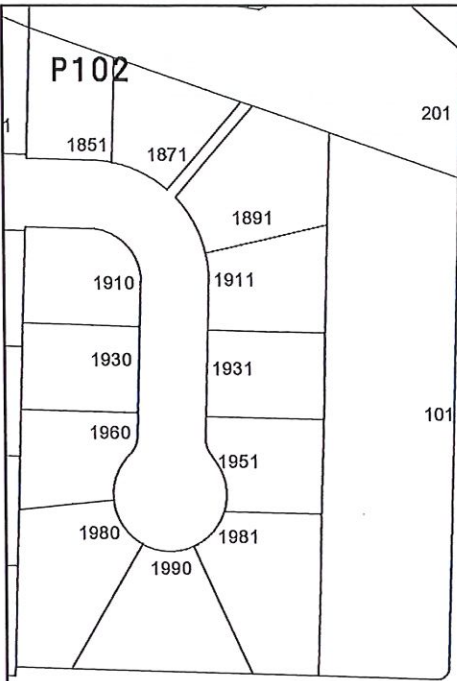
Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



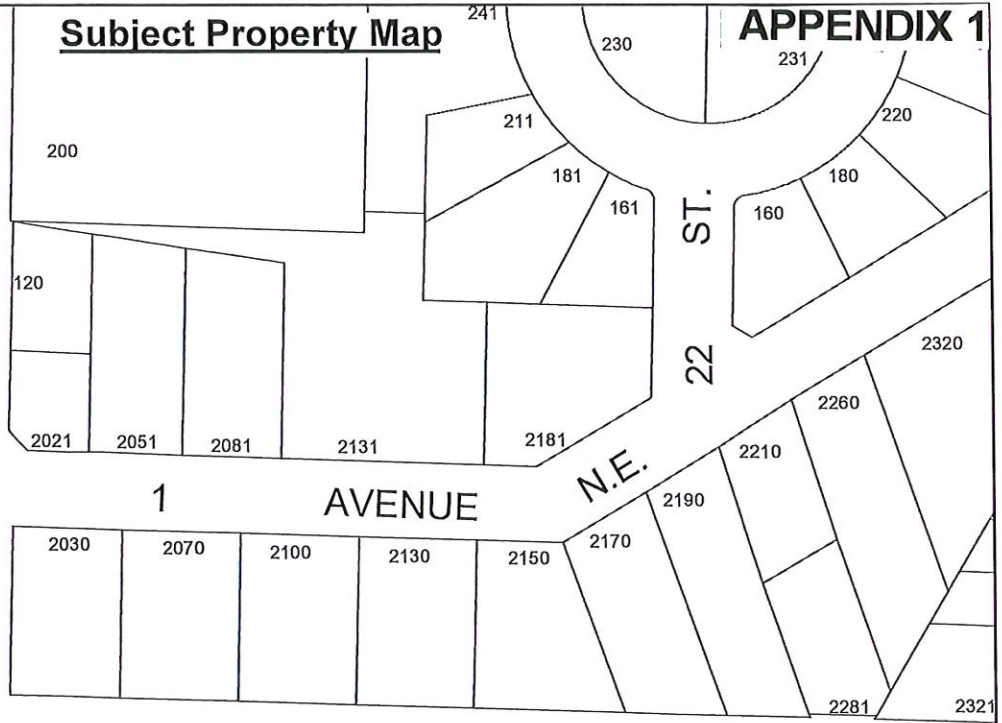
Prepared by: Evan Chorlton
Planner I

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

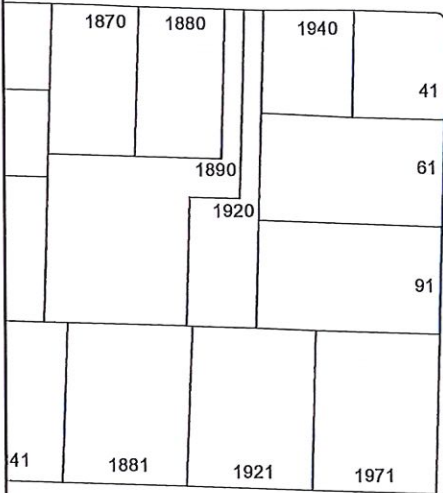
Subject Property Map



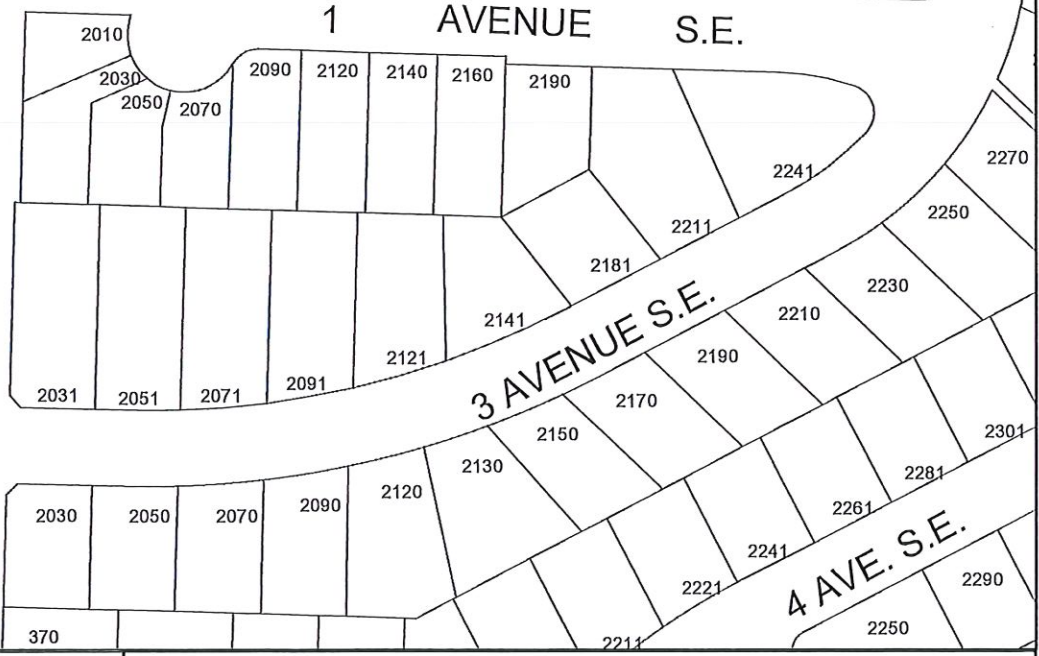
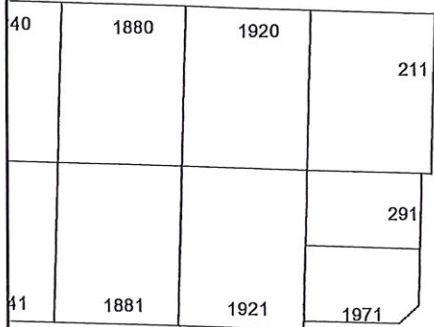
20 STREET N.E.



OKANAGAN



23 ST. S.E.



3 AVENUE S.E.

4 AVE. S.E.





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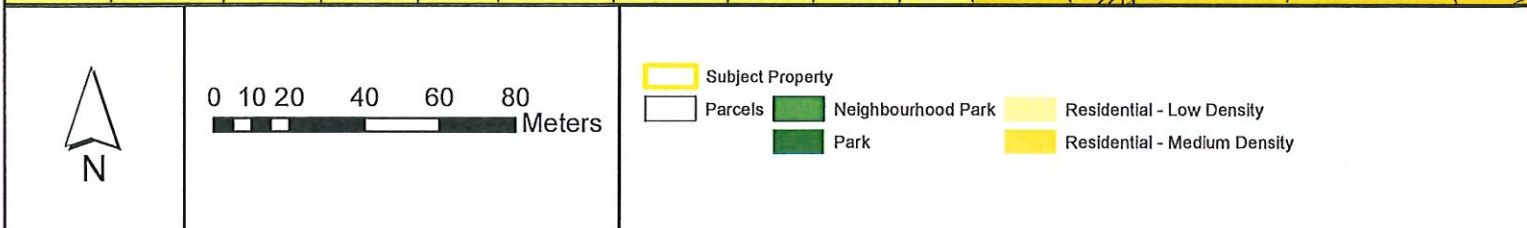
Subject Property
Parcels



