

AGENDA

Regular Council Meeting

Monday, February 25, 2019

1:30 p.m.

Room 100, City Hall

[Public Session Begins at 2:30 p.m.]

Council Chamber of City Hall

Page #	Item #	Description
	1.	CALL TO ORDER
1 - 2	2.	IN-CAMERA SESSION
	3.	ADOPTION OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	CONFIRMATION OF MINUTES
3 - 12	1.	Regular Council Meeting Minutes of February 11, 2019
	6.	COMMITTEE REPORTS
13 - 18	1.	Development and Planning Services Committee Meeting Minutes of February 19, 2019
19 - 26	2.	Greenways Liaison Committee Meeting Minutes of January 10, 2019
27 - 30	3.	Environmental Advisory Committee Meeting Minutes of February 7, 2019
	7.	COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE
	8.	STAFF REPORTS
31 - 34	1.	Director of Engineering & Public Works – Trans-Canada Highway 1 West Four Laning Project Water Main Improvement Contribution Agreement
35 - 38	2.	Director of Engineering & Public Works - Award of Carts and Bins RFQ for Curbside Collection Program
39 - 42	3.	Director of Engineering & Public Works - National Trade Corridors Fund Grant Application
43 - 46	4.	Director of Engineering & Public Works – Shuswap Regional Airport – Automated Weather Observing System Replacement Award
47 - 58	5.	Chief Financial Officer – Permissive Tax Exemption – Policy No. 7.15
59 - 96	6.	Director of Development Services - Agricultural Land Commission Application No. ALC-379 [Balen, R.M. & B.M./Browne Johnson Land Surveyors Ltd.; 6751 Lakeshore Road NE; Exclusion]

- 97 – 98 7. Director of Corporate Services – Official Mark
99 – 110 8. Chief Administrative Officer - City of Salmon Arm Checkout Shopping Bag Regulation Bylaw No. 4297
111 – 112 9. Director of Engineering & Public Works – Downtown Parking Commission – Downtown Salmon Arm Appointment

9. INTRODUCTION OF BYLAWS

- 113 – 124 1. City of Salmon Arm Zoning Amendment Bylaw No. 4311 [ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 – 14 Avenue SE; R-1 to R-8] – First and Second Readings

10. RECONSIDERATION OF BYLAWS

- 125 – 130 1. City of Salmon Arm Municipal Ticket Information Utilization Amendment Bylaw No. 4304 (Pound and Animal Control) – Final Reading
131 – 134 2. City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 (Pound and Animal Control) – Final Reading

11. CORRESPONDENCE

- 135 – 136 1. Informational Correspondence
137 – 142 2. SILGA Convention – Penticton, BC – April 3 – May 3, 2019
143 – 146 3. P. Thurston, Executive Director, The Shuswap Family Centre – letter dated November 30, 2018 – Property Tax exemption for 681 Marine Park Drive NE

12. NEW BUSINESS

13. PRESENTATIONS/ DELEGATIONS

- 147 – 148 1. Presentation 4:00 – 4:30 p.m. (approximately)
Mike LoVecchio, Director Government Affairs, CP Rail - Rail Safety, Service and Emergency Response

14. COUNCIL STATEMENTS

- 149 – 150 1. Communications Protocol Meeting – June 6, 2019

15. SALMON ARM SECONDARY YOUTH COUNCIL

16. NOTICE OF MOTION

17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

18. OTHER BUSINESS

19. QUESTION AND ANSWER PERIOD

7:00 p.m.

Page #	Item #	Description
	20.	DISCLOSURE OF INTEREST
	21.	STATUTORY PUBLIC HEARINGS
151 - 248	1.	City of Salmon Arm Zoning Amendment Application No. ZON-1136 [Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19]
249 - 268	2.	City of Salmon Arm Zoning Amendment Application No. ZON-1138 [Simpson, M.; 2150 21 Street NE; R-1 to R-8]
269 - 278	3.	City of Salmon Arm Zoning Amendment Application No. ZON-1139 [Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1]
	22.	RECONSIDERATION OF BYLAWS
279 - 282	1.	City of Salmon Arm Zoning Amendment Bylaw No. 4306 [ZON-1136; Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19] - Third Reading
283 - 286	2.	City of Salmon Arm Zoning Amendment Bylaw No. 4307 [ZON-1138; Simpson, M.; 2150 21 Street NE; R-1 to R-8] - Third Reading
287 - 290	3.	City of Salmon Arm Zoning Amendment Bylaw No. 4308 [ZON-1139; Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1] - Third and Final Readings
	23.	HEARINGS
291 - 298	1.	Development Variance Permit Application No. VP-495 [Muto Holdings Ltd.; 1, 10, 15, 17, 18, 23 and 30 - 481 Highway 97B NE; Site Coverage Variance]
299 - 308	2.	Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance]
	24.	QUESTION AND ANSWER PERIOD
309 - 310	25.	ADJOURNMENT

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Item 2.

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

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

Vote Record

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

Opposed:

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

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Item 5.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting Minutes of February 11, 2019, 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 commenced in Room 100 and reconvened in the Council Chamber at 2:30 p.m. of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on Monday, February 11, 2019.

PRESENT:

Deputy Mayor C. Eliason
Councillor K. Flynn
Councillor T. Lavery
Councillor S. Lindgren
Councillor L. Wallace Richmond

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Chief Financial Officer C. Van de Cappelle
Recorder C. Simmons

ABSENT:

Mayor A. Harrison
Councillor D. Cannon

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0095-2019

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: pursuant to Section 90(1) 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 2:09 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

4. DISCLOSURE OF INTEREST

5. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of January 28, 2019

0096-2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting Minutes of January 28, 2019, be adopted as circulated.

CARRIED UNANIMOUSLY

6. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of February 4, 2019

0097-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee Meeting Minutes of February 4, 2019 be received as information.

CARRIED UNANIMOUSLY

2. Social Impact Advisory Committee Meeting Minutes of January 18, 2019

0098-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Social Impact Advisory Committee Meeting Minutes of January 18, 2019, be received as information.

CARRIED UNANIMOUSLY

3. Cultural Master Plan Task Force Meeting Minutes of January 11, 2019

0099-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Cultural Master Plan Task Force Meeting Minutes of January 11, 2019, be received as information.

CARRIED UNANIMOUSLY

7. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

8. STAFF REPORTS**1. Chief Financial Officer – Court of Revision 2019**

0100-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Council be appointed as members of the Water and Sewer Frontage Tax, Transportation Parcel Tax and the 73rd Avenue Water Main extension Parcel Tax Roll Review Panel;

AND THAT: the Court of Revision for the Water and Sewer Frontage, Transportation Parcel Tax and the 73rd Avenue Water Main Extension Parcel Tax Roll be held in the Council Chambers of City Hall on Monday, March 11, 2019 at 7:00 p.m.

CARRIED UNANIMOUSLY

2. Director of Development Services - City of Salmon Arm Community Heritage Register; 450 and 500 2 Avenue NE

0101-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Council approve the inclusion of 450 & 500 - 2 Avenue NE and the corresponding Statement of Significance, attached as Appendix 2 to the Staff Report dated January 14, 2019, in the City of Salmon Arm Community Heritage Register.

CARRIED UNANIMOUSLY

3. Director of Engineering and Public Works - Purchase Recommendation for Replacement of Unit #74 – Regular Cab 4x4 Complete with Hook Lift and Attachments

0102-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: Council approve the purchase of the replacement Unit #74 with a Regular Cab 4x4 complete with Hook Lift & Attachments, from Metro Motors Ltd. for the quoted amount of \$111,500.00 plus applicable taxes.

CARRIED UNANIMOUSLY

4. Director of Engineering and Public Works - Purchase Recommendation for Replacement of Unit #46 - Parks 1 - Ton 4x4 Truck with Dump Box and Telescoping Crane

0103-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the 2019 Budget contained in the 2019 - 2023 Financial Plan Bylaw be amended to reflect required funding for the award of Unit #46 - 1-Ton 4x4 Truck with Dump Box and Telescoping Crane in the amount of \$6,500.00 allocated from the Equipment Replacement Reserve Fund;

8. STAFF REPORTS – continued

4. Director of Engineering and Public Works – Purchase Recommendation for Replacement of Unit #46 – Parks 1 – Ton 4x4 Truck with Dump Box and Telescoping Crane – continued

AND THAT: Council approve the purchase of Unit #46 – Parks 1-Ton Dump Box and Telescoping Crane, from Metro Motors Ltd. for the combined total amount of \$89,635.00 plus applicable taxes.

CARRIED UNANIMOUSLY

5. Director of Engineering and Public Works – Project Award – Water System SCADA PLC 2019 Upgrades

0104-2019

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Contract Works for Water System SCADA PLC 2019 Upgrades be awarded to Interior Instruments (a division of Corix) in accordance with the quoted total price of \$116,700.00 plus taxes as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the Water System SCADA PLC 2019 Upgrades to authorize the sole sourcing of same to Interior Instruments (a division of Corix).

CARRIED UNANIMOUSLY

6. Director of Corporate Services – Appointment of Animal Control Officer

0105-2019

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: Council appoint Robert Cline as Animal Control Officer effective February 11, 2019.

CARRIED UNANIMOUSLY

9. INTRODUCTION OF BYLAWS

1. City of Salmon Arm Municipal Ticket Information Utilization Amendment Bylaw No. 4304 (Pound and Animal Control) – First, Second and Third Readings

0106-2019

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Municipal Ticket information Utilization Amendment Bylaw No. 4304 be read a first, second and third time.

CARRIED UNANIMOUSLY

9. INTRODUCTION OF BYLAWS - continued

2. City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 (Pound and Animal Control) - First, Second and Third Readings

00107-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 be read a first, second and third time.

CARRIED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4306 [ZON-1136; Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19] - First and Second Readings

0108-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4306 be read a first and second time;

AND THAT: final reading of the rezoning bylaw be withheld pending receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the fencing and landscaping proposed for buffering.

A. Waters, the agent, outlined the application and was available to answer questions from Council.

CARRIED UNANIMOUSLY

4. City of Salmon Arm Zoning Amendment Bylaw No. 4307 [ZON-1138; Simpson, M.; 2150 21 Street NE; R-1 to R-8] - First and Second Readings

0109-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4307 be read a first and second time;

AND THAT: final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed secondary suite meets Zoning Bylaw and BC Building Code requirements.

CARRIED UNANIMOUSLY

5. City of Salmon Arm Zoning Amendment Bylaw No. 4308 [ZON-1139; Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1] - First and Second Readings

0110-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4308 be read a first and second time.

CARRIED UNANIMOUSLY

9. INTRODUCTION OF BYLAWS - continued

6. City of Salmon Arm Zoning Amendment Bylaw No. 4309 [ZON-1140; Tarnow, T. & K. /Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - First and Second Readings

0111-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4309 be read a first and second time;

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

Registration of a Section 219 Land Title Act covenant that would secure a 20 m wide road reserve connecting 45 Street NE to Canoe Beach Drive and the land needed for road widening along Canoe Beach Drive to an ultimate width of 20 m, with the two road alignments to match plan EPP5948 prepared by Browne Johnson Land Surveyors (File No. 306-09).

K. Tarnow, the applicant, outlined the application and was available to answer questions from Council.

Amendment:

0112-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Public Hearing and consideration of third reading be withheld subject to the following:

- 1) Submission of a detailed landscaping plan for the development; and
- 2) Completion of the City staff report for variance application No. DVP-491.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

7. City of Salmon Arm Zoning Amendment Bylaw No. 4310 [Text Amendment] - First and Second Readings

0113-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4310 be read a first and second time.

CARRIED UNANIMOUSLY

10. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Fee for Service Amendment Bylaw (Water Meter Rates) No. 4305 – Final Reading

0114-2019

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment No. 4305 be read a final time.

CARRIED UNANIMOUSLY

2. City of Salmon Arm Zoning Amendment Bylaw No. 4300 [ZON-1135; Stacer, J.; 661 – 21 Street NE; R-4 to R-8] – Final Reading

0115-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4300 be read a final time.

CARRIED UNANIMOUSLY**11. CORRESPONDENCE**

1. Informational Correspondence

8. T. Peasgood, Salty Street Festival Organizing Committee/Skookum Cycle and Ski – letter dated January 30, 2019 – 2019 Salty Dog Festival, May 11, 2019 Street Closure 7:00 a.m. – 5:00 p.m.

0116-2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: Council authorize the use and closure of the 100 and 200 Block of Hudson Avenue, between Shuswap Street and Alexander Street, including the portion of McLeod Street from Hudson Avenue to the alley south, for the Salty Dog Street Festival on May 11, 2019 subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

7. M. Cairn, North Okanagan/Shuswap Crime Stoppers – email dated January 31, 2019 – Request for Installation of Crime Stoppers Signage

0117-2019

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: Council direct staff to work with the North Okanagan/ Shuswap Crime Stoppers to identify appropriate locations for the Crime Stoppers Signage.

DEFEATED UNANIMOUSLY

12. NEW BUSINESS

15. SALMON ARM SECONDARY YOUTH COUNCIL

Zachery, Salmon Arm Youth Council provided an overview of the students that would be shadowing Council in the upcoming weeks.

Griffin, Salmon Arm Youth Council advised that the Youth Council would be contacting staff to request Staff or Council to speak to four of the Social Studies classes at the Sullivan Campus.

14. COUNCIL STATEMENTS

The Meeting recessed at 3:35 p.m.

The Meeting reconvened at 3:55 p.m.

13. PRESENTATIONS

1. Staff Sergeant West, Salmon Arm RCMP Detachment - Quarterly Policing Report - October - December 2018

Staff Sergeant West of the Salmon Arm RCMP detachment provided an overview of the quarterly report and was available to answer questions from Council.

2. Phil McIntyre-Paul - Shuswap Trail Alliance Update

Phil McIntyre-Paul provided an update of the Shuswap Trail Alliance and was available to answer questions from Council.

16. NOTICE OF MOTION

17. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

18. OTHER BUSINESS

19. QUESTION AND ANSWER PERIOD

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

20. ADJOURNMENT

0118-2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Regular Council Meeting of February 11, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:32 p.m.

CERTIFIED CORRECT:

CORPORATE OFFICER_____
MAYOR

Adopted by Council the day of 2019.

Item 6.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of February 19, 2019 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 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, February 19, 2019.**

PRESENT:

Mayor A. Harrison
Councillor S. Lindgren
Councillor L. Wallace Richmond
Councillor K. Flynn
Councillor T. Lavery

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Recorder B. Puddifant

ABSENT:

Councillor D. Cannon
Councillor C. Eliason

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

4. PRESENTATIONS

5. REPORTS

1. **Zoning Amendment Application No. ZON-1142 [Perfection Builders Holdings Ltd. / Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8]**

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 (2110 & 2150 - 14 Avenue SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

2. **Development Variance Permit Application No. VP-495 [Muto Holdings Ltd.; 1, 10, 15, 17, 18, 23 and 30 - 481 Highway 97B NE; Site Coverage Variance]**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-495 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 - 11; and Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062, which will vary Mobile Home Park Bylaw No. 1435 as follows:

1. Section 4.06 Site Coverage - increase the maximum site coverage from 35% to 45%.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-488 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property;
2. Waive the requirement to provide a fire hydrant on Auto Road SE; and
3. Waive the requirement to upgrade the north half of Auto Road SE to the Urban Interim Arterial Standard along the entire frontage of the subject property.

AND THAT: Issuance of Development Variance Permit No. VP-488 be withheld subject to the registration of a Section 219 Land Title Act Covenant restricting any further subdivision or development on proposed Lot 1 until the lot is fully serviced to City standards.

A. Kawalle, the applicant, was available to answer questions from the Committee.

5. **REPORTS – continued**

3. **Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance] - continued**

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Item 1. be deleted in its entirety and replaced as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property upon payment of a cash in lieu contribution;

DEFEATED

Mayor Harrison, Councillors Wallace Richmond and Lindgren Opposed

Original Motion:

CARRIED UNANIMOUSLY

4. **Agricultural Land Commission Application No. ALC-379 [Balen, R.M. & B.M. / Browne Johnson Surveyors Ltd.; 6751 Lakeshore Road NE; Exclusion]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application ALC-379 be authorized for submission to the Agricultural Land Commission.

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

CARRIED

Councillor Lavery Opposed

5. **Chief Administrative Officer – Checkout Shopping Bag Regulation Bylaw No. 4297**

Moved: Mayor Harrison

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that the Bylaw entitled City of Salmon Arm Checkout Bag Regulation Bylaw No. 4297 and staff report be brought forward for consideration at the Regular Council Meeting of February 25, 2019.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

1. Agricultural Land Commission – Letter dated February 11, 2019 – Application 57480 to conduct a non-farm use in the Agricultural Land Reserve

Received for information.

7. IN CAMERA

8. LATE ITEMS

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of February 19, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:08 a.m.

Minutes received as information by Council
at their Regular Meeting of , 2019.

Mayor Alan Harrison
Chair

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Item 6.2

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Greenways Liaison Committee Meeting Minutes of January 10, 2019, 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 in Room 100 of City Hall,
500 – 2 Avenue NE, Salmon Arm, BC, on **Thursday, January 10, 2019** at 3:00 p.m.

PRESENT:

Tim Lavery, Acting Chair
Joe Johnson, Citizen at Large
Rob Bickford, Citizen at Large
Joan Mitchell, Shuswap Trail Alliance
Anita Ely, Interior Health

Phil McIntyre-Paul, Shuswap Trail Alliance (non-voting)
Darin Gerow, City of Salmon Arm, Manager of Roads & Parks
Rob Niewenhuizen, City of Salmon Arm, Director of Engineering & Public Works
Chris Larson, City of Salmon Arm, Planning & Development Officer, Recorder

Regrets: Brian Browning, Shuswap Trail Alliance

The meeting was called to order at 3:00 p.m.

1. **Introductions**
2. **Presentations**
3. **Approval of Agenda and Additional Items**

Late item added to “South Canoe Parking Expansion” regarding logging activity.

It was noted that two detailed trail project reports will be electronically distributed for review prior to and for discussion at the next GLC meeting.

4. **Approval of Minutes of November 8, 2018 Greenways Liaison Committee Meeting**

Moved: Rob Bickford

Seconded: Joe Johnson

THAT: the minutes of the Greenways Liaison Committee Meeting of November 8, 2018 be approved as circulated.

CARRIED UNANIMOUSLY

5. **Old Business/Arising from minutes**

None

6. New Business

1) STA Update - Planning and Projects (Attachment 1)

GLC members reviewed the STA Planning and Project summary lists provided. It was noted that comprehensive signage installation expected through 2019 will be significant and should promote trail use.

2) NE Connectors

It was noted that a report will be coming to the GLC at a future meeting summarizing ongoing efforts to secure land use agreements for trail connections between Raven and Canoe.

7. Other Business &/or Roundtable Updates

1) 2019 Budget

City Staff presented the approved 2019 Budget. It was noted that while the approved budget was \$35,000, rather than the \$50,000 support by the GLC, several projects will carry over from previous years. The GLC felt this was reasonable, but noted that a budget increase in the future to the \$50,000 level would be warranted once carry over projects are completed.

2) South Canoe Parking Expansion Concept

As a significant portion of the 2019 budget, GLC members reviewed the South Canoe Parking Expansion Concept, noting the endorsements from the South Canoe Advisory Group and the Shuswap Cycling Society.

Related to this improvement, there was some discussion regarding logging activity in the South Canoe area. The Malibu section of trails is within City-owned park land, however upper and south-middle trails are not. It was noted that while the upper and south area trails have been approved, they cross active forest lands and are not currently protected from potential future logging impacts. It was noted that a MOU is in place, local foresters have been involved and engaged in the discussion, and that both logging activity and trail use are important.

3) BC Hydro

Staff have received feedback from BC Hydro noting trails as a "compatible use" within the BC Hydro right-of-ways at a key location in the area between the 5-corners intersection and Hillcrest School (Attachment 2). This should enable future greenway network expansion.

4) Region Trails Roundtable Meeting February 13, 2019

Upcoming event noted for information.

8. **Next meeting - Thursday, March 7, 2019, 3 pm**

Moved: Joan Mitchell

Seconded: Joe Johnson

THAT: the Greenways Liaison Committee Meeting of January 10, 2019 be adjourned.

CARRIED UNANIMOUSLY

9. **The meeting adjourned at 4:32 p.m.**

Endorsed by Meeting Chair

Received for information by Council on the day of , 2019

Shuswap Trail Alliance Project Summary: 2018

City of Salmon Arm: Greenways Project Summary 2018



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

City of Salmon Arm Greenways UPDATED: January 09, 2019						New m	Fix m	Maintain m	Plan m	Signs #
Projects (Completed): 2019	Partner Funding	STA Funded	In-Kind	Status						
1821 Rubberhead - General 2018		\$1,037.37	\$6,442.26	completed	SBikeClub/STA/RSTBC/CanoeFP/StellaJones			20000		
1862 Rubberhead - Upper Section Re-routes	\$3,637.20	\$0.00	\$0.00	Invoiced (F)	SBikeClub POI#SCC	275				
1873 SABNES - Foreshore Invasive Pull	\$1,827.37	\$0.00	\$485.74	Invoiced (F)	SABNES					
1852 Salmon Arm - 9th Ave NE to Hwy 1 Connector	\$44,568.21	\$0.00	\$0.00	invoiced (Px3)	City SA PO#46681	250				
1864 Salmon Arm - Cress Creek 2018 - SIGNAGE	\$238.90	\$0.00	\$0.00	invoiced (P)	City SA PO#46441					
1851 Salmon Arm - Cress Creek Upgrades	\$15,000.00	\$0.00	\$584.05	Invoiced (F)	City SA, PO#46442		70			
1837 Salmon Arm - Foreshore (Raven) Trail - Monitoring	\$1,758.74	\$0.00	\$0.00	invoiced (P)	City SA PO#47334/SABNES/Monitoring Advisory					
1854 Salmon Arm - Gayle Cr/Syphon Falls - West Connector Trail	\$5,495.76	\$0.00	\$0.00	invoiced (Px2)	City SA PO#46443	310				
1874 Salmon Arm - Greenway Sign Additions 2018	\$4,400.39	\$0.00	\$0.00	invoiced (P)	City SA PO#47722					
1858 Salmon Arm - Hillcrest Subdivision Greenways 2018	\$1,744.70	\$0.00	\$281.80	invoiced (Px2)	City SA PO#46439	10				
1893 Salmon Arm - Hillcrest Subdivision Greenways 2018 - SIGNAGE	\$46.00	\$0.00	\$0.00	invoiced (P)	City SA PO#46440					
1872 Salmon Arm - Maintenance - Fall 2018	\$1,760.20	\$0.00	\$69.00	Invoiced (F)	City SA PO#47420			34480		
1850 Salmon Arm - Maintenance - Spring 2018 (F)	\$7,598.80	\$0.00	\$104.70	Invoiced (F)	City SA PO#46444			41,065		
1807 Salmon Arm - Planning (General)		\$2,663.08	\$1,372.50	completed	City SA/Greenways/Stewards					
1847 Salmon Arm - Rifle Range - Memorial Cemetery Trails - Ph B (F)	\$12,159.13	\$0.00	\$1,764.00	invoiced (P)	City SA / Students PO#46461	1216				
1853 Salmon Arm - Rifle Range - Memorial Cemetery Trails - Signage Ph A&B	\$1,909.49	\$0.00	\$0.00	invoiced (P)	City SA / Students PO#46462					11
1859 Salmon Arm - Rifle Range - Memorial Cemetery Trails - Upper Slope Plan	\$1,135.20	\$0.00	\$0.00	invoiced (P)	City SA PO#46463				TBD	TBD
1848 Salmon Arm - Turner Creek Sign Repairs (5th Ave NE-6th Ave NE)	\$320.98	\$0.00	\$0.00	Invoiced (F)	City SA PO#46171					
1861 Salmon Arm - Urban Connectors 2018 - Design-Plan	\$6,527.51	\$0.00	\$0.00	invoiced (P)	City SA PO#46459					
1861 Salmon Arm - Urban Connectors 2018 - Design-Plan	\$10,556.15	\$0.00	\$94.40	invoiced (P)	City SA PO#46459				2675	
1838 Salmon Arm - West Bay		\$1,438.12	\$685.75	completed	City SA/ALIB/NIB/SN/SABNES/Swtz/CP/MoT					
1833 South Canoe - Goliath EQ Trail	\$7,908.52	\$1,030.88	\$3,553.57	Tsf fr Reserve	EQ Trail/BCHBC-Shu/BC Horse Council/NOBCH	763				
1865 South Canoe - Lower Malibu EQ - 2018 - Signage	\$354.22	\$256.94	\$134.46	Invoiced (F)	City SA PO#47051					2
1875 South Canoe - Run-Bike Loops	\$981.04	\$0.00	\$0.00	invoiced (P)	City PO#47737 SA/Rec Sites/SC Advisory Partners					
1816 South Canoe Trails - General 2018 (including volys)	\$0.00	\$7,037.84	\$15,142.12	Finalized 2018	City SA/Rec Sites/SC Advisory Partners					
2018 Project Total						2824	70	95545	2675	13
Combined Value										
City Salmon Arm Funded										

Additional Projects of Note for Salmon Arm (Completed): 2018		Partner Funding	STA Funded	In-Kind	Status	Partners	New m	Fix m	Maintain m	Plan m	Signs #
1839	LHT - General		\$2,675.56	\$4,581.25	completed	STA/Rec Sites Trails/CanoeFP/Advisory					
1741	Kela7scen (Mt Ida) Planning		\$221.72		completed	ALIB/LSLIB/NIB/Splatsin/STS/SORE/MFLNRO/CSRD/SA					
	MRDT Fund Claim (Hotel Tax) - Salmon Arm	\$10,600.00	in other tracking	in other tracking	Invoiced (F)	SAEDS/MRDT Committee					
1801	Trail Guide and Website Update 2018	\$3,932.14	\$0.00	\$2,079.42	Invoiced (P)	Shuswap Tourism/MRDT/STA					
1820	Shuswap Regional Trail Strategy Roundtable 2018	\$7,468.26	\$2,442.40	\$1,610.54	completed	Rec Sites/CSRD/ST/Secwepemc Lks Div/Fraser Basin/IHA/RdTbl, WO-18-230-079					
1808	Shuswap Trail Planning 2018 (BCRDP) - includes 1808x following. . .	\$10,000.00	\$8,698.70	\$14,171.34	Invoiced (F)	BCRDP/Rec Sites/STA/Regional Partners				4400	
1808a	...Enderby/NORD Area F Trail Planning: Inventory	BCRDP			completed	Enderby/NORD-F/Grindrod Park					
1808g	...Eagle Pass Mountain - Trail Upgrade Plan	BCRDP			completed	RecSites/Stewards/SO/VOC/RobN					
1808 ES	...East Shuswap Alpine Trail Access Management Plan	BCRDP			completed	Splatsin/BCParks/RecSites/EVSC/SicATV/Tolko					
1808b	...Evelyn Falls Trail Extension - Plan	BCRDP			completed	CSRD Parks/NSStewards/NS Lions Club					
1808h	...Joss Pass and Mountain - Rec Access Management Plan	BCRDP			completed	Roundtable/Splatsin/STA/MFLNRO/RSTBC					
1808c	...LHT - 109 FSR Section Plan	BCRDP			completed	STA/Rec Sites Trails/CanoeFP/Tolko					
1808d	...Mt Ida North Slopes Trail - Plan	BCRDP			completed	City SA/Rec Sites/SC Advisory Partners					
1808e	...Rubberhead - Mountain Bike Trail Planning 2018	BCRDP			completed	SBikeClub/Rec Sites/CanoeFP/StellaJones					
1808i	...Owlhead - Trail Upgrade Plan	BCRDP			completed	Splatsin/BCParks/RecSites/EVSC/SicATV/Tolko/BCTS/CSISS					
1808f	...Scotch Creek/Hlina Trail Extension - Plan	BCRDP			confirmed	CSRD Parks/NSStewards/NS Lions Club					
2018 Additional Projects of Note Total											
Combined Value							0	0	0	4400	0
		\$32,200.40	\$14,038.38	\$22,442.55							
			\$68,681.33								