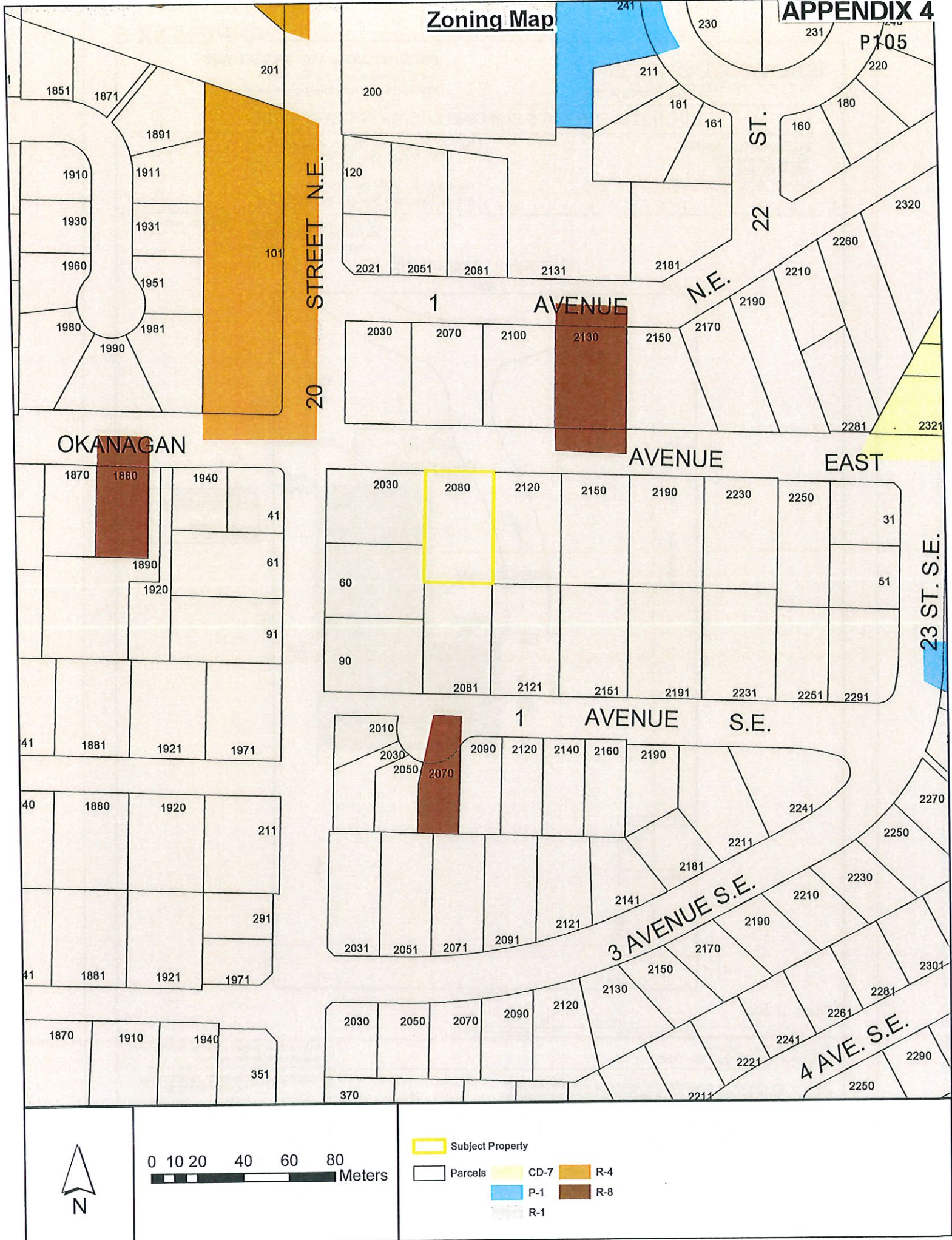
0 2.5 5 10 15 20 Meters

 Subject Property

 Parcels



APPENDIX 4



BROWNE JOHNSON
Land Surveyors

BRITISH COLUMBIA AND CANADA LANDS

Box 382, Salmon Arm, B.C. V1E 4N5

250-832-9701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Woodcreek Construction
Victor Zimmerman
4950 46 Ave SE
Salmon Arm, BC V1E 2W1

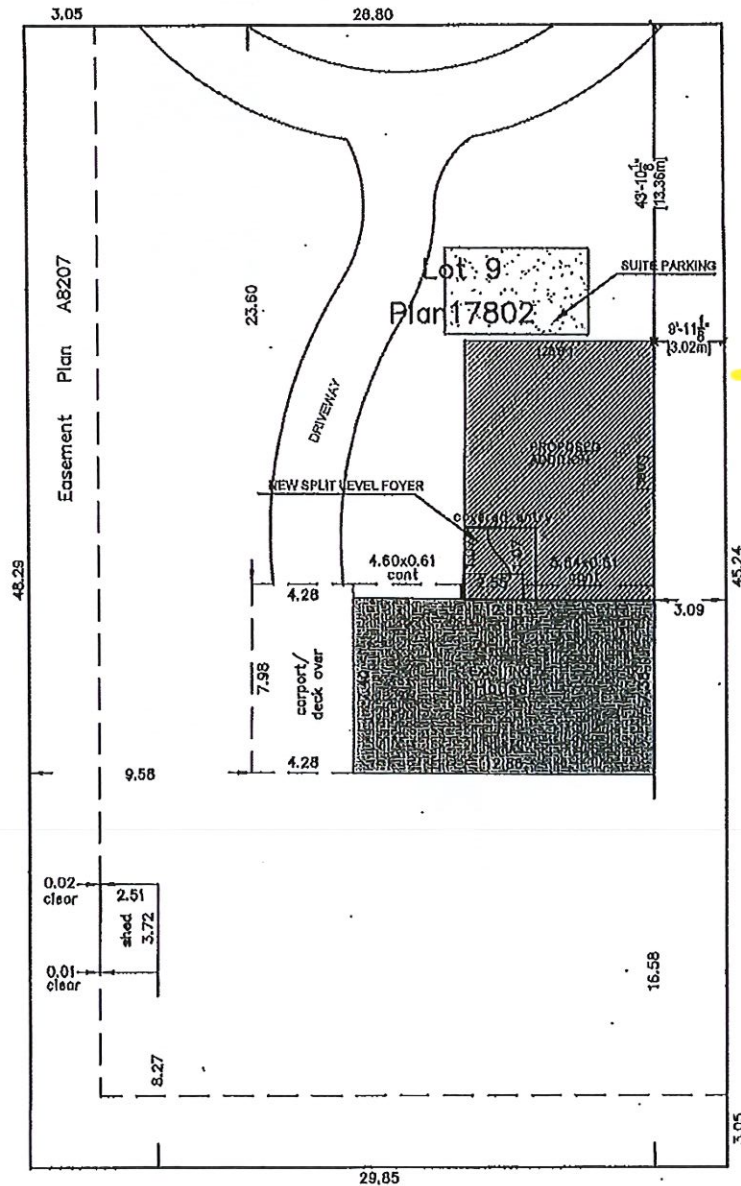
Re: Lot 9, Sec 13, Tp 20, Rge 10,
W6M, KDYD, Plan 17802

Parcel Identifier (PID): 008-348-961

Civic Address: 2080 Okanagan Ave, Salmon Arm

List of documents registered on title which may affect
the location of improvements:
Statutory Right of Way: C4314

Okanagan Avenue NE



PROPOSED ADDITIONS
654 SQ FT SUITE BELOW
2 BED/PLAYROOM
ADDITION ABOVE

Scale 1:200



All distances are in metres.
Dimensions derived from Plan 17802

Offsets from property line to building are
measured from the stucco.

The signatory accepts no responsibility or liability for any damages that
may be suffered by a third party as a result of any decisions made, or
actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive
use of our client. This document shows the relative location of the
surveyed structures and features with respect to the boundaries of the
parcel described above. This document shall not be used to define
property boundaries.

This building location certificate has been prepared in accordance with the
Professional Reference Manual and is certified correct this 7th day of
April, 2022.

Mark
Mason
88BCMC

Digitally signed
by Mark Mason
88BCMC
Date: 2022.04.14
12:08:47 -07'00'

BCLS

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LAND SURVEYORS

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BROWNE JOHNSON LAND SURVEYORS.

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ORIGINAL or DIGITALLY SIGNED.

Our File: 185-22

Fb: 185-22.raw

APPENDIX 6



23. STATUTORY PUBLIC HEARINGS

4. Zoning Amendment Application No. ZON-1244 [Caswell, C. & Tremblay, I.; 2080 Okanagan Avenue SE; R1 to R8]

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 8:25 p.m. followed by comments from Council

CITY OF SALMON ARM

BYLAW NO. 4537

A bylaw to amend "City of Salmon Arm Zoning Amendment 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, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite 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.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4537"

READ A FIRST TIME THIS 13 DAY OF JUNE 2022

READ A SECOND TIME THIS 13 DAY OF JUNE 2022

READ A THIRD TIME THIS 27 DAY OF JUNE 2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 29 DAY OF June , 2022



For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER



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Item 11.3 a.

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510 be read a final time.

[OCP4000-49; Burmeister, I.E./Timerline Solutions; 30 2 Street SE; TC to HR]

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 1, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-49
Zoning Amendment Application No. 1237

Legal: Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392

Civic: 30 – 2 Street SE

Owner: I.E. Burmeister

Agent: Timberline Solutions / K. Lowe

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Centre Commercial) to HR (High Density Residential);

AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council shall consider 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 shall consider 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 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392, from C-2 (Town Centre Commercial Zone) to R-5 (High Density Residential Zone);

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

1. Ministry of Transportation and Infrastructure approval; and
 2. Adoption of the associated Official Community Plan Amendment Bylaw.
-

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

BACKGROUND

The civic address of the subject property is 30 – 2 Street SE. The property is located near the corner of Okanagan Avenue SE and 2 Street SE, south of the Trans Canada Highway (Appendices 1 & 2). The ultimate intent is to construct a duplex development on the now-vacant parcel. Site photos are attached, as Appendix 3. In December 2018, the Single Family Dwelling on the subject property was demolished.

Only upper or lower floor dwelling units, not both, are permitted in the C-2, Town Centre Commercial Zone. As such, to eliminate any potential commercial space requirements, both an OCP and a zoning amendment are necessary. This is because, in order to eliminate any commercial space requirements, an OCP amendment back to HR is necessary in order to also rezone to R-5, where commercial space is not required.