Projects (Carried Forward): 2019						New m	Fix m	Maintain m	Plan m	Signs #
	Partner Funding	STA Funded	In-Kind	Status	Partners					
1852	Salmon Arm - 9th Ave NE to Hwy 1 Connector	\$22,199.28		finish 2019	City SA PO#46681	0				
1637	Salmon Arm - Bastion Bypass Greenway - TAMPING			monitoring	City SA PO#42529					1
1530	Salmon Arm - Bike (& School) Connectors Plan	\$2,058.95		finish 2019	City SA PO#40216				30000	
1864	Salmon Arm - Cress Creek 2018 - SIGNAGE	\$367.77		finish 2019	City SA PO#46441					6
1837	Salmon Arm - Foreshore (Raven) Trail - Monitoring	\$765.76		finish 2019	City SA PO#47334/SABNES/Monitoring Advisory					
1854	Salmon Arm - Gayle Cr/Syphon Falls - West Connector Trail	\$1,453.78		finish 2019	City SA PO#46443	38	459			
1874	Salmon Arm - Greenway Sign Additions 2018	\$20,992.83		finish 2019	City SA PO#47722					79
1858	Salmon Arm - Hillcrest Subdivision Greenways 2018	\$17,635.99		in progress	City SA PO#46439	865				
1863	Salmon Arm - Hillcrest Subdivision Greenways 2018 - SIGNAGE	\$2,620.69		in progress	City SA PO#46440					15
1853	Salmon Arm - Rifle Range - Memorial Cemetery Trails - Signage Ph A&B	\$3,091.72		finish 2019	City SA / Students PO#46462					1
1859	Salmon Arm - Rifle Range - Memorial Cemetery Trails - Upper Slope Plan	\$1,363.01		finish 2019	City SA PO#46463				TBD	TBD
1881	Salmon Arm - Urban Connectors 2018 - Design-Plan	\$1,838.10		finish 2019	City SA PO#46459					
1875	South Canoe - Run-Bike Loops	\$4,018.96		finish 2019	City PO#47737 SA/Rec Sites/SC Advisory Partn	350				
1846	Secwepemc Landmarks Concept	\$31,500.00		in reserve	Lakes Division					
1832	Trail Guide Update 2018 - MTB	MRDT		in progress	Shuswap Tourism/TOTA/SBClub/SA-MRDT					
Carry Forward 2019 Total						1253	459	0	30000	102
Combined Value										



Attachment 2: Hillcrest-to-5-Corners

Item 6.3

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Environmental Advisory Committee Meeting Minutes of February 7, 2019, 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 **Environmental Advisory Committee** Meeting held in Room 100 of City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, on **Thursday, February 7, 2019** at 9:00 a.m.

PRESENT:

Amy Vallarino
Sherry Bowlby
John McLeod

Janet Pattinson
Gary Arsenaault
Ron Pederson
Louis Thomas
Warren Bell
Gina Johnny
Barry Wilson
Pauline Waelti
Barb Puddifant

Citizen at Large, Chair
Citizen at Large
Salmon Arm Farmers Institute (SAFI) (left the meeting at 10:20 a.m.)
Shuswap Naturalist Club
Shuswap Pro Development Association
Salmon Arm Fish and Game Club
Councillor, Neskonlith Indian Band
WA:TER
Councillor, Adams Lake Indian Band
Citizen at Large
Shuswap Environmental Action Society (SEAS)
City of Salmon Arm, recorder

ABSENT:

Councillor Sylvia Lindgren
Luke Gubbels
Sarah Weaver
Dan Smith

City of Salmon Arm
Canoe Forest Products
Salmon Arm Bay Nature Enhancement Society
Shuswap Construction Industry Professionals

GUESTS:

Julia Beatty

Citizen

The meeting was called to order at 9:00 a.m.

Moved: Janet Pattinson

Seconded: Ron Pederson

THAT: Amy Vallarino be appointed as Chair for the Environmental Advisory Committee Meeting of February 7, 2019.

CARRIED UNANIMOUSLY

Amy Vallarino assumed the Chair at 9:01 a.m.

1. Introductions and Welcome

2. Approval of Agenda and Additional Items

Moved: Ron Pederson

Seconded: Barry Wilson

THAT: the Environmental Advisory Committee Meeting Agenda of February 7, 2019, be approved as presented.

CARRIED UNANIMOUSLY

3. Approval of Minutes of January 10, 2019 Environmental Advisory Committee Meeting

Moved: Janet Pattinson

Seconded: Ron Pederson

THAT: the minutes of the Environmental Advisory Committee Meeting of January 10, 2019 be approved as circulated.

CARRIED UNANIMOUSLY

4. Presentations**5. Old Business / Arising from minutes****a) Climate Change Update -**

Committee members engaged in a discussion regarding the need for more public awareness of climate change and the importance of communication, inclusion, knowledge sharing, public education, community and youth group involvement, the possibility of financial incentives and a Climate Change Action Plan.

The Committee also discussed the merits of lobbying for climate change action at different levels of government and identified actions that can be taken by the Committee to meet the goals of public education and awareness.

Janet Pattinson encouraged Committee members to send all of their ideas and thoughts to her so that they can be compiled and distributed to the Committee.

6. New Business**7. Other Business & / or Roundtable Updates****8. Next meeting - March 7, 2019, Salmon Arm Secondary School**

9. Adjournment

Moved: Warren Bell

Seconded: Gary Arsenault

THAT: the Environmental Advisory Committee Meeting of February 7, 2019 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:33 a.m.

Amy Vallarino, Chair

Received for information by Council on the day of , 2019

Item 8.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Staff be authorized to enter into an Authorization and Contribution Agreement with the Ministry of Transportation and Infrastructure for the works related to the Highway 1 Water Main Improvements;

AND THAT: the Mayor and Corporate Officer be authorized to execute the agreement.

Vote Record

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

Opposed:

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

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: February 14, 2019

SUBJECT: **TRANS-CANADA HIGHWAY 1 WEST FOUR LANING PROJECT
WATER MAIN IMPROVMENT CONTRIBUTION AGREEMENT**

STAFF RECOMMENDATION

THAT: Staff be authorized to enter into an Authorization and Contribution Agreement with the Ministry of Transportation and Infrastructure for the works related to the Highway 1 water main Improvements.

AND THAT: The Mayor and Corporate officer be authorized to sign said Agreement.

BACKGROUND

As Council is aware, City Staff have been working cooperatively with the Ministry of Transportation and Infrastructure (MOTI) on their Salmon Arm West Project. This project is part of the Trans-Canada Highway Four-Laning program identified in the Ministry of Transportation and Infrastructure's 10-year plan called BC on the Move. The project is located west of the City Centre of Salmon Arm.

The project scope includes upgrading approximately six kilometres of two-lane highway to a 100 km/h four-lane standard that will transition to 50 km/h in the City, a new bridge across the Salmon River, a new interchange and approximately four kilometers of frontage roads that will improve safety and access for vehicles, pedestrians, and cyclists from the north boundary of IR#3 to 10th St. SW. The estimated project cost is \$162.7 Million with a federal contribution of approx. \$48.5 M.

The first phase of this project which includes preloading and grading from 1st Avenue SW to 30 Street SW was recently awarded to Jakes Construction Ltd. of Chilliwack and work commenced on February 4, 2019 (area map attached). As part of this contract there is a requirement to upgrade the existing City water main which runs parallel to the highway and underneath the proposed new infrastructure. This water main is an important part of the City's water infrastructure which services the Gleneden and local First Nations properties. The water main is an older asbestos concrete main which we had identified as a future improvement project; however with the new highway improvements, it is imperative that this infrastructure is upgraded and relocated at this time in order for the site preloading to occur.

TRANS-CANADA HIGHWAY 1 WEST FOUR LANING PROJECT
WATER MAIN IMPROVMENT CONTRIBUTION AGREEMENT
Page 2

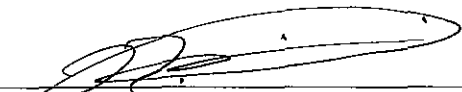
In order to facilitate the water main rehabilitation City Staff have been working with MOTI to develop a contribution agreement which will allow MOTI's contractor to perform these works.

The works involve upgrading the existing water main, installation of new water main on the east side of the highway and relocating a portion of the main out of the highway corridor and connecting it to 42 Street SW. The water main improvements which are directly related to the preloading will be paid for by MOTI which is estimated to be \$185,000.00, the remainder of the works will be funded by the City at an estimated cost of \$205,000.00. The conditions of payment will be that the City agrees to reimburse MOTI within one year of the Phase 1 projects substantial completion date. The City has been proactively putting money into the TCH West Water Reserve in anticipation of this project. The estimated balance of this reserve by December 31, 2019 will be \$308,193.41 which is sufficient to fund these work.

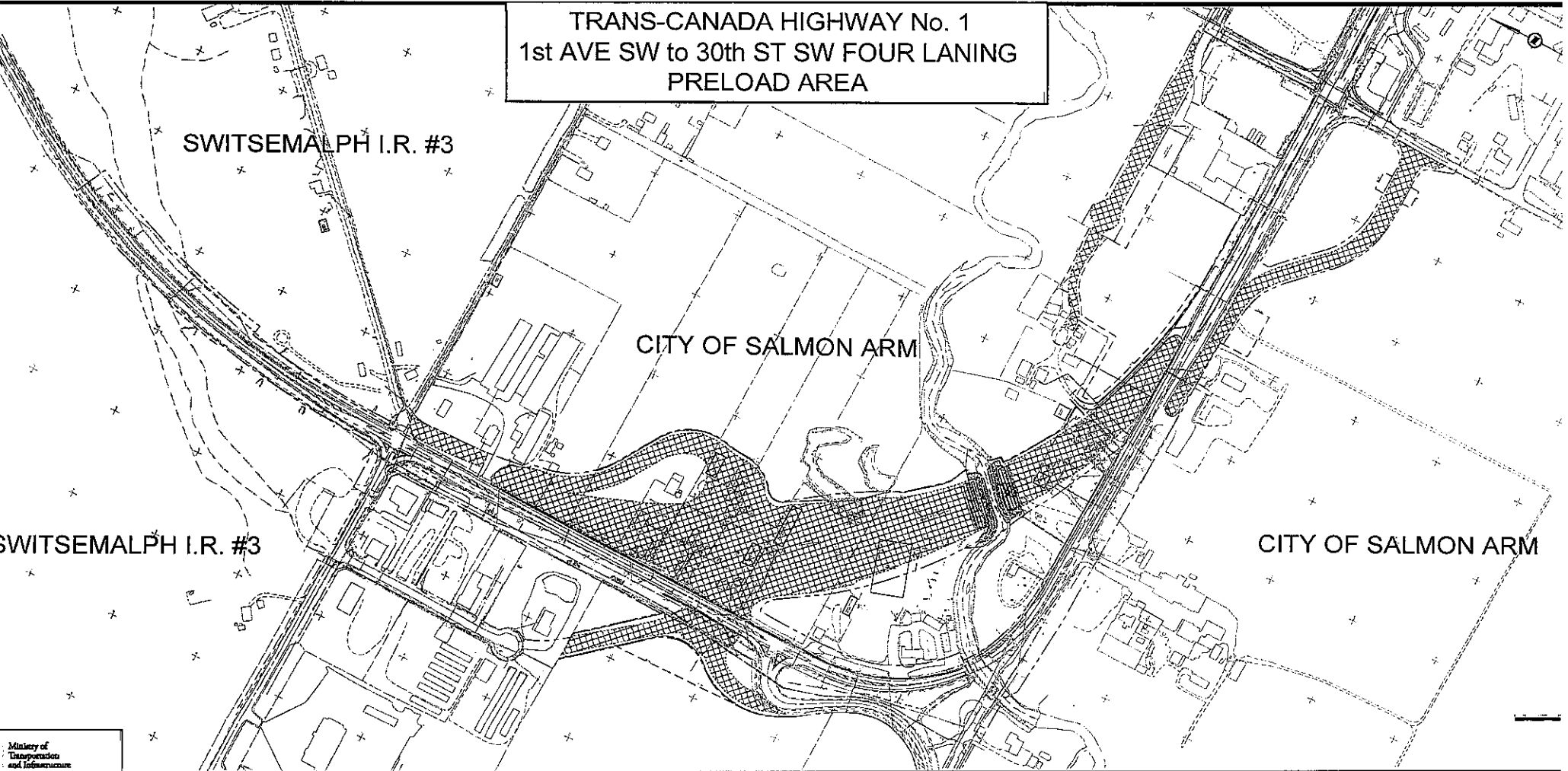
Please note that there will be additional works which the City will be doing in conjunction with next phase of the Highway upgrades, This City Contributions for these works will be dealt with in a separate contribution agreement which will also include the assignment of responsibilities for the maintenance of the new frontage road infrastructure and the Salmon River Bridge.