This application proposes to change the OCP designation from TC (Commercial City Centre) to HR (High Density Residential); and a Zoning Amendment to change the zoning from C-2, Town Centre Commercial Zone, to R-5, High Density Residential Zone. OCP and zoning maps are attached, as Appendices 4 & 5. The C-2 and R-5 zones are attached as Appendices 6 and 7.

Land uses adjacent to the subject parcel include the following:

North:	single family dwelling	Zoned C-2
South:	single family dwelling	Zoned R-1
East:	single family dwelling	Zoned R-1
West:	single family dwelling with home occupation	Zoned R-1

In 2012, the subject property, 20 2 Street SE and 220 Okanagan Avenue SE were re-designated from HR to TC and rezoned from R-1 to C-2 to accommodate a larger-scale development. However, the owner proceeded with only developing 220 Okanagan Avenue SE. The single family dwelling on the subject property was demolished, but no further development has occurred. The property currently remains vacant.

OCP POLICIES

This application proposes to reverse the OCP designation on the subject property back to its 2011 designation of High Density Residential. This property essentially borders the boundary between City Centre Commercial and High Density Residential. OCP Policy 8.3.19 supports high density residential developments in areas with good access to the following:

- transportation routes, including transit, trails and sidewalks, and roads;
- recreation, parks and open space;
- community services, e.g., commercial uses, schools.

Section 475 & 476 – Local Government Act

Pursuant to Section 475 and 476 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendment was referred to the following external organizations:

Adams Lake Indian Band (and subsequent follow-up with Archaeology Branch on June 1, 2022):	Response (attached as Appendix 8)
Neskonlith Indian Band:	No response to date
Economic Development Society:	Response (attached as Appendix 11)
School District No. 83:	No response to date

Section 477 – Local Government Act

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for Official Community Plan), after first reading, the OCP amendment bylaw must be considered in relation to the City's Financial and Waste Management Plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTSFire Department

No Fire Department concerns.

FortisBC

FortisBC has reviewed the subject proposal and has no objections.

Building Department

No concerns at this time. British Columbia Building Code requirements must be adhered to at Permit Stage.

Engineering Department

Comments attached (Appendix 9).

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 10).

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Public Hearing and information regarding attending the Public Hearing. It is expected that the Public Hearing for this application will be held on June 27, 2022.

Planning Department

The location of the property is just south of the Trans-Canada Highway and essentially borders the downtown commercial area to the north and the residential area to the south. The property is centrally located and provides good access to amenities in the downtown core. The neighbourhood of the property ranges from low density, single family dwellings to higher density multi-family residential developments.

A covenant prohibiting some commercial uses that were considered non-compatible in this transitional area between the Town Centre commercial area and the residential area was a condition for rezoning the parcel to C-2 in 2013. Because the property is located in this transitional area, changing the designation and rezoning the property back to residential is supported based on its location. Should development proceed, the covenant could be removed at either the Development Permit or Building Permit stage.

The maximum density permitted in the R-5 zone is 100 dwelling units per hectare or 40.5 dwelling units per acre. With R-5 zoning, the maximum density on this property would be four (4) dwelling units or five (5) units with a density bonus. The practicality of achieving that density is limited by the narrowness of the

lot, the parking easement (6 m wide) along the lane, and parking regulations. Two dwelling units are proposed (i.e. a duplex).

The setbacks are significantly different between commercial and residential zoned properties. The current zoning, C-2 Town Centre Commercial, allows the maximum parcel or site coverage to be 100% of the parcel or site area and 0.0 m setbacks. The proposed R-5, High Density Residential zoning, the maximum parcel coverage is 55% for all buildings. The setbacks for principal buildings in the R-5 zone are 5.0 m for the front, rear and exterior side parcel lines; and 2.4 m for interior side parcel lines.

With respect to parking requirements, the proposal requires a minimum of 4 parking spaces (2 per dwelling unit for a Duplex). In 1981, there was a 6 m wide Easement registered on Title for the east portion of the property (off of the lane). The intent of this was/is for nearby property 21 3 Street SE to use the Easement as a parking lot. As such, all parking spaces will need to be accessed/located on the west (off of 2 Street SE). Staff believe there is sufficient space to fulfill the minimum parking requirements of the R-5 zone for a duplex development.

The City's OCP does not require a Form and Character Development Permit application for a duplex. The R-5 zone was amended in 2021 to permit *duplex* development in the R-5 zone.

CONCLUSION

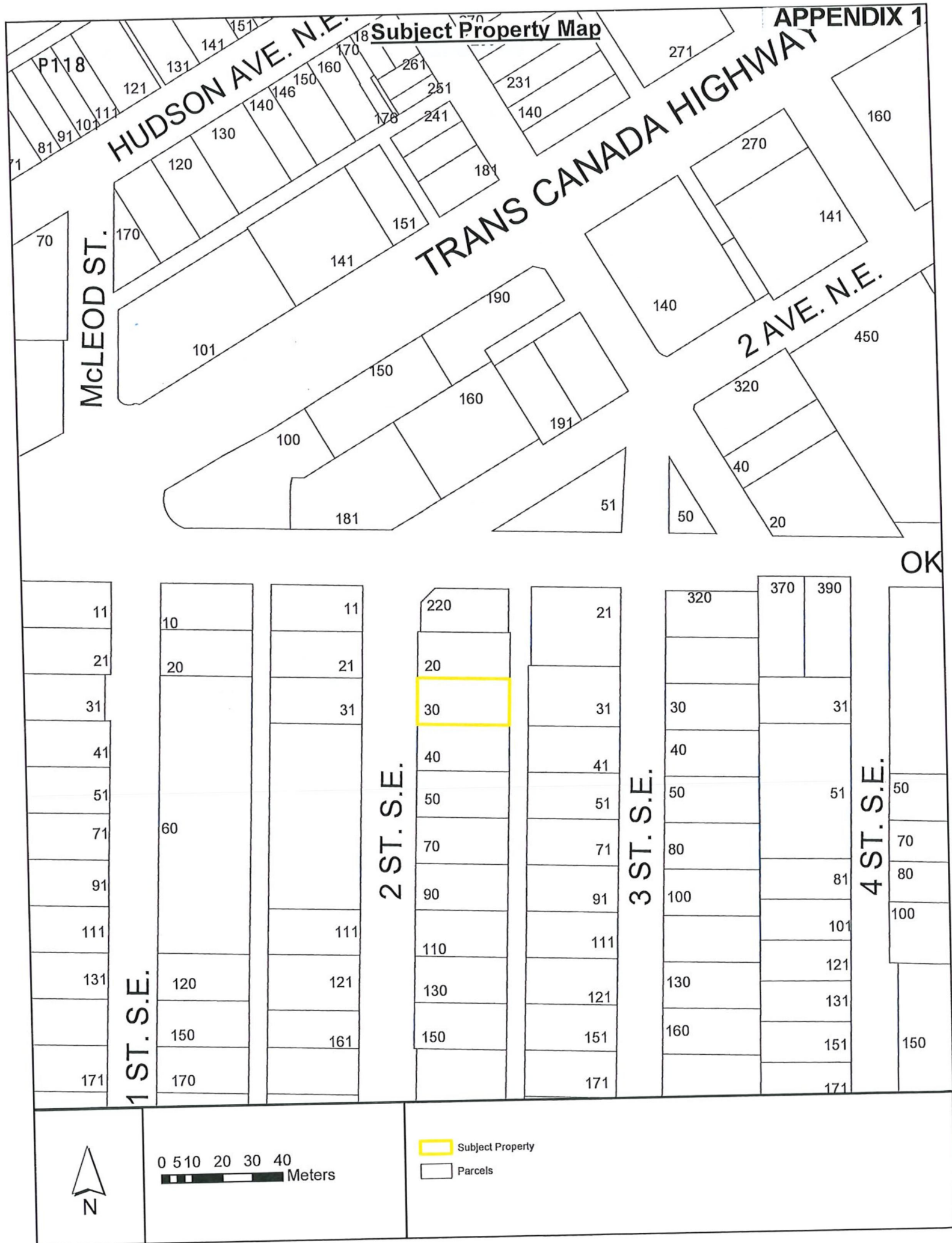
This OCP and zoning amendment application proposes to revert the subject property from commercial back to high density residential to facilitate the construction of a duplex. The property is located in a transitional area essentially bordering the downtown commercial area to the north and the high density residential area to the south. The location of the property is supportive of this proposal. In addition, given that the parcel is currently vacant, the density and parking provisions of the R-5 zone could be achieved. Staff are supportive of the land use changes.