The engineering designs have been thoroughly reviewed by City Staff along with the estimated costs and funding shares. We recommend that the City enter into an agreement with the MOTI for the works related to the Highway 1 water main Improvements in phase I of the Trans-Canada Highway 1 West Four Laning Project.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works



Item 8.2

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council accept the quote of Peninsula Plastics Limited (DBA Nova Products) for the Curbside Collection Container contract for the Curbside Collection program in accordance with the quoted price of \$187,582.50, plus applicable taxes.

Vote Record

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

Opposed:

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



File: ENG2019-60

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Jenn Wilson, City Engineer

DATE: February 19, 2019

SUBJECT: **AWARD OF CURBSIDE COLLECTION CONTAINER CONTRACT**

STAFF RECOMMENDATION

THAT: Council accept the quote of Peninsula Plastics Limited (DBA Nova Products) for the Curbside Collection Container contract for the Curbside Collection program in accordance with the quoted price of \$187,582.50, plus applicable taxes.

BACKGROUND

With the roll-out of the City's new Curbside Collection Contract, the City will be providing each household with one (1) green cart for food waste, one (1) kitchen catcher for food waste and one (1) blue recycling bin (Curbside Collection Containers).

The City issued a Request for Quote (RFQ) for the supply of the Curbside Collection Containers. The RFQ process closed on February 14, 2019. The City received three (3) quotes as follows:

Three (3) quotes were received on February 14, 2019. Quotes were reviewed in detail and ranked by Corporate Strength (10%), Quality (40%), and Financial (50%) with an Environmental Bonus (5%). The ranking of each company is listed below:

Company	Food Waste Carts	Kitchen Catchers	Recycling Bins
Nova Products	1	1	1
Ecotainer Sales Inc.	2	2	2
Rollins Machinery Ltd.	3	3	3

Product and pricing from the top two ranked companies was very comparable; however Peninsula Plastics Limited (DBA Nova Products) was ranked number 1 in all container types.

AWARD OF CURBSIDE COLLECTION CONTAINER CONTRACT

Page 2

STAFF COMMENTS

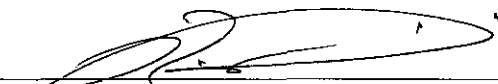
The 2019 Capital Budget allocated a budget of \$229,365.00 to Food Waste Containers (Carts and Kitchen Catchers) and \$161,725.00 to Recycling Bins.

The cost of the Curbside Containers equates to \$139,995 (plus taxes) for the food waste carts and kitchen catchers and \$47,587.50 for the recycling bins based on 6,750 units.

The containers are all subject to warrantee over the life of the 2019 Curbside Collection Contract including extensions.

Based on the above, it is recommended that the quote from Peninsula Plastics Limited (DBA Nova Products) be accepted for the Curbside Collection Container Contract in accordance with their quote.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

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Item 8.3

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council authorize submission of a grant application under the National Trade Corridors Fund for the Ross Street Underpass Project, estimated cost \$12,368,000.00 plus applicable taxes.

Vote Record

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

Opposed:

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

TO: His Worship Mayor Harrison and Members of Council
 FROM: Robert Niewenhuizen, Director of Engineering and Public Works
 PREPARED BY: Jenn Wilson, City Engineer
 DATE: February 15, 2019
 SUBJECT: National Trade Corridors Fund

RECOMMENDATION:

THAT: Council authorize submission of a grant application under the National Trade Corridors Fund for the Ross Street Underpass Project, estimated cost \$12,368,000.00 plus taxes;

BACKGROUND:

The Government of Canada recently announced a new continuous intake for applications for the National Trade Corridors Fund (NTCF). The NTCF is accelerating more than \$750 million in funding over the next five years for projects that address transportation capacity constraints and to diversify trade with overseas markets.

The core outcomes specific to the NTCF program are:

- Improved fluidity and/or performance of the transportation system to contribute to an increase in the value and/or volume of goods exported from Canada to overseas markets;
- Increase existing or generation of new overseas trade flows; and
- Add capacity or address bottlenecks near major ports, airports or along road and rail corridors in Canada that contribute to generating or increasing overseas trade.

A NTCF grant can fund up to 50% of eligible costs of an eligible project.

There is not an application deadline for grant applications as it is a continuous call. Applications are reviewed on a first come first serve basis. Applicants under the NTCF are invited to submit an Expression of Interest (EOI) which will allow the project to be reviewed against the core outcomes. EOIs for projects that have a reasonable chance of success will be invited to submit a detailed proposal. The EOI review is expected to be approximately two (2) weeks.

In 2017 the City met with representatives of the Provincial Government and consultants working on a Transportation Trade Network Initiative and Analysis. The initiative was a province-wide undertaking focused on identifying and addressing infrastructure issues and gaps along key trade corridors within BC's multi-modal transportation trade network. Projects identified through the analysis were anticipated to be in a better position to leverage funding through the Federal NTCF. The Ross Street Underpass was identified as one of thirty key projects.

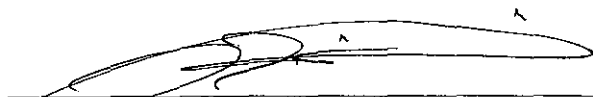
Staff had previously not considered the Ross Street Underpass as a potential project for other grant opportunities as grant evaluation processes are generally very long and this project has sensitive timelines; however, due to the expect quick turn-around time for the EOI process and the work

previously completed by the Province indicating that the Ross Street Underpass may have a good chance of being successful under this grant, staff consider this to be a worthwhile grant opportunity that is unlikely to holdup the project significantly.

Summary

Based on the above, staff recommend that Council authorize submission of a grant application under the National Trade Corridors Fund for the Ross Street Underpass Project, estimated cost \$12,368,000.00 plus taxes.

Respectfully submitted,



Robert Niewenhuizen
Director of Engineering and Public Works

cc Chelsea Van De Cappelle, CFO

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Item 8.4

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council award the purchase of the Shuswap Regional Airport Automated Weather Observing System Replacement at the quoted price of \$27,375.00 plus applicable taxes to Spencer Navigation Maintenance Ltd., Calgary, Alberta;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in procurement of these works and services to authorize the sole sourcing to Spencer Navigation Maintenance Ltd.

Vote Record

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

Opposed:

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



File: ENG2019-06

TO: His Worship the Mayor and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

PREPARED BY: Darin Gerow, Manager of Roads & Parks

DATE: February 14, 2019

SUBJECT: **SHUSWAP REGIONAL AIRPORT - AUTOMATED WEATHER
OBSERVING SYSTEM REPLACEMENT AWARD**

STAFF RECOMMENDATION

THAT: Council award the purchase of the Shuswap Regional Airport Automated Weather Observing System Replacement at the quoted price of \$27,375.00 plus applicable taxes to Spencer Navigation Maintenance Ltd., Calgary Alberta.

AND THAT: The City's Purchasing Policy No.7.13 be waived in procurement of these works and services to authorize the sole sourcing to Spencer Navigation Maintenance Ltd.

BACKGROUND

The Shuswap Regional Airport (Salmon Arm) is equipped with an Automated Weather Observing System (AWOS). An AWOS is a fully configurable airport weather system that provides continuous, real time information and reports on airport weather conditions. This observation system assists with the safe and efficient aviation operations.

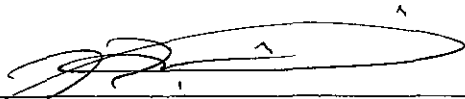
The Airport's existing AWOS, is now inoperable due to the age of infrastructure and unavailable parts for upgrade. An operating AWOS is an important tool for successful and safe flights in and out of our Airport. Airport staff has been successful in keeping the existing system operational with the assistance of Spencer Navigation Maintenance; however replacement parts are now obsolete.

With respect to above, staff recommends that the City's Purchasing Policy 7.13 be waived to allow award of the AWOS replacement to Spencer Navigation Maintenance Ltd. in the amount of \$27,375.00, plus applicable taxes.

Spencer Navigation Maintenance Ltd. is based out of Calgary Alberta, and has provided great service in regards to the maintenance of our existing system for approximately 10 years, by keeping it operational until we had an approved budget for replacement. They have set up and maintained AWOS across Canada.

The approved budget for the AWOS replacement is \$30,000.00 from the 2019 Airport Capital Expenditures.

Respectfully submitted,



Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

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Item 8.5

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the Policy No. 7.15 cited as "Permissive Tax Exemption" attached to the staff report dated February 15, 2019 be adopted as presented.

Vote Record

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

Opposed:

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

**CITY OF
SALMON ARM**

To: Mayor Harrison and Members of Council
Date: February 15, 2019
From: Chelsea Van de Cappelle, Chief Financial Officer
Subject: Permissive Tax Exemption – Policy No. 7.15

Recommendation:

THAT: The Policy No. 7.15 cited as “Permissive Tax Exemption” be adopted at presented.

Background:

The current three (3) year permissive tax exemption cycle is coming to a close (2017 – 2019) and new applications for the next cycle (2020 – 2022) will be required. This has prompted a review of the current policy and application form. The last amendment to this policy was December of 1998.

Municipalities must include a statement of permissive tax exemption objectives and policies as part of its budget (five-year financial plan). This statement should set out the broad policy objects governing both current and future eligible permissive tax exemptions. During the policy review, it was noted that Council’s objectives and several of the parameters were not clear as to what information was being requested and why.

The revised policy is intended to clearly set Councils’ objectives and the parameters under which Council will consider applications for permissive tax exemptions. It will also provide fair and consistent treatment and consideration for all eligible applicants.

The changes to the policy do not materially affect the intent of Council with respect to the eligibility criteria. It is recommended that the revised Permissive Tax Exemption Policy be amended as requested. A copy of the Permissive Tax Exemption Policy and Application Form is attached as Appendix A and B, respectively.

Respectfully Submitted,


Chelsea Van de Cappelle, CPA

TOPIC: Permissive Tax Exemption

REASON: The Permissive Tax Exemption Policy is intended to set the parameters under which Council will consider applications for permissive tax exemptions from property taxes for organizations which are eligible for such exemptions under *Community Charter Section 224*. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of the residents of the City of Salmon Arm.

The Council of the City of Salmon Arm recognizes the value to the community of local clubs, groups, non-profit organizations and charities maintaining a local office, and that exemption from taxation by Council may effectively promote enhanced community services.

BACKGROUND:

Statutory property tax exemptions are provided under *Community Charter Section 220* for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

Permissive property tax exemptions are provided under *Community Charter Section 224* for properties used by a variety of non-profit or charitable organizations that provide services which Council considers directly related to the purposes of the organization. It also provides for permissive tax exemptions for some properties which are additional to statutory exemptions provided under *Section 220*, such as ancillary buildings or land surrounding places for public worship and privately run schools.

Community Charter Section 224 provides for exemption from municipal property taxes; however the City is still responsible for payment of exempted taxes levied by other governments.

Permissive tax exemptions provided under *Community Charter Section 224* are at the discretion of Council. There is no obligation to give an exemption.

POLICY:

Section 1 - Eligibility Criteria

- 1.1 To be eligible for a permissive tax exemption, an organization must comply with all of the eligibility criteria outlined below. The application forms and supporting documentation are an integral part of this process.

The applicant(s):

1. Qualifies for an exemption under the provisions of the *Community Charter Section 224*;

Exemptions are based on the use of the property or building(s), not on the non-profit or charitable services of the organization as a whole.

Principal use of property refers to the use related directly to the principal purpose of the organization owning or leasing the property.

2. Is a Non-Profit Organization;

Tax exemptions will only be granted to a Registered Charity or Non-Profit organization. The intent of this requirement is to ensure that municipal support is not used to further activities of an organization or individual that, if not for its not-for-profit status, would otherwise be considered business.

Only that part of the property used for non-profit activities will be considered for exemption. Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption.

3. Must provide services or programs that are compatible or complementary to those offered by the City of Salmon Arm. These services should fulfill some basic need, or otherwise improve the quality of life for the residents of Salmon Arm.

4. Must provide benefits and accessibility to the residents of the City of Salmon Arm;

City of Salmon Arm residents must be the primary beneficiaries of the organizations' services. The services on the property must be accessible to the public;

5. Must present proof of financial responsibility and accountability by providing any financial and supporting information requested and, at a minimum, provide the previous years' financial statements, signed by the organizations' Auditors or Treasurer, together with a financial budget for the ensuing year;
6. Must be seen to be working towards self-sufficiency by seeking funding from other sources, including grants from other levels of Government; and
7. Must be in compliance with all municipal policies, plans, bylaws and other applicable regulations.

- 1.2 Council may, at its discretion, consider the relative size and/or scale of the non-profit organization.

Section 2 – Applications

- 2.1 The application form supplied by the municipality must be utilized by all applicants for tax exemption. The application form requires organizations to:
- Provide a full description of the organization, its purposes and programs;
 - Provide all necessary documentation, including financial information, to support the status they claim; and
 - Declare that the information provided is true and accurate.
- 2.2 Applications must be submitted on or before **July 31st** of the year preceding the year of tax exemption. Applications received after the deadline will only be considered if they meet the criteria under Section 2.3.
- 2.3 Subject to the provisions of the *Community Charter*, requests for exemption by Council which are received after the deadline will only be accepted and considered if they meet the following conditions:
- The application complies with the eligibility criteria as outlined in Section 1 of this policy;
 - The requirement for exemption was not reasonably foreseeable at the date of the deadline for exemptions for the current period;
 - Adequate justification is provided for not meeting the deadline for application for exemption for the current period;
 - An application form is completed; and
 - The associated permissive tax exemption bylaw for the ensuing year has not been considered and/or adopted by Council and the required Public Notice has not taken place.

Section 3 – Process

- 3.1 Council will consider permissive tax exemption applications for a period of three (3) years. New applicants are permitted to apply in any year prior to **July 31st** of the year preceding the year of tax exemption. If approved within the current three (3) year cycle, the newly approved exemption will be in effect for the number of years remaining in the cycle.

For Example:

Application Period	Number of Years Exempt	Application Deadline
2020 – 2022	3 Years	July 31, 2019
2021 – 2022	2 Years	July 31, 2020
2022	1 Year	July 31, 2021

- 3.2 All permissive tax exemptions must be renewed by application every three (3) years.
- 3.3 Applications are reviewed for completeness by the Finance Department and applicants are contacted for additional information if necessary.
- 3.4 Public notice will be given pursuant to *Section 94 and 227 of the Community Charter* prior to adoption of a taxation exemption bylaw.

- 3.5 Pursuant to the *Community Charter*, a permissive tax exemption bylaw will be presented to Council for consideration, approval and adoption prior to **October 31st**, as required.
- 3.6 Permissive tax exemptions previously granted by Council are subject to annual eligibility reviews to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

Section 4 - Extent, Conditions and Penalties

- 4.1 Council may, at its discretion, reject any or all applications brought forward for consideration in any given year.
- 4.2 Permissive tax exemptions are subject to the City's budgetary constraints.
- 4.3 The following activities and circumstances will not be considered as eligible for exemption:
- Land/improvements used by private sector and/or organizations not meeting the eligibility criteria as outlined in Section 1 of this policy; and
 - Land/improvements used for commercial or for-profit activities by the non-profit organization.
- 4.4 It is the responsibility of any approved exempted organization to notify the City if significant changes occur with respect to the organization, ownership or principal use of property. An updated application may be required.
- 4.5 Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:
- Revoking exemption without notice;
 - Disqualifying any future application for exemption for specific time period; or
 - Requiring repayment of monies equal to the foregone tax revenue.

Prepared by: Treasurer	Date: September 5, 1989
Approved by: Council	Date: June 8, 1992
Amendment Prepared by Director of Finance	
Approved by:	Date: August 28, 1995
Amendment	Date: September 2, 1997
Replaced - Approved by Council	Date: December 8, 1998
Replaced - Approved by Council	Date:

**Permissive Tax Exemption Application
For Taxation Year(s): 2020 - 2022**
GENERAL INFORMATION

Organization Name: _____

Date Established in Salmon Arm: _____

Mailing Address: _____

City: _____ Postal Code: _____

Primary Contact & Title: _____

Email: _____ Phone: _____

Secondary Contact & Title: _____

Email: _____ Phone: _____

PROPERTY INFORMATION

Civic Address: _____

Folio Number: _____ Legal Plan/Lot: _____

Registered Property Owner: _____

1. Is your organization the registered owner of the property?

- ☐ Yes
☐ No - If No, does the organization have a lease agreement with the City of Salmon Arm or other public authority and is it required to pay property taxes directly to the City of Salmon Arm or other public authority?
 ☐ Yes - If Yes, please attach a copy of the lease
 ☐ No - If No, is your organization a religious organization that has a lease agreement for the purpose of public worship and is required to pay property taxes directly to the City of Salmon Arm or to the owner of the property?
 ☐ Yes - If Yes, please attach a copy of the lease
 ☐ No - If No, not eligible for Permissive Tax Exemption

2. Does anyone live in the building(s) or on the property?

- ☐ No
☐ Yes

ORGANIZATION INFORMATION

3. Is your organization a Registered Charity or Non-Profit Society that is active and in good standing?
- ☐ No - If No, not eligible for a Permissive Tax Exemption
- ☐ Yes - If Yes, provide confirmation of charity status (CRA) or Certificate of Good Standing (BC Registry Services)
4. Is the organization in compliance with all municipal policies, plans, bylaws and other applicable regulations (i.e. business licensing, permits and zoning)?
- ☐ Yes
- ☐ No - If No, please explain:

5. Describe the goal(s) or purpose(s) of the organization:

6. How is the property used to accomplish the organization's goal(s) or purpose(s)?

Where space provided is insufficient, attach additional pages.

Permissive Tax Exemption Application

Size of membership, congregation, enrollment or Salmon Arm residents utilizing the property?

8. Describe the services and activities provided by your organization and how they provide a benefit to the community and/or members:

Are the services or programs offered by the organization widely available in the City? Is your organization competing against other local businesses providing the same recreational services or programs?

- ☐ No
☐ Yes - If Yes, not eligible for a Permissive Tax Exemption

10. Does the organization provide services or programs to people outside of the City of Salmon Arm?

- ☐ No
☐ Yes - If Yes, please indicate which services or programs are regional in nature:

SERVICES OR PROGRAMS	% OF TOTAL SERVICES OR PROGRAMS

Where space provided is insufficient, attach additional pages.

Permissive Tax Exemption Application

11. Does your organization have any 3rd party agreements including rentals or use of the building(s), parking lot(s), or services rendered? i.e. Daycare, For-Profit Business

- ☐ No
☐ Yes - If Yes, please indicate the following:

THIRD PARTY ORGANIZATION	TYPE OF ACTIVITY	AREA OF LEASED SPACE (sq. ft)	EXCLUSIVE USE LEASED SPACE (Y/N)	ANNUAL FEE CHARGED

12. Has the organization received grants from the City of Salmon Arm, Provincial or Federal Government, Regional Government, Crown Agencies, or other funding agencies in the last 3 years? i.e. Grant-in-Lieu, Tax Exemption, Annual Grant

- ☐ No
☐ Yes - If Yes, please indicate the following:

YEAR	TYPE OF GRANT	AMOUNT

13. List all Agencies to whom a grant has been requested for the ensuing year, and note amount of request and status (approved, denied or pending) of application:

AGENCY	AMOUNT REQUESTED	DECISION

14. Do you propose to turn a portion of the grant received to any other organization?

- ☐ No
☐ Yes - If Yes, not eligible for a Permissive Tax Exemption

Where space provided is insufficient, attach additional pages.

DECLARATION

I understand that all required information must be attached to this application to be considered for a permissive tax exemption and that additional information may be requested prior to consideration of this application.

I understand that if this application is approved in full or part, it is our organization's responsibility to contact the City of Salmon Arm if significant changes occur with respect to the organization, ownership or principal use of property.

I understand that the property use must be in compliance with all applicable municipal policies and bylaws.

I certify that I am an authorized signing officer of the organization and that the information provided in this application and supporting documentation is true and accurate to the best of my knowledge.

Authorized Signature: _____

Date: _____

Printed Name: _____

Position: _____

Knowingly submitting an application or information that is not true or accurate will result in loss of eligibility.

)

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Item 8.6

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Agricultural Land Commission Application ALC-379 be authorized for submission to the Agricultural Land Commission.

[Balen, R.M. & B.M./ Browne Johnson Land Surveyors Ltd.; 6751 Lakeshore Road NE; Exclusion]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 13, 2019

Subject: Agricultural Land Commission Application No. ALC-379 (Exclusion)
ALC File No. 58075

Legal: LS 13 of Section 36, Township 20, Range 10, W6M, KDYD, Except Part Coloured
Red on Plan B662
Civic: 6751 Lakeshore Road NE
Owner: Balen, R.M. & B.M.
Agent: Browne Johnson Land Surveyors Ltd.

MOTION FOR CONSIDERATION

THAT: Agricultural Land Commission Application No. ALC-379 be authorized for submission to the Agricultural Land Commission.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 6751 Lakeshore Road NE as shown in APPENDIX 1. The property is approximately 16.2 ha in area with approximately 12.3 ha in the ALR.

The applicant is applying under Section 30 of the *Agricultural Land Commission (ALC) Act* to exclude a 0.108 ha (0.27 acre) narrow portion of land from the ALR along the ALR boundary in exchange for a 0.517 (1.28 acre) area to be included in the ALR (see site plan - APPENDIX 2). Documentation by the applicant's agent, agrologist and engineering consultant is attached as APPENDIX 3.

Ultimately, the purpose of this ALR exclusion application is to facilitate a one-lot subdivision and single family dwelling development on the proposed Remainder (the southern portion of land mostly outside of the ALR). If this application was to be approved by City Council and the ALC, the next step could be for the applicant to apply to the ALC for an ALR inclusion application under Section 17 of the Act (unless the ALC were to approve an inclusion without an application and concurrently with the proposed exclusion).

Furthermore, if the exclusion application was approved, the need for an ALC, Section 21, ALR Subdivision application would be negated as none of the proposed Remainder would be in the ALR. Currently the southeastern portion of the property where the access has been constructed is in the ALR.

BACKGROUND

The property is designated "Acreage Reserve" in the Official Community Plan (OCP), zoned Rural Holding (A-2) and mostly within the ALR (see maps - APPENDIX 4). Approximately $\frac{3}{4}$ of the lot is in the ALR with the southern $\frac{1}{4}$ portion situated outside the boundary. The land is mostly forested with rolling terrain throughout and is topographically constrained with steep slopes in the south west corner.

The ALR portion of the property may have been used for cattle grazing in the recent past; the application form indicates there are presently no agricultural uses occurring on the subject property.

Adjacent zoning and land uses include the following:

North: Rural Holding (A-2) / rural residential
 South: Small Holding (A-3) / rural residential
 East: Rural Holding (A-2) / Lakeshore Road
 West: Rural Holding (A-2) / rural residential

Improved Soil Classification

The area proposed for exclusion has an Improved Soil Capability Rating of 60% Class 2 and 40% Class 3, while the inclusion area is rated Class 6. Soil Classification mapping is attached as APPENDIX 5. Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture. The agrologist's report in APPENDIX 3 provides a more detailed account of the land's agricultural capability in relation to the ALR boundary and rationale.

COMMENTS

Public

ALR Exclusion, Non-Farm Use and Subdivision applications are filed directly to the ALC. The City acts somewhat as a referral agency during the process. The ALC's application procedures for an exclusion of land require an applicant to undergo a public notification process at the start of the process with the ALC, before the City is referred the ALC application. The process includes posting a notification sign on the property, notifying adjacent land owners, and advertising the proposal in the local newspaper. Public notification is not required for an ALC Non-Farm Use or Subdivision application.

The City does not administer the notification process, except for an expectation by the ALC that the City receives the public input. This can create awkward situations, as was the case with this application, when the City receives public comments before staff or Council's knowledge of the application background.

Public comments and a petition for this application were received by the City in November 2018 (APPENDIX 6). In reply, the first correspondence attached in APPENDIX 3 dated January 22, 2019 was sent from the Agent to property owners residing within 100 m of the subject property and to those who otherwise signed the petition or wrote in letters.

Engineering Department

Subdivision / development would be subject to the Rural Standards of the Subdivision and Development Servicing Bylaw. Preliminary comments regarding servicing requirements for a potential subdivision are attached as APPENDIX 7.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee at its meeting of December 12, 2018 (minutes are attached as APPENDIX 8). In a 3/3 decision the following motion was DEFEATED:

THAT: the Agricultural Advisory Committee recommends to Council that it support the application for submission to the Agricultural Land Commission subject to straightening of the proposed boundary line.

The Committee discussed points including existing driveways, timing of the new driveway construction (prior to ALC approval), general subdivision processes, soil capability, reasons for not including an agrologist report, alignment of the proposed ALR boundary, and OCP policies in regards to subdivision. Note that since the December 12 Committee meeting, the application has been amended as follows:

The proposed area to be excluded is now 0.108 ha, previously the area was 0.221 ha;
 The proposed area to be included is now 0.517 ha, previously the area was 0.630 ha; and
 The application now includes an agrologist's report.

Planning Department

This application is for ALR exclusion with the ultimate intent leading to a future subdivision. The property is designated Acreage Reserve in the OCP. Relevant OCP Rural policies of are listed below:

- 7.3.2 Discourage additional development, particularly at urban densities, in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations.
- 7.3.3 Maintain or enhance the configuration and size of parcels designated Acreage Reserve, Salmon Valley Agriculture and Forest Reserve through boundary (lot line) adjustments and/or consolidations; rezoning, subdivision, and/or Agricultural Land Reserve exclusion applications are not encouraged.
- 7.3.4 Support adjusting the boundaries between the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations only on the basis of improved soil capability ratings.