Prepared by: Evan Chorlton
Planner I



Reviewed by: Kevin Pearson MCIP RPP
Director of Development Services



220

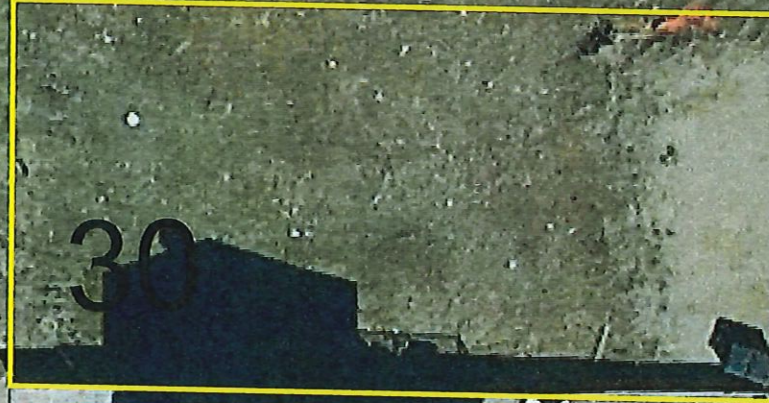
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SE

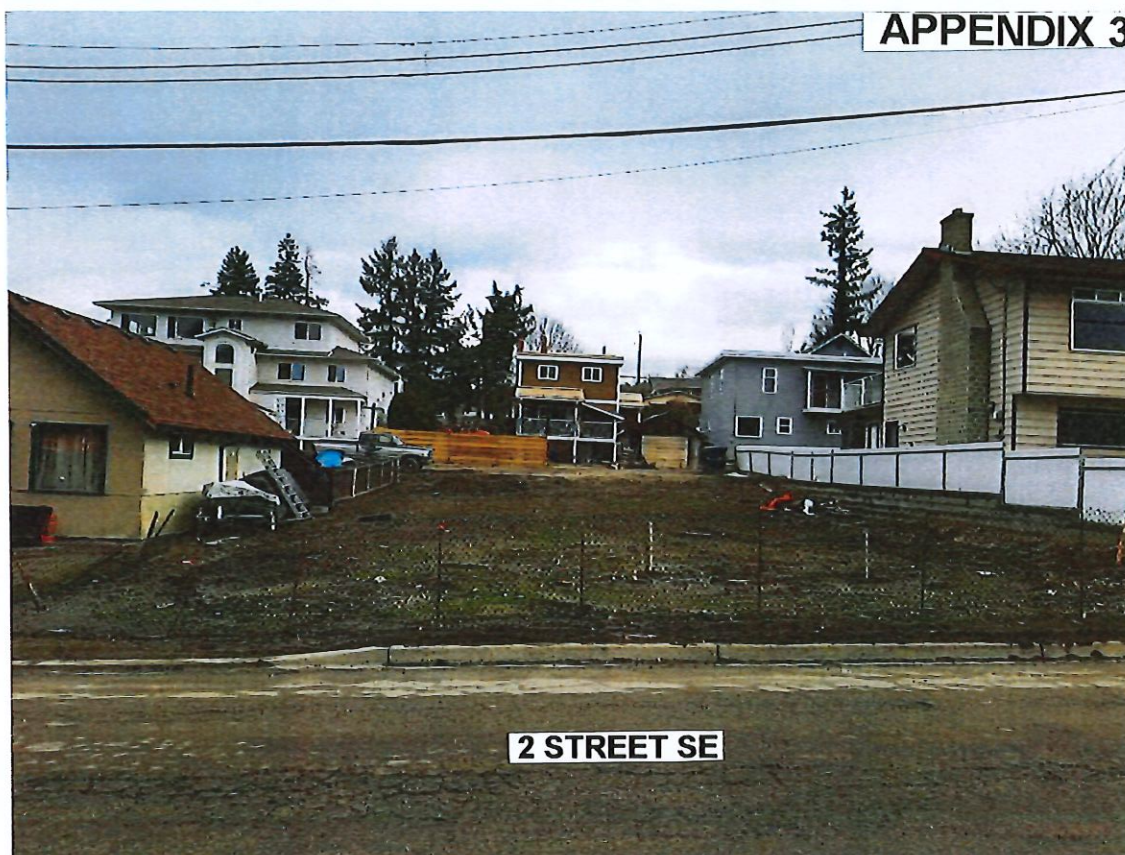


0 1.5 3 6 9 12 Meters

Subject Property

Parcels

APPENDIX 3



HUDSON AVE. N.E.

TRANS CANADA HIGHWAY

2 AVE. N.E.

MCLEOD ST.

2 ST. S.E.

3 ST. S.E.

4 ST. S.E.

1 ST. S.E.



0 5 10 20 30 40
Meters

Subject Property



Parcels



Neighbourhood Park



Park

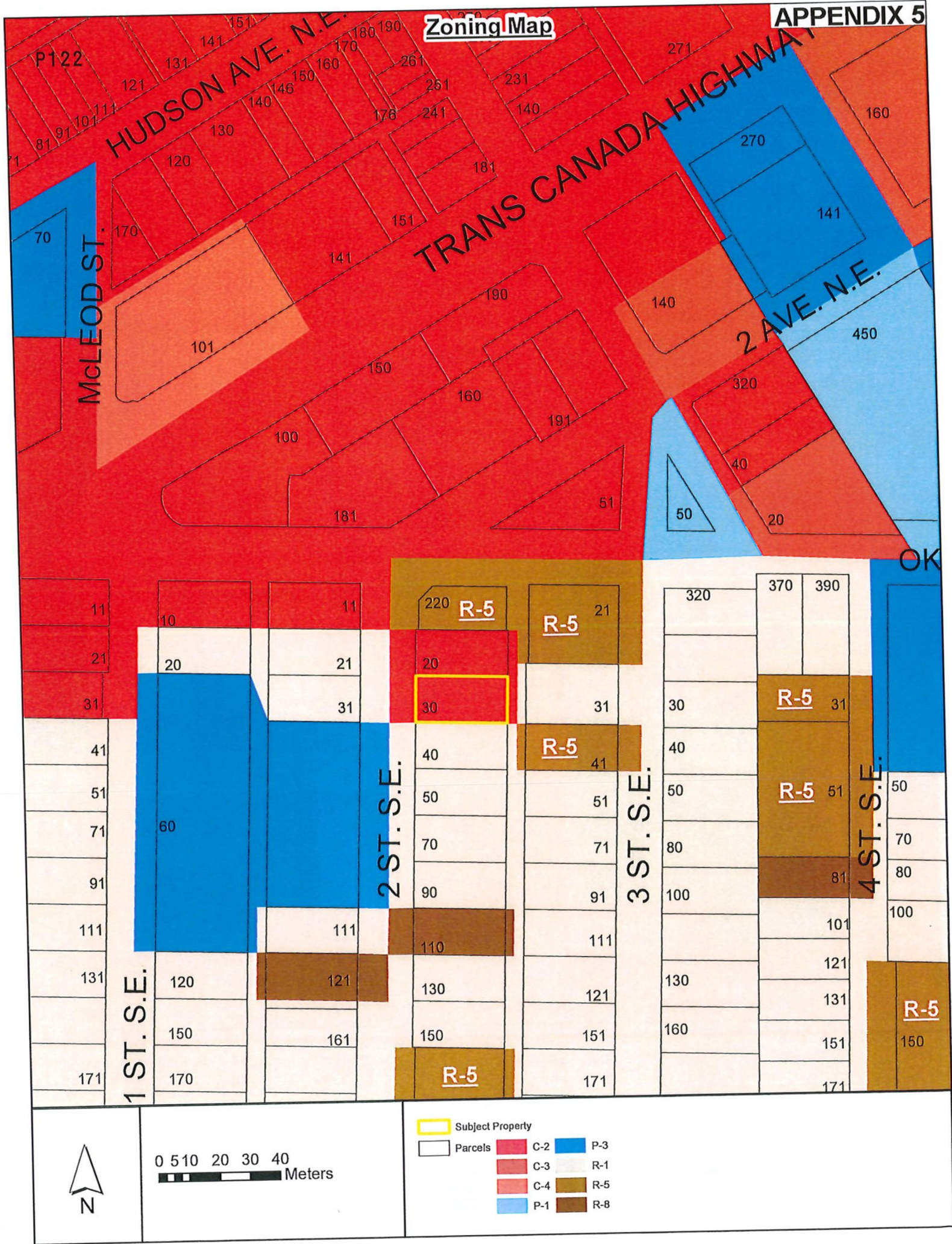


Institutional

Residential - High Density

Commercial - City Centre

OK



OK

R-5

150

Purpose

- 16.1 The C-2 Zone is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments* zoned C-2 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 16.2 On a *parcel* zoned C-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 C-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 16.3 The following uses and no others are permitted in the C-2 Zone:

- .1 assembly hall;
- .2 auto parts retail; #3001
- .3 cabaret;
- .4 cafe; #2900
- .5 churches; #2819
- .6 commercial daycare facility;
- .7 congregate housing; #3067
- .8 education/training facility;
- .9 entertainment facility;
- .10 financial institution;
- .11 health services centre;
- .12 high technology research and development; #4368
- .13 home occupation; #2782
- .14 hotel;
- .15 licensee retail store; #3223
- .16 lower floor dwelling units; #3951
- .17 neighbourhood pub;
- .18 mobile food vending; #4240
- .19 nightclub;
- .20 outside display of goods and wares;
- .21 office;
- .22 parkade/off street parking;
- .23 personal service establishment;
- .24 print service;
- .25 public use;
- .26 private utility; #3060
- .27 public utility;
- .28 radio and television broadcasting station;
- .29 recreation facility - indoor;
- .30 restaurant;
- .31 retail store;
- .32 sporting goods stores;
- .33 tourist retail shop;
- .34 transportation use;
- .35 upper floor dwelling units;
- .36 upholstery shop;
- .37 accessory use.

P124 **SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED**

Maximum Height of Principal Buildings

16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

Maximum Height of Accessory Buildings

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

Maximum Parcel or Site Coverage

16.6 The maximum *parcel* or *site coverage* shall be 100% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

16.7 The minimum *parcel* size or *site* area shall be 300.0 square metres (3,229.3 square feet).

Minimum Parcel or Site Width

16.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Outside Storage

16.9 Outside storage shall not be permitted.

Parking and Loading

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

Purpose

- 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 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. #2789

Regulations

- 10.2 On a *parcel zoned R-5*, 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-5 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 10.3 The following uses and no others are permitted in the R-5 Zone:

- .1 *assisted living housing*; #4336
- .2 *boarders, limited to two*;
- .3 *boarding home*; #2789
- .4 *commercial daycare facility*;
- .5 *dining area*; #4336
- .6 *duplex*; #4421
- .7 *home occupation*; #2782
- .8 *multiple family dwellings*;
- .9 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *accessory use*.

Maximum Height of Principal Building

- 10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity (ies) in Table 3 are provided.

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

- 10.6
- .1 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
 - .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

Minimum Parcel Area

- 10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

- 10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

- 10.9 The minimum *setback* of *buildings* from the:
- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
 - .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
 - .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
 - .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
 - .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

P126 SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Accessory Buildings

10.10 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 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 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.

10.11

- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
- .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 3

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	□ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 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>welling 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)

Parking

10.12 Parking shall be required as per Appendix I.



Adams Lake Indian Band

APPENDIX 8

Project Name:

30 2 STREET SE

FN Consultation ID:

94549

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Monday, March 21, 2022

Weytk,

Re: the 30 2 STREET SE, Salmon Arm proposed OCP amendment for a new duplex.

Through a preliminary analysis ALIB has identified some concerns which include:

x422 known ALIB cultural heritage sites (these do not include archaeology but are specific to ALIB) found within 1 and 5 km of the project area, including Non-Human Being stories (x20), pithouses, sacred/ceremonial/spiritual locales, boundary markers, community gatherings location, habitation and subsistence. It is in an extirpated caribou zone and in the Thompson River watershed.

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its 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.

ALIB will require an ALIB cultural monitor for any land altering activities. Have them contact Jen Pooley (jpooley@alib.ca) to make arrangements for ALIB crew to visit the project area.

ALIB also requires that they create a Chance Find Policy and make all those involved in the project be made aware of it and the possibility of Indigenous cultural heritage values associated with this locale. A template to create the Policy from can be found here: <https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...> Note: this guide is from 2014. Some contact information may be out of date.

Notify Jen and Leah Gaze (lgaze@alib.ca) directly when there is a payment sent by mail or courier for ALIB Heritage Permits.

Please share any cultural heritage or environmental reports associated with this project.

Please consider using the Messages function on this referral in NationsConnect to otherwise respond to this letter.

Kukstemc,

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

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, June 1, 2022 1:28 PM
To: Evan Chorlton
Subject: RE: [External] Data Request: Evan Chorlton - City of Salmon Arm

Hello Evan,

Thank you for your archaeological information request regarding 30 - 2 Street SE, Salmon Arm, PID 012410489, LOT 3 BLOCK 3 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 392. 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 information request.

Results of Provincial Archaeological Inventory Search

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

However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown colour shown over everything in the second screenshot below. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) 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.

If there are no plans for land altering activities on the property, no action is required at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits 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. P129
- If a permit is required, be advised that the permit application and issuance process takes approximately 15 to 35 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

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.

Kind regards,



APPENDIX 9

TO:	Kevin Pearson, Director of Development Services
DATE:	March 24, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	I.E. Burmeister
SUBJECT:	OFFICIAL COMMUNITY PLAN APPLICATION NO. 4000-49
LEGAL:	Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392
CIVIC:	30 – 2 Street SE

Further to your referral dated March 22, 2022, 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:**

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 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.
8. The applicant will be required to submit for City review and approval prior to development, 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.

Official Community Application: 4000-49

March 24, 2022

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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 building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 2 Street SE, on the subject property's 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 1.712m of additional road dedication is required (to be confirmed by a BCLS).
2. 2 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, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The Lane on the subject properties eastern boundary requires a total road allowance of 7.3m (3.65m from centre line). Available records indicate that an additional 0.610m to the east will be required. (To be confirmed by a BCLS.) The owner/developer will be responsible for upgrading the Lane to the current Lane standard (RD-12). The owner/developer is responsible for all associated costs.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 2 Street SE. No upgrades will be required at this time.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost.. Owner / Developer is responsible for all associated costs.

Official Community Application: 4000-49

March 24, 2022

Page 3

3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 2 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 150 mm diameter sanitary sewer on 2 Street SE. Upgrading to a minimum 200mm diameter will be required. A 50% cash in lieu contribution to future works will be required to have it completed as a part of a large project in the future. In addition, the subject property front a 200 mm diameter sanitary sewer in the lane to the east of the property. No upgrade is required at this time.
2. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016)
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. An existing 300mm storm main is located 2 Street SE and the Lane to the east of the development site to the north and east of the property. Extending the 300mm storm main along the eastern frontage of the property is required.
2. Records indicate that the existing property is serviced by a 100mm service from the storm sewer on 2 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
4. 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.

Official Community Application: 4000-49

March 24, 2022

Page 4

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5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
 6. 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), Category B (Pavement Structural Design), is required.



Mustafa Zakreet
Engineering Assistant



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



Your File #: ZON-1237 /
BL4511
eDAS File #: 2022-01543
Date: Apr/05/2022

APPENDIX 10

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

Attention:

**Re: Proposed Bylaw 4511 for:
LOT 3, BLOCK 3, 14-20-10 W6M KDYD PLAN 392**

Preliminary Approval is granted for the rezoning of the above noted parcel from C-2 zone to a R-5 zone for one year pursuant to section 52(3)(a) of the *Transportation Act*. Please forward this the Salmon Arm District Office the bylaw after third reading for our final review and signature.

If you have any questions please feel free to call Elizabeth KEAM at (778) 824-0112.
Yours truly,

Samantha Lewis
Development Services Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

April 13, 2022

APPENDIX 11

City of Salmon Arm
Kevin Pearson
PO Box 40
Salmon Arm BC, V1E 4N2

Dear Kevin,

Re: OCP Amendment Application No OCP4000-49

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 30 2nd Street SE, Salmon Arm, from City Centre Commercial to High Density Residential.

The SAEDS Board recognizes the importance of high density housing to the City's growth; however; the board is of the opinion that, while a multi-unit dwelling or a mixed-use designation may warrant removal of the property from City Centre Commercial, construction of a duplex would not be sufficient to outweigh the future value of commercial growth.

Based on the information provided, the Board does not support the application as presented. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,



Lana Fitt
Economic Development Manager

23. STATUTORY PUBLIC HEARINGS

1.a Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

J. Baer, Timerblin Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

S. Knutson, 40 2nd St SE – raised concerns about density, height and parking.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:14 p.m. followed by comments from Council.

CITY OF SALMON ARM**BYLAW NO. 4510****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 Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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. Re-designate Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Center Commercial) to HR (High Density Residential), 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

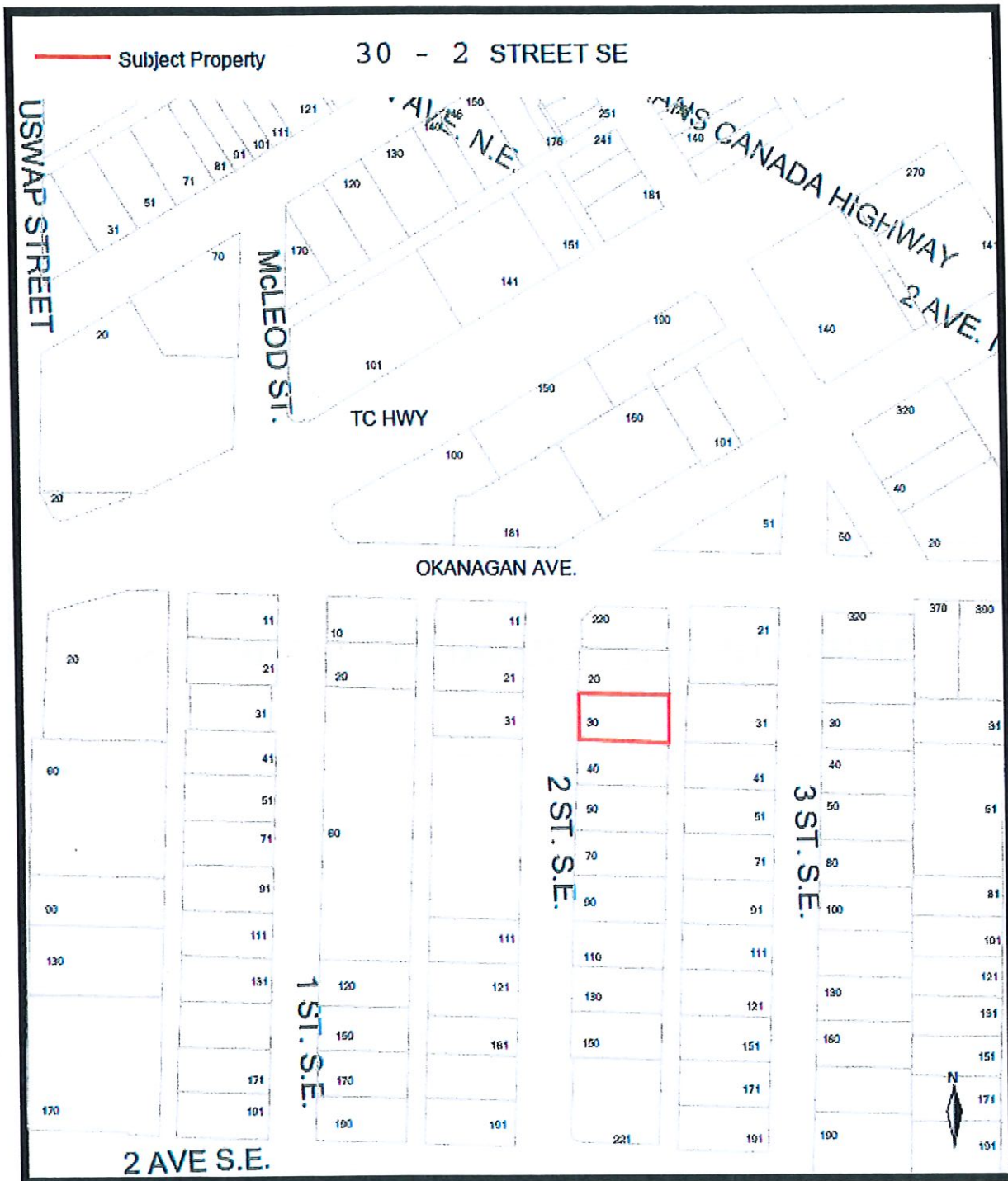
This bylaw may be cited as “City of Salmon Arm Official Community Plan Amendment Bylaw No. 4510”.