Despite the above, OCP Policies 7.3.7 & 7.3.8 (APPENDIX 9) speak to circumstances when a "Subdivision for a Relative" under Section 514 of the *Local Government Act* (APPENDIX 10) may be considered by the City's Approving Officer. Note that under Section 514, the intention may include a "subdivision for the owner" and not necessarily for a relative.

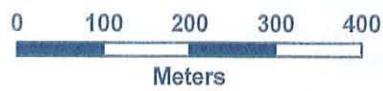
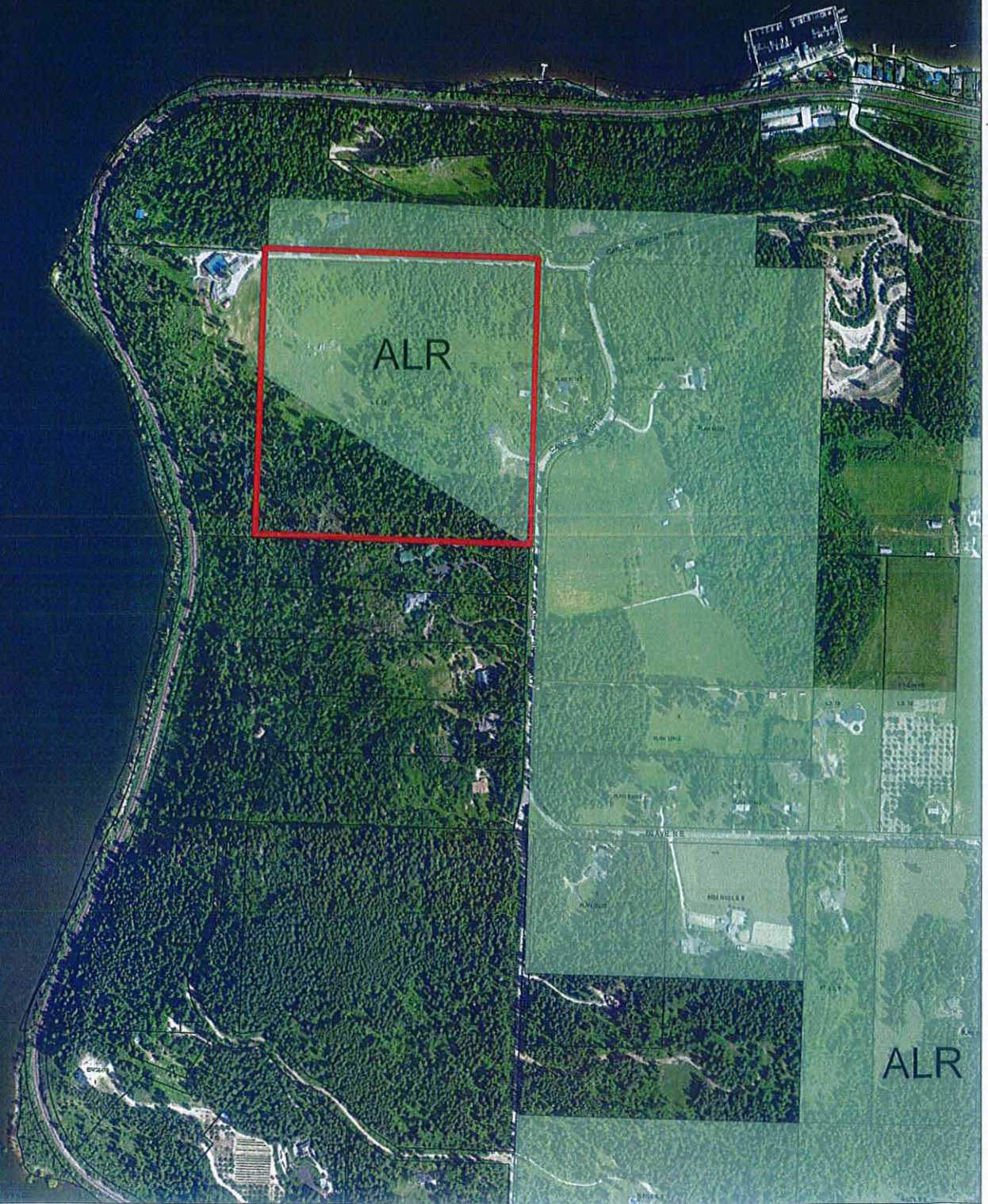
If this exclusion application is approved, the applicant would then apply to the ALC for an ALR inclusion, unless the ALC decides to grant approval of an inclusion concurrently with this exclusion application.

CONCLUSION

This proposed ALR exclusion is one step in a process leading to a subdivision application in the rural area. The City's OCP policies generally discourage rural subdivisions. There are, however, two key considerations for staff at this point. The first is that the intended subdivision could meet criteria of Section 514 of the *Local Government Act*; Policies 7.3.7 & 7.3.8 of the OCP which offer some support of a subdivision under that scenario. Secondly, the impact to agriculture and quantity of ALR land under consideration are, in staff's opinion, very minimal. It is the opinion of staff that this application warrants consideration by the ALC.

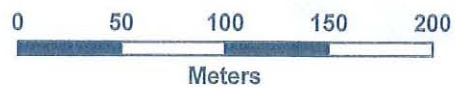

 Reviewed by: Kevin Pearson, MCIP, RPP
 Director of Development Services

Location Map



 Subject Parcel

Orthophoto
(2016)



 Subject Parcel

Sketch Plan of Proposed Subdivision of Part of
Legal Subdivision 13 of Sec 36, Tp 20, R 10,
W6M, KDYD Except Part Coloured Red on Plan B662

Scale 1:2000

BCGS 82L.074

50 0

All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:2000

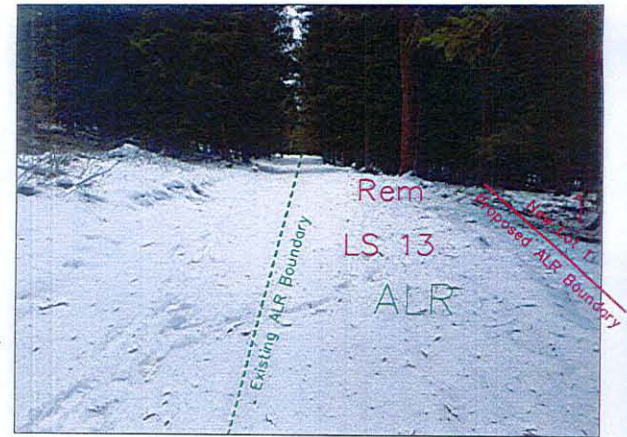
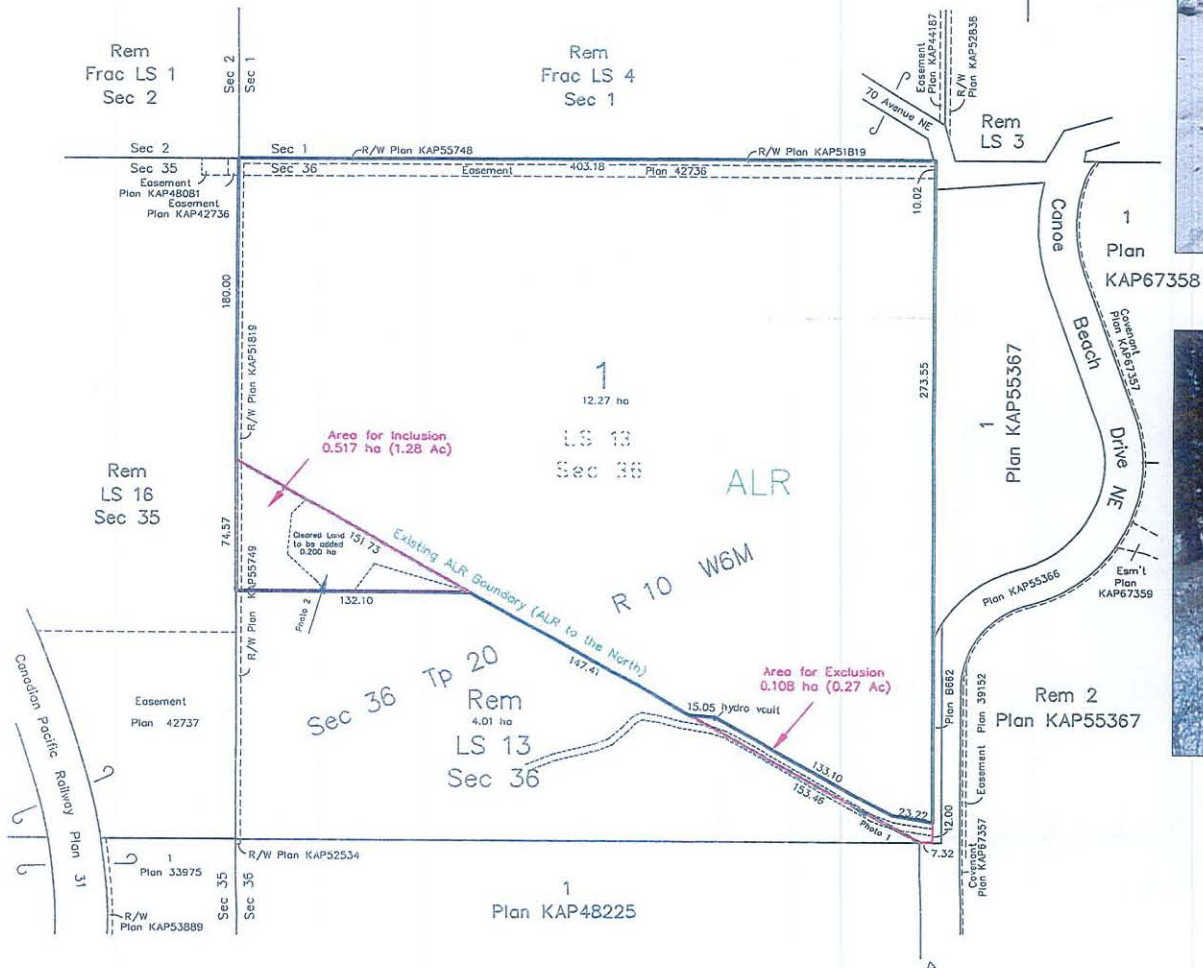


Photo 1



Photo 2

January 14, 2019

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: B7-18

OUR FILE: 87-18
 ALC FILE: 58075

January 22, 2019

RE: PROPOSED AGRICULTURAL LAND RESERVE EXCLUSION, PROPOSED AGRICULTURAL LAND RESERVE INCLUSION AND POSSIBLE SUBDIVISION TO CREATE ONE LOT UNDER SECTION 514 OF THE LOCAL GOVERNMENT ACT AT 6691 LAKESHORE ROAD (ALC Application ID 58075)

To whom it may concern:

This information package has been sent to you because you have shown interest in this application or your property is within 100 metres of the parcel under application. This letter is not a statutory requirement, it is meant to provide clarity regarding this application and the proposed single lot subdivision. Please refer to the attached sketch plan for reference. To better view the sketch plan in detail, please use the following link to access a digital copy:

<https://brownejohnson.com/downloads/087-18sketch-Jan-14-19>

There are three applications necessary to complete this single lot subdivision:

1. Application to the Agricultural Land Commission (ALC) to exclude 0.108 ha (0.27 acres) of ALR lands to attach the land covered by the driveway to existing NON-ALR lands. It should be noted that as part of this application, the Okanagan Panel of the ALC will be conducting a site visit of the property to assess the merits of the application.
2. If Salmon Arm Council and the ALC approve the application to exclude the driveway lands, a second application to the ALC will be required to include 0.517 ha (1.28 acres) within the ALR. Approximately 0.200 ha (0.49 acres) of this inclusion area is arable and part of an existing clearing that would be part of the proposed new lot.
3. If the first application is successful and the ALC has received the second application, a subdivision application to the City of Salmon Arm will be submitted, based on the attached sketch plan.

The subdivision application would be submitted pursuant to Section 514 of the Local Government Act (LGA). This section allows the creation of a new parcel for the owner, the parent(s) of the owner, a child of the owner or a grandchild of the owner. In this case the 12.27

ha lot under application would be for the owner.

While a subdivision under Section 514 of the LGA is not required to conform to OCP or Zoning requirements, this proposal has taken into account the rural nature of the surrounding properties and neither the new lot nor the remainder are under 4 ha. The parcel size is consistent with the existing zoning requirements and with other parcels in the area.

There is little or no chance that the proposed 12.27 ha lot can be subdivided again using Section 514 of the LGA, as the ALC only allows for home site severance within ALR lands if the land has had a single, continuous owner since, December 1972.

The Remainder cannot be further subdivided under Section 514, as the City has a requirement that the parcel must be a minimum 8 ha in order to qualify for subdivision under this Section.

This proposal will not lead to further subdivision of the new lot or remainder.

It should be noted that ALR boundaries were not created by detailed on the ground procedures, but rather by interpreting aerial photographs and transferring the lines to maps.

The applicants are not professing that the lands to be excluded from the ALR are equal to the lands to be included. Although it does seem to make sense to keep the cleared lands within the inclusion area as part of the existing field and within the new lot proposed (see photo 2 of the sketch plan). As well, the cleared inclusion area would be roughly double the size of the land to be excluded.

The construction of the driveway and servicing may seem premature, although the driveway leads to what may be the most desirable building site on the entire property and will most likely be used for either a primary dwelling or carriage house, should the current proposal not move forward.

It should be noted that building a driveway across ALR lands is not against legislation or regulations. In this case, the driveway has been constructed in the logical location based on grade and local conditions, in order to gain access to the proposed building site.