READ A FIRST TIME THIS	24	DAY OF	MAY	2022
READ A SECOND TIME THIS	13	DAY OF	JUNE	2022
READ A THIRD TIME THIS	27	DAY OF	JUNE	2007
ADOPTED BY COUNCIL THIS		DAY OF		2022

MAYOR

CORPORATE OFFICER

Schedule "A"



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Item 11.3 b.

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4511 be read a final time.

[ZON-1237; Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

Vote Record

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

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

23. STATUTORY PUBLIC HEARINGS

1.b Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5]

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

J. Baer, Timberline Solutions, the agent, was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:16 p.m. followed by comments from Council.

CITY OF SALMON ARM

BYLAW NO. 4511

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, on June 27, 2022 at the hour of 7:00 p.m. was published in the June 15 and 22, 2022 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 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre commercial Zone) to R-5 (High Density Residential), 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 Zoning Amendment Bylaw No. 4511"

READ A FIRST TIME THIS 24 DAY OF MAY 2022

READ A SECOND TIME THIS 13 DAY OF JUNE 2022

READ A THIRD TIME THIS 27 DAY OF JUNE 2022

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 5th DAY OF July, 2022

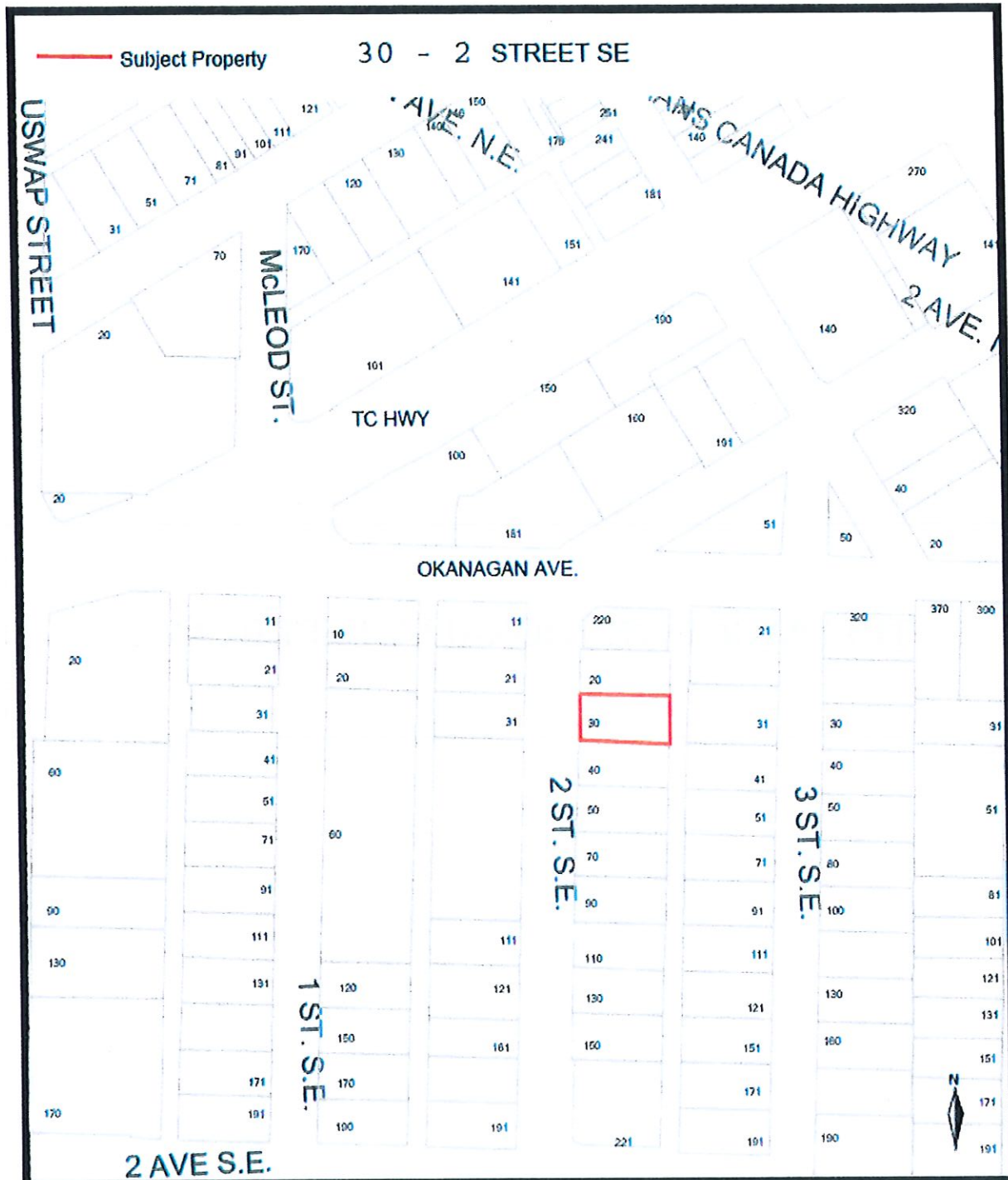
"E. KEAM"
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER

Schedule "A"



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Item 11.4

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4533 be read a final time.

[Canoe Creek Estates]

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 9, 2022

Subject: Zoning Amendment Bylaw No. 4533

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4486 by deleting:

PID	Legal Description	Civic Address
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
002-496-615	Strata Lot 5, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 70 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
002-496-658	Strata Lot 10, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 70 Avenue NE
001-525-883	Strata Lot 11, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5220 70 Avenue NE
002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE
002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
002-496-801	Strata Lot 20, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6920 54 Street NE

002-496-828	Strata Lot 21, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5380 69 Avenue NE
002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
002-496-887	Strata Lot 24, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5340 69 Avenue NE
002-496-909	Strata Lot 25, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5320 69 Avenue NE
002-496-917	Strata Lot 26, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6850 53 Street NE
002-496-925	Strata Lot 27, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 53 Street NE
002-496-941	Strata Lot 28, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5291 68 Avenue NE
002-496-950	Strata Lot 29, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 68 Avenue NE
002-496-968	Strata Lot 30, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 68 Avenue NE
002-496-976	Strata Lot 31, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 68 Avenue NE
002-496-984	Strata Lot 32, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6820 52 Street NE
002-497-034	Strata Lot 33, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6840 52 Street NE
002-497-042	Strata Lot 34, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6860 52 Street NE
002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE
002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-497-115	Strata Lot 39, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5290 69 Avenue NE
002-497-123	Strata Lot 40, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5281 69 Avenue NE
002-497-131	Strata Lot 41, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 69 Avenue NE
002-497-140	Strata Lot 42, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 69 Avenue NE
002-497-174	Strata Lot 43, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 69 Avenue NE
002-497-182	Strata Lot 44, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 69 Avenue NE
002-497-191	Strata Lot 45, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 69 Avenue NE
002-497-212	Strata Lot 46, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6881 52 Street NE
002-497-239	Strata Lot 47, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6861 52 Street NE
002-497-247	Strata Lot 48, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6841 52 Street NE
002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE

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002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE
005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE

017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE
017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

and replacing it with:

“District of Salmon Arm Zoning Bylaw No. 2303” is hereby amended as follows:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential, as shown on ‘Schedule A’ attached here and forming part of this bylaw.”

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation approval.

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STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PURPOSE

To review Zoning Amendment Bylaw No. 4533 which would have the effect of removing typographical errors made in the PID and Legal Description sections of Bylaw No. 4486 with specific reference to 5351 69 Avenue NE, 5280 70 Avenue NE and 5330 70 Avenue NE.

BACKGROUND

Zoning Amendment Bylaw No. 4486 was adopted in April 2022, in conjunction with LUC Early Termination Bylaw No. 4485 and is now being amended to align with the format of other Zoning Amendment Bylaws. A Public Hearing for Zoning Amendment Bylaw No. 4486, rezoning Canoe Creek Estates from R1 (Single Family Residential) to R6 (Mobile Home Park Residential) was held on January 24, 2022.

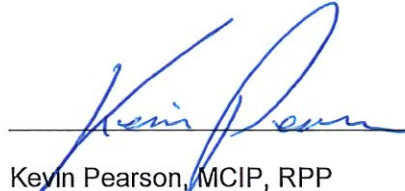
CONSULTATION

Pursuant to Section 466(6) of the *Local Government Act* notices are not mailed to property owners or adjacent properties because more than 10 parcels owned by 10 or more people are the subject to the bylaw amendment.

A newspaper ad would be placed in two consecutive editions of the newspaper in advance of the third reading of the bylaw. In a scenario which Council chooses to waive the Statutory Public Hearing third reading of the bylaw would be considered at the June 27, 2022 Council meeting. Should Council proceed with the Public Hearing, the Public Hearing would be held on June 27, 2022. Adoption of the bylaw would be withheld until approved by the Ministry of Transportation.



Melinda Smyrl, MCIP, RPP
Planner



Kevin Pearson, MCIP, RPP
Director of Development Services

CITY OF SALMON ARM
NOTICE TO WAIVE PUBLIC HEARING

Notice is hereby given that at the Regular meeting of June 13, 2022 the Council of the City of Salmon Arm Council adopted a motion waiving the requirement to hold a Public Hearing for Zoning Amendment Bylaw No. 4533, pursuant to Section 464 (2) of the *Local Government Act*.

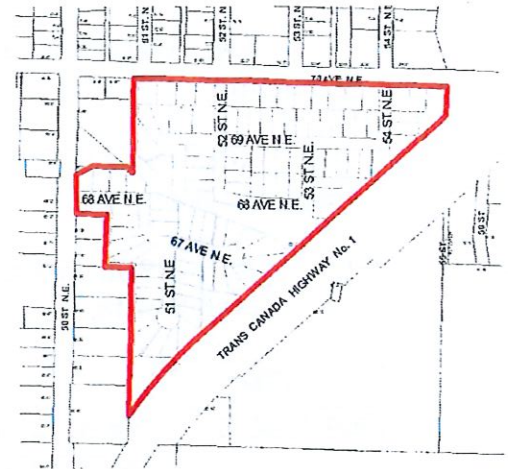
City of Salmon Arm Council will consider third reading of the bylaw at the Regular Council meeting of June 27, 2022 in the Council Chambers at City Hall, 500 2 Avenue NE, Salmon Arm, British Columbia.

a) Proposed Amendment to Zoning Bylaw No 2303:

Rezone Lots Strata Lots 1-103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R-1 Single Family Residential Zone to R-6 Mobile Home Park Residential Zone.

Civic Addresses: 5440, 5420, 5390, 5370, 5350, 5330, 5310, 5280, 5260, 5240, 5220, 5180, 5160, 5140, 5120, 70 Avenue NE, 5391, 5381, 5371, 5351, 5331, 5311, 5299, 5380, 5370, 5350, 5340, 5320, 5260, 5280, 5290, 5281, 5271, 5261, 5251, 5250, 5231, 5221, 5150, 5140, 5120, 5131, 5141, 5151, 5161, 5191 69 Avenue NE, 6950, 6920 54 Street NE, 6850, 6820 53 Street NE, 5021, 5291, 5281, 5261, 5251, 5061, 5081, 5091 68 Avenue NE, 5201, 5221, 5231, 5241, 5251, 5261, 5271, 5280, 5260, 5250, 5240, 5230 67 Avenue NE, 6820, 6840, 6860, 6880, 6881, 6861, 6841, 6821 52 Street NE, 6790, 6770, 6750, 6690, 6670, 6660, 6650, 6640, 6630, 6620, 6610, 6611, 6621, 6631, 6641, 6651, 6661, 6671, 6691, 6721, 6731, 6751, 6771, 6791 51 Street NE

Location: Canoe Creek Estates
Present Use: 101 Unit Mobile Home Park
Proposed Use: No Change



Reference: Bylaw No. 4486/ Bylaw No. 4533

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 15, 2022 to June 27, 2022 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 June 27, 2022.

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

Sue Wood, Director of Corporate Services

CITY OF SALMON ARM

BYLAW NO. 4533

A bylaw to amend "City of Salmon Arm Zoning Amendment Bylaw No. 4486"

WHEREAS notice of a Waived Public Hearing was published in June 15 and 22, 2022 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 Zoning Amendment Bylaw No. 4486" is hereby amended by deleting the following:

PID	Legal Description	Civic Address
002-496-569	Strata Lot 1, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5440 70 Avenue NE
002-496-577	Strata Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5420 70 Avenue NE
002-496-593	Strata Lot 3, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5390 70 Avenue NE
002-496-607	Strata Lot 4, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 70 Avenue NE
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002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
002-496-631	Strata Lot 7, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5310 70 Avenue NE
001-510-941	Strata Lot 8, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 70 Avenue NE
002-496-640	Strata Lot 9, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 70 Avenue NE
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002-496-674	Strata Lot 12, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5391 69 Avenue NE

002-465-124	Strata Lot 13, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5381 69 Avenue NE
002-496-691	Strata Lot 14, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5371 69 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-496-739	Strata Lot 16, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5331 69 Avenue NE
002-496-755	Strata Lot 17, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5311 69 Avenue NE
002-496-763	Strata Lot 18, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5299 69 Avenue NE
002-496-771	Strata Lot 19, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6950 54 Street NE
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002-496-852	Strata Lot 22, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5370 69 Avenue NE
002-496-879	Strata Lot 23, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5350 69 Avenue NE
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002-497-051	Strata Lot 35, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6880 52 Street NE
002-497-077	Strata Lot 36, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 69 Avenue NE

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Zoning Amendment Bylaw No. 4533

002-497-085	Strata Lot 37, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
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002-497-255	Strata Lot 49, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6821 52 Street NE
002-497-263	Strata Lot 50, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5150 69 Avenue NE
002-497-280	Strata Lot 51, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 69 Avenue NE
002-497-298	Strata Lot 52, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 69 Avenue NE
002-497-328	Strata Lot 53, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5130 69 Avenue NE
002-497-361	Strata Lot 54, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5141 69 Avenue NE
002-497-379	Strata Lot 55, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5151 69 Avenue NE
002-497-395	Strata Lot 56, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5161 69 Avenue NE
002-497-468	Strata Lot 59, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5180 70 Avenue NE
002-497-492	Strata Lot 60, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5160 70 Avenue NE
002-497-654	Strata Lot 61, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5140 70 Avenue NE
002-497-662	Strata Lot 62, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5120 70 Avenue NE

005-045-070	Strata Lot 63, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5191 69 Avenue NE
017-513-502	Strata Lot 64, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5061 68 Avenue NE
017-513-511	Strata Lot 65, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5081 68 Avenue NE
017-513-529	Strata Lot 66, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5091 68 Avenue NE
017-513-537	Strata Lot 67, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6790 51 Street NE
017-513-545	Strata Lot 68, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6770 51 Street NE
017-513-553	Strata Lot 69, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6750 51 Street NE
017-513-561	Strata Lot 70, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5201 67 Avenue NE
017-513-570	Strata Lot 71, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5221 67 Avenue NE
017-513-588	Strata Lot 72, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5231 67 Avenue NE
017-513-596	Strata Lot 73, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5241 67 Avenue NE
017-513-600	Strata Lot 74, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5251 67 Avenue NE
017-513-618	Strata Lot 75, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5261 67 Avenue NE
017-513-626	Strata Lot 76, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5271 67 Avenue NE
017-513-634	Strata Lot 77, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 67 Avenue NE
017-513-642	Strata Lot 78, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5260 67 Avenue NE
017-513-651	Strata Lot 79, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5250 67 Avenue NE
017-513-669	Strata Lot 80, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5240 67 Avenue NE
017-513-677	Strata Lot 81, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5230 67 Avenue NE
017-513-685	Strata Lot 82, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6690 51 Street NE
017-513-693	Strata Lot 83, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6670 51 Street NE
017-513-707	Strata Lot 84, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6660 51 Street NE
017-513-715	Strata Lot 85, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6650 51 Street NE
017-513-723	Strata Lot 86, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6640 51 Street NE

P158 City of Salmon Arm
Zoning Amendment Bylaw No. 4533

017-513-731	Strata Lot 87, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6630 51 Street NE
017-513-740	Strata Lot 88, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6620 51 Street NE
017-513-758	Strata Lot 89, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6610 51 Street NE
017-513-766	Strata Lot 90, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6611 51 Street NE
017-513-774	Strata Lot 91, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6621 51 Street NE
017-513-782	Strata Lot 92, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6631 51 Street NE
017-513-791	Strata Lot 93, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6641 51 Street NE
017-513-804	Strata Lot 94, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6651 51 Street NE
017-513-812	Strata Lot 95, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6661 51 Street NE
017-513-821	Strata Lot 96, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6671 51 Street NE
017-513-839	Strata Lot 97, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6691 51 Street NE
017-513-847	Strata Lot 98, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6721 51 Street NE
017-513-855	Strata Lot 99, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6731 51 Street NE
017-513-863	Strata Lot 100, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6751 51 Street NE
017-513-871	Strata Lot 101, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6771 51 Street NE
017-513-880	Strata Lot 102, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	6791 51 Street NE
017-513-898	Strata Lot 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5021 68 Avenue NE

And replacing it with the following:

Rezone Strata Lots 1 to 103, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299 from R1 – Single Family Residential to R6 – Mobile Home Park Residential as shown on ‘Schedule A’ attached here and forming part of this bylaw.