Any questions or concerns about the information provided above can be directed to the contact listed below.

Joseph (Joe) C. Johnson, BCLS, CLS
Browne Johnson Land Surveyors
Email: joe@brownejohnson.com
Box 362 Salmon Arm, BC V1E 4N5
250-832-9701 | brownejohnson.com
Office: 201-371 Alexander St

February 4, 2019

To: Whom it may concern

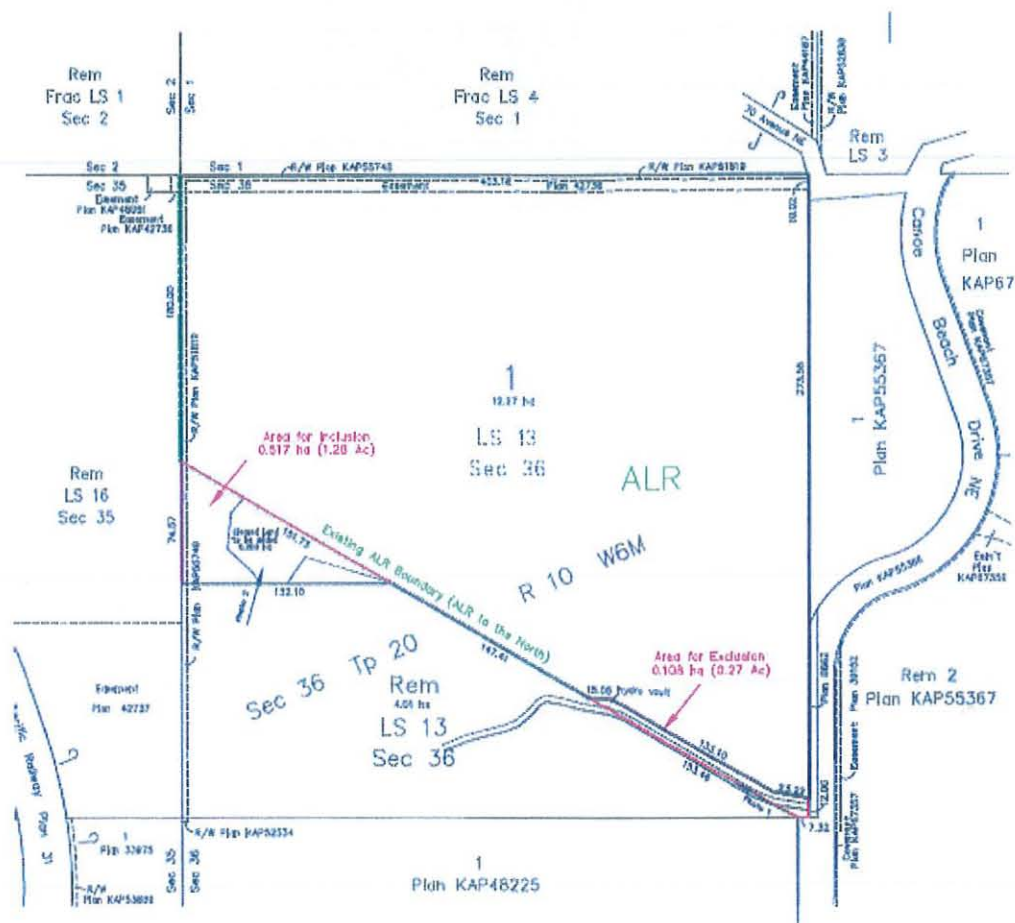
Re: Balen Application 58075

1.0 Introduction

Robert and Berlye Balen have made an application (through Browne Johnson Land Surveyors) to exclude some 0.108 hectares (0.27 acres) from the Agricultural Land Reserve to construct a driveway. They propose an inclusion of 0.517 hectares (1.28 acres) to "create a significant benefit to agriculture."

The proposal is shown in Figure 1.

Figure 1: Plan View of Proposed Exclusion and Inclusion

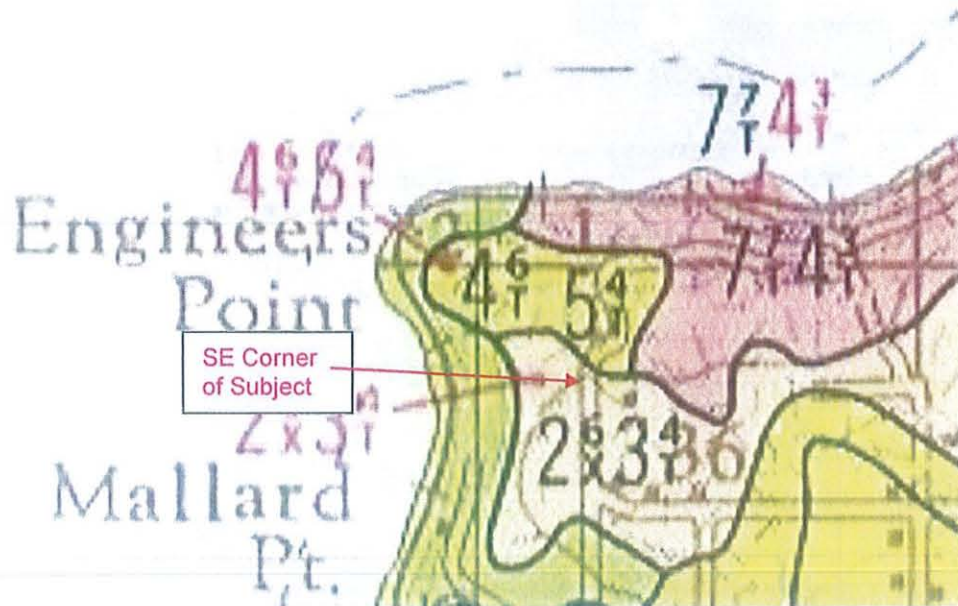


2.0 The Exclusion

The purpose of the exclusion is to allow for the construction of a driveway to access the non ALR portion of the property. In effect, it shifts the ALR boundary slightly to the north. The shift is required to allow for access to Canoe Beach Drive.

The soil classification for this portion of the property is shown in Figure 2.

Figure 2: Canada Land Inventory Classification of Subject Area



It is interesting that the Pedologists who rated these soils considered that there would be no change in the range of crops expected from this landform from irrigation improvement (red printing vs black). Certainly, there would be an improvement of productivity considering that the area is moisture deficient.

The rating of 60% Class 2 with a variety of restrictions and 40% Class 3 limited by topography in this landform does not seem to conform to the boundary of the Agricultural Land Reserve.

The pit I dug along the boundary of the ALR as shown in Photograph 1. The ground is fairly level at this site. I note the soils are heavy with some stones in the profile.

There is a Water Licence for the property for 3,161 m³ or 2.5 acre-feet for the purpose of "Lawn, Fairway & Garden." The licence from Shuswap Lake would be sufficient for domestic purposes but would not be enough to irrigate the remainder of the parcel.

A photograph of the proposed shift of the ALR boundary is shown in Photograph 2.



Photograph 1: Soil Pit along ALR Boundary



Photograph 2: View of ALR Boundary Shift

3.0 The Inclusion

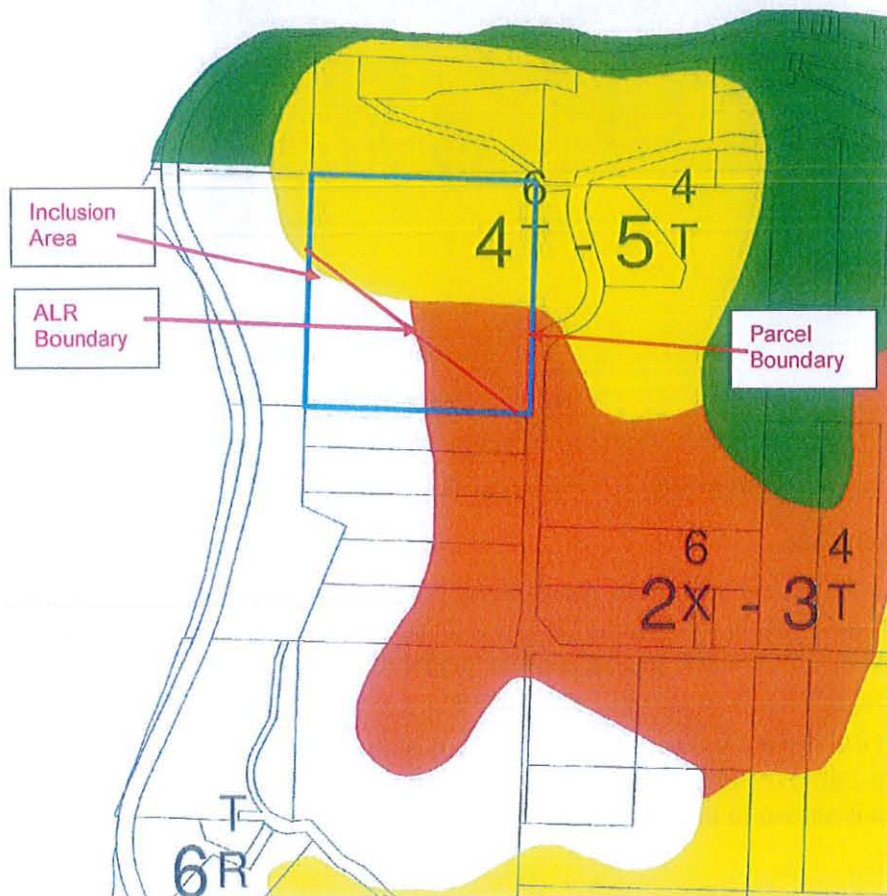
I note that after the amendment to the Agricultural Land Commission Act that land be no longer considered "suitable for farming" to be included in the ALR. Instead, the criteria is: "if the commission considers that an approval under this subsection carries out the intent of this Act."

Nevertheless, I did inspect the area proposed for inclusion. The site is shown in the City of Salmon Arm Improved Soil Classification map as shown in Figure 3. A photograph of a pit in the area is shown in Photograph 3.



Photograph 3: Soil Pit in Proposed Inclusion

Figure 3: CLI Improved Rating



In my opinion, the difficulty with the parcel is its slope with a good portion of the proposed area above 30%. This slope is above deemed suitable for farming and is consistent with the Canada Land Inventory rating of Class 6 limited by topography and rockiness.

While it is not considered suitable for farming, there is a great deal of Class 6 land in the province in the Agricultural Land Reserve. Mainly, that land has grazing capability that is associated with a livestock operation.

Photograph 3 taken in the area shows the rockiness and topography in the area. It also shows some grazing values in the land.

4.0 Summary and Conclusion

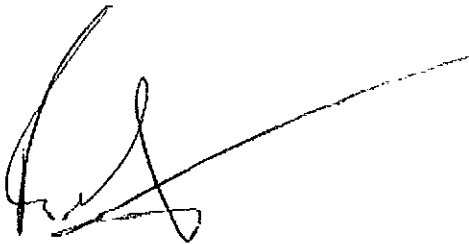
In my opinion, the soils around the ALR boundary at the South East corner of the parcel are homogenous. Therefore, the purpose of the exclusion application is to allow for a driveway access to the non-ALR land. This application, then, corrects a discretionary decision made when drafting the ALR boundaries.

By correcting a previous decision, shifting the boundary slightly to the north provides an overall benefit in the separation of ALR and non-ALR lands. The loss of 0.108 hectares or 0.27 acres is, in my opinion, a minimal cost to that benefit.

With regard to the included land, it is my opinion that the area is not suitable to being farmed due to the steep topography. However, it can be used for grazing along with the ALR land to the north. It would compensate the ALC for the other loss of ALR lands. I offer no opinion on that option.

I remain available to discuss my observations and opinions on this file.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'R.G. Holtby', with a long horizontal stroke extending to the right.

R.G. (Bob) Holtby, P.Ag.



PO Box 2590, 420A 4th Street NE
 Salmon Arm, BC, V1E 4R5
 Phone 250.832.8380

July 16th, 2018

Brown Johnson Land Surveyors
 201 – 371 Alexander Street NE
 Salmon Arm, BC

RE: Letter Regarding Driveway and Service Location

To whom it May Concern,

Franklin Engineering had been retained to manage the installation of a residential driveway access, City of Salmon Arm Water Service and water service line, BC Hydro electrical service, Telus Communication conduits, and Fortis gas service line.


This letter is a brief explanation as to why the driveway and services are located where they are, approximately along the ALR boundary.

Initial investigations showed the optimum location for the driveway would be along the toe of an increasingly rocky slope. Although some challenges still had to be overcome, this was in fact the best location for a driveway even though it basically straddles the ALR boundary line. All efforts were made towards keeping the driveway as high on the slope as practical.

Subsequent to the driveway installation, there were many more challenges with installation of the services. Particularly the water and power lines which require a specific depth of cover to be accepted by their respective regulatory bodies. The main challenge was depth of bedrock. As observed with driveway construction, the service trenches were increasingly pushed down slope, more into the ALR lands, to avoid the repeated outcroppings of bedrock. As it was, a large rock hammer and concrete cutting saws were used to achieve appropriate depths of cover.