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. 4533"

READ A FIRST TIME THIS	13	DAY OF	JUNE	2022
READ A SECOND TIME THIS	13	DAY OF	JUNE	2022
READ A THIRD TIME THIS	27	DAY OF	JUNE	2022
ADOPTED BY COUNCIL THIS		DAY OF		2022

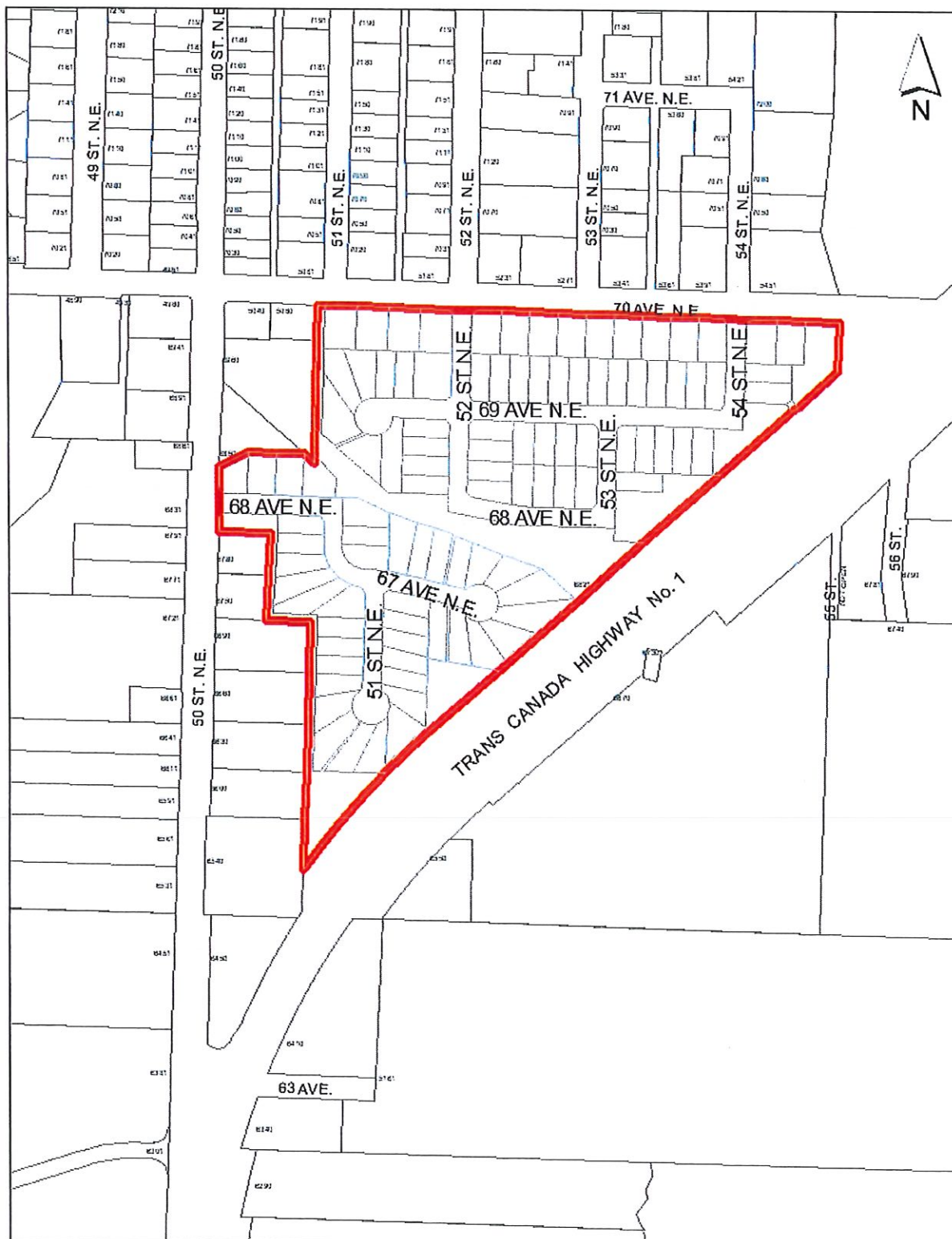
APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE 5 DAY OF July, 2022

"E. KEAM"

For Minister of Transportation & Infrastructure

MAYOR

CORPORATE OFFICER



Item 11.5

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532 be read a final time.

[Canoe Creek Estates]

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 9, 2022

Subject: Land Use Contract Termination – P1971 (Canoe Creek Estates)

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Bylaw No. 4468 by deleting:

PID	Legal Description	Civic Address
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE

and replacing it with:

PID	Legal Description	Civic Address
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PURPOSE

The review amends to the Early Termination of Land Use Contract (LUC) P1971 (Canoe Creek Estates) to correct typos made in the PID and legal description sections of Bylaw No. 4468. The process for the Early Termination of Land Use Contracts is governed by the *Local Government Act* and is specific in requiring that the Parcel Identifiers (PID) and legal descriptions are contained within the bylaw.

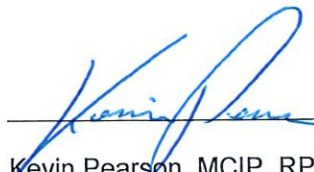
CONSULTATION

The LUC Early Termination process for Canoe Creek Estates started in October 2020. The LUC Termination Bylaw, Zoning Amendment Bylaw (R1 to R6) and amendments to the Mobile Home Park Bylaw were adopted by Council on April 11, 2022. Following the adoption of the Bylaws typographical errors were found and staff are seeking to amend the bylaws in order to correct the errors.

Pursuant to Section 466(5) of the *Local Government Act*, notices will be mailed to the above noted property owners advising of the Statutory Public Hearing for the LUC Early Termination amending bylaw due to the typo. It is expected that the Statutory Public Hearing will be held on June 27, 2022. The accompanying Zoning Amendment Bylaw No. 4533 would be considered for third reading at the same meeting.



Melinda Smyrl, MCIP, RPP
Planner



Kevin Pearson, MCIP, RPP
Director of Development Services

23. STATUTORY PUBLIC HEARINGS

6. Land Use Contract Termination Application No. LUC P1971 [Canoe Creek Estates]

The Director of Development Services explained the proposed Land Use Contract Termination Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:27 p.m. followed by comments from Council.

BYLAW NO. 4532**A bylaw to amend "City of Salmon Arm Land Use Contract Termination Bylaw No.4485"**

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

AND WHEREAS mandatory notice required under section 466(5) of the *Local Government Act* for a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on June 27, 2022 at the hour of 7:00 p.m. and was published in the and the June 15 and 22, 2022 issues of the Salmon Arm Observer and delivered at least 10 days prior of all parcels, any part of which is subject to the land use contract that the bylaw will terminate or is within a distance specified by bylaw from that part of the area that is subject to that land use contract;

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

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

1. That "City of Salmon Arm Land Use Contract Termination Bylaw No. 4485", Schedule 'A' be amended by deleting the following:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan K299	5330 70 Avenue NE
005-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-096	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

And replacing it with:

PID	Legal Description	Civic Address
002-496-623	Strata Lot 6, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5330 70 Avenue NE
002-496-712	Strata Lot 15, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5351 69 Avenue NE
002-497-093	Strata Lot 38, Section 32, Township 20, Range 9, W6M, KDYD, Plan KAS299	5280 69 Avenue NE

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 effective upon adoption.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Land Use Contract Termination Amendment Bylaw No. 4532".

READ A FIRST TIME THIS 13 DAY OF JUNE 2022

READ A SECOND TIME THIS 13 DAY OF JUNE 2022

READ A THIRD TIME THIS 27 DAY OF JUNE 2022

ADOPTED BY COUNCIL THIS DAY OF 2022

MAYOR

CORPORATE OFFICER

INFORMATIONAL CORRESPONDENCE – July 11, 2022

- | | | |
|-----|---|---|
| 1. | Building Department – Building Statistics – June 2022 | N |
| 2. | Building Department – Building Permits – Yearly Statistics | N |
| 3. | D. Coulombe – email dated June 22, 2022 – No new gas stations | N |
| 4. | S. Saatchi – email dated June 23, 2022 – Gas stations are a bad investment for our Community | N |
| 5. | N. Alexander – email dated June 23, 2022 – Gas stations | N |
| 6. | H. Belt, President, Branch 62, Salmon Arm, Royal Canadian Legion – letter dated June 27, 2022 – Salmon Arm Cenotaph – 100 th Anniversary | R |
| 7. | M. VanBuskirk, Vice-President, Salmon Arm Tennis Club – letter dated July 5, 2022 – Wayfinding signage | R |
| 8. | Salmon Arm Bay Nature Enhancement Society – Nature Bay Newsletter | N |
| 9. | M. Leaf, International Wrongful Conviction Day Committee – email dated June 21, 2022 – Wrongful Conviction Day Proclamation | R |
| 10. | G. Warnica, General Manager, Vernon & Shuswap Regional Transit, #38632 – email dated July 4, 2022 – Transit Superstar Award | N |
| 11. | Interior Health News Release – email dated June 24, 2022 – Drug poisoning prevention app marks two years of saving lives | N |
| 12. | Interior Health News Release – email dated June 24, 2022 – Interior Health reminds you to be prepared for hot weather | N |
| 13. | V. MacDonald, A. Ladouceur, J. Gaudin, N. Whiteside, V. VonZuben and L. Brassart, Time for Change Working Group, Century House Association – email dated June 29, 2022 – The Right Person, The Right Time, the Right Place (<i>view entire report at www.salmonarm.ca, City Services, Agenda and Minutes</i>) | N |

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

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Item 21.

CITY OF SALMON ARM

Date: July 11, 2022

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of July 11, 2022, be adjourned.

Vote Record

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

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

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