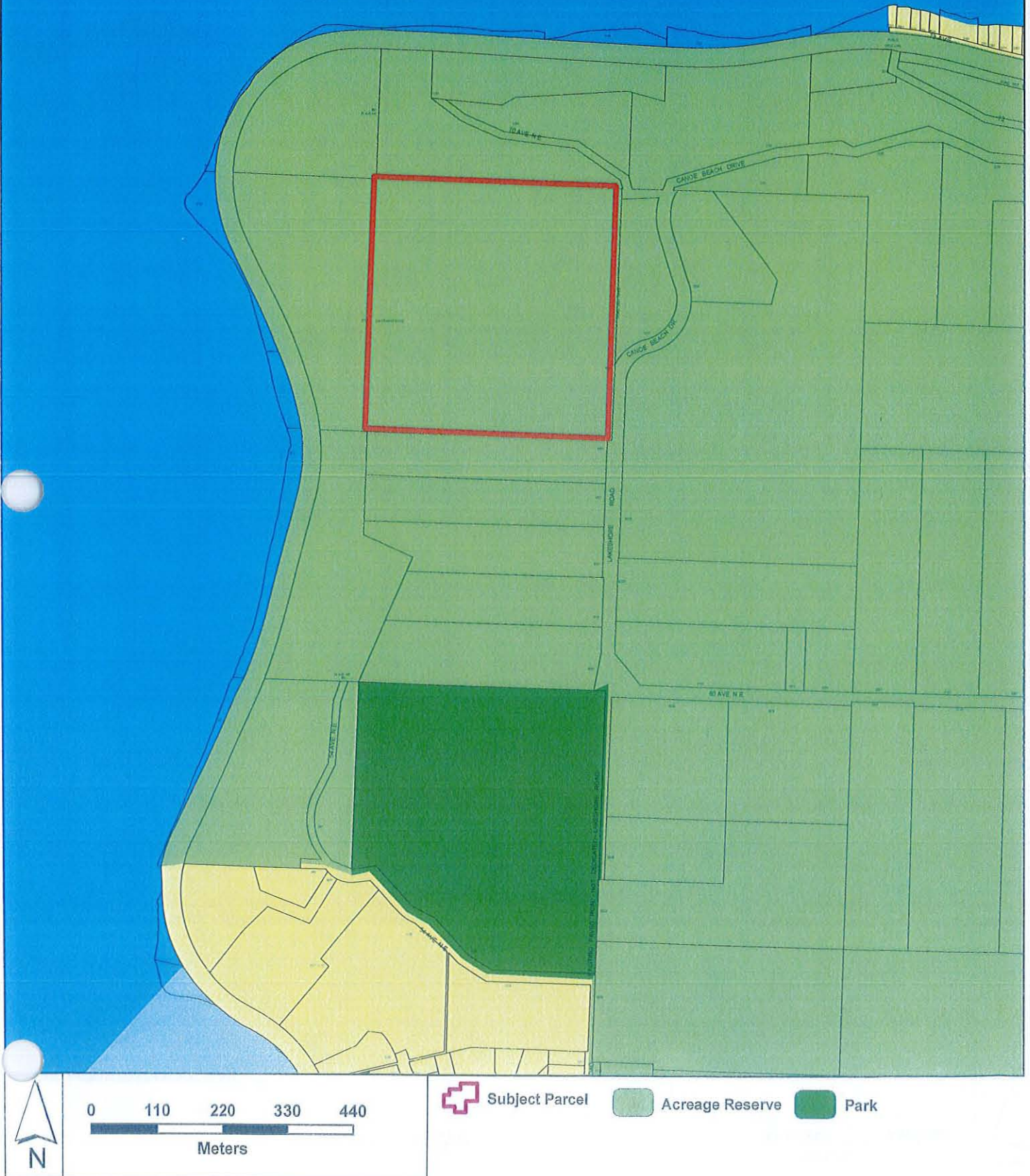
It is my professional opinion that the services and driveway could not have been located further up the slope without substantial rock blasting and major cutting and filling of cross slopes which would have rendered the surrounding areas less usable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jayme Franklin', is written over a circular professional seal. The seal contains the text 'PROFESSIONAL ENGINEER', 'PROVINCE OF BRITISH COLUMBIA', and the number '# 34134'.

Jayme Franklin, P.Eng.

Official Community Plan
Land Use Designation



Zoning Map

P-1

C-5

R-3

A-2

A-3

A-3

R-1



0 100 200 300 400
Meters



Subject Parcel



Park and Recreation

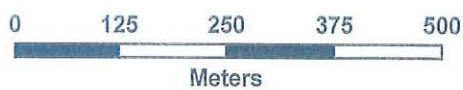
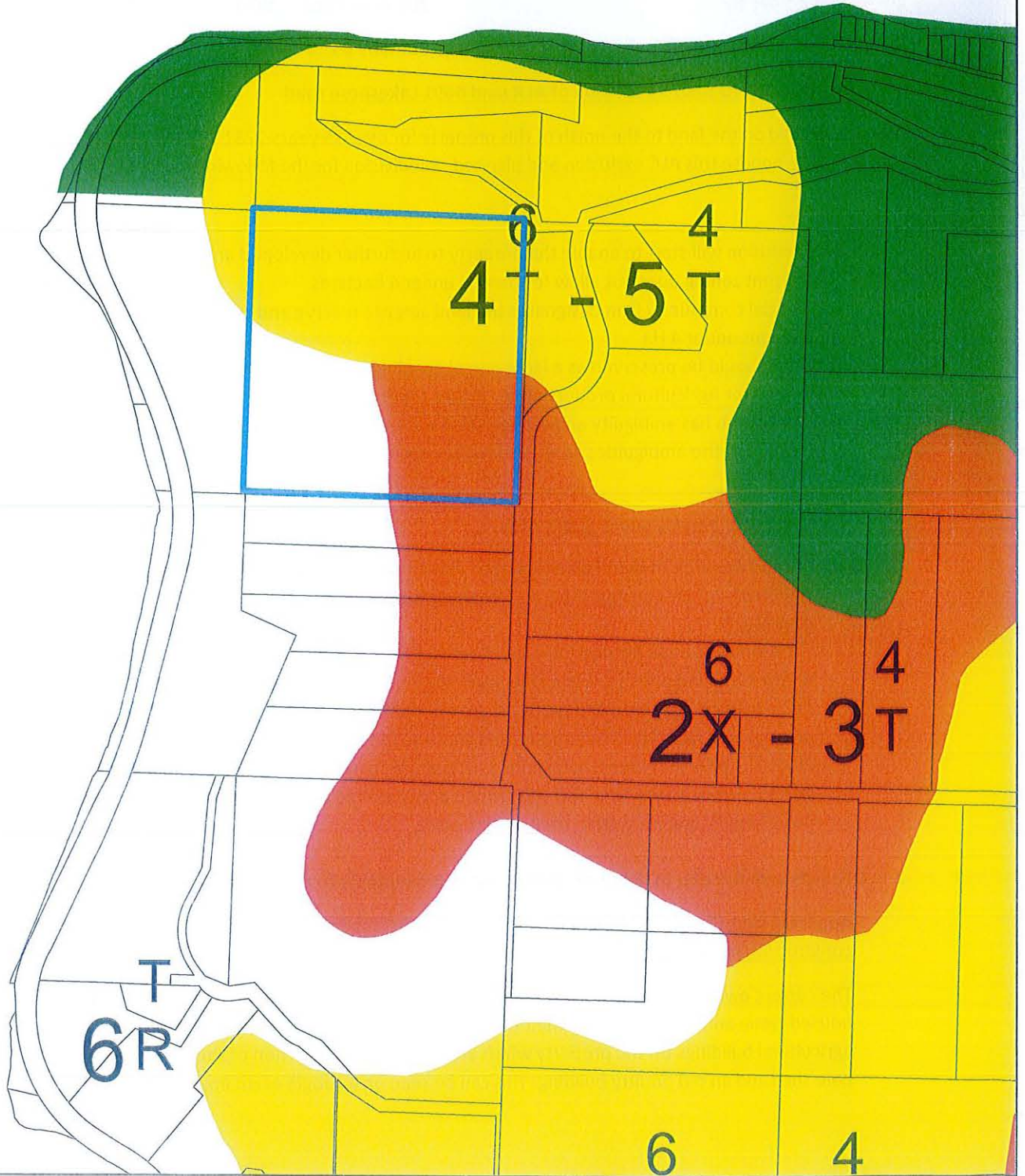


Institutional

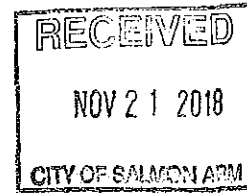


Rural Holding

Improved Soil Classification



- | | | | | | |
|--|---------|---|---------|---|----------------|
|  | Class 1 |  | Class 4 |  | Class 7 |
|  | Class 2 |  | Class 5 |  | Subject Parcel |
|  | Class 3 |  | Class 6 | | |



To Mayor and Council

City of Salmon Arm

Box 40 500 2nd Ave NE

Salmon Arm B.C., V1E4P9

Agricultural Land commission

201-4940 Canada Way

Burnaby B.C. V5G4K6

RE: ALC Application ID 58075 Exclusion of ALR land 6691 Lakeshore road

We have resided on the land to the north of this property for over 25 years 1281 70th Ave NE Salmon Arm, B.C. . We oppose this ALC exclusion and planned subdivision for the following reasons

1. This exclusion will start to enable the property to be further developed and subdivided
2. The current zoning does not allow for parcels under 4 hectares
3. The Official community Plan designates the land acreage reserve and does not plan for subdivisions under 4 Ha
4. This land should be preserved as a large parcel enabling it to have a house site and keep the rest of the land for Agricultural production for future generations.
5. The application has ambiguity and exaggerated Statements. Below are the comments and clarification of the ambiguities as we understand them.

Current Use of parcels under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel.

Applicant states "The parcel has lots of steep topography and forested areas with some clearings."

This land has been farmed for over 75 years prior to the current ownership. This is rare bench farm land above a warm lake providing ideal orchard conditions with late frost. The ALR portion is not steep and easily used for orchards or pasture. There was a Cherry tree orchard with over 40 trees and the land was also fenced and housed cattle and horses until 2012. The present owners have now removed the cherry tree Orchard and allowed fences to go into disrepair. The land also was owned and operated as Part of Palloranta Nursery and had a large irrigation system from the lake to it.

2. Quantify and describe in detail all agricultural improvements to the property.

Applicant states "there is no agricultural improvements made to the parcel, but greenhouse pad construction has started"

The current owner has removed 40 + tree cherry orchard and also removed fencing (which housed cattle and horses) during their ownership of the land . There are also 3 former agricultural buildings on the property which are on the eastern portion of the property A barn, a pole shed and an old poultry building. This can be seen on a google earth image.

3. **Quantify and describe all non-agricultural uses that currently take place on the parcels**

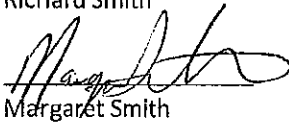
Applicant states "There are two driveways entering the property the south driveway off lakeshore is the proposed access for the proposed new lot that the client is looking to create. The driveway to the North is the access to the proposed remainder."

The applicant has failed to mention a third road on the north side of the property. There are now already 3 roads into this property using ALR land. They have also not mentioned the heavy equipment storage in the form of dump trucks , road packers, several sea Cans (more than 6)and miscellaneous discarded house parts and other debris being stored .

4. The applicant has failed to disclose an interest in other parcels of land in Salmon Arm. The owners are involved in ownership of Byersview Subdivision a 27-lot subdivision in Salmon Arm located North east of the junction of 10 St. SE and 20 Ave SE Salmon Arm
5. The owners place their address at 6751 Lakeshore Road NE Salmon Arm but after over 6 years of living there still are driving vehicles with Alberta licence plates. Is this the correct address of the applicant or is it Alberta?
6. The Sketch plan given appears to have the south driveway headed north west where the reality is the driveway heads due west off lakeshore road for a distance.
7. The existing nearby properties have a rural lifestyle with large agricultural acreages conducive to orcharding and other farming activities Small parcels are not currently zoned or in the OCP
8. We also oppose this property being subdivided for a family member under Section 546 of the highways act if that is the direction of this subdivision. Some of the improvements to date in the south corner have been paid for by a local engineer Jaime Franklin who is a business partner of the applicant. This appears to be a provision for a homesite for himself as was stated by Mr. Franklin to many locals in the last year.



Richard Smith



Margaret Smith



Mitchell B Smith

To Mayor + Council

City of Salmon Arm

Box 40 500 2nd Ave NE

Salmon Arm B.C., V1E4P9

Agricultural Land commission

201-4940 Canada Way

Burnaby B.C. V5G4K6

RE: ALC Application ID 58075 Exclusion of ALR land 6691 Lakeshore road

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This land has been farmed for over 75 years prior to the current ownership. This is rare bench farm land above a warm lake providing ideal orchard conditions with late frost. The ALR portion is not steep and easily used for orchards or pasture. There was a Cherry tree orchard with over 40 trees and the land was also fenced and housed cattle and horses until after 2012 when the present owners removed the trees and allowed fences to go into disrepair. The land also was owned and operated as Part of Palloranta Nursery and had a large irrigation system from the lake to it.

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Applicant states "there is no agricultural improvements made to the parcel, but greenhouse pad construction has started"

The current owner has removed cherry orchard and allowed disrepair and also removed fencing during their ownership of the land. There is also 3 former agricultural buildings on the property which are on the eastern portion of the property A barn, a pole shed and an old poultry building. the land had prior to current owner over 40 cherry trees and was fenced and held horses and cattle.

3. **Quantify and describe all non-agricultural uses that currently take place on the parcels**

Applicant states "There are two driveways entering the property the south driveway off lakeshore is the proposed access for the proposed new lot that the client is looking to create. The driveway to the North is the access to the proposed remainder."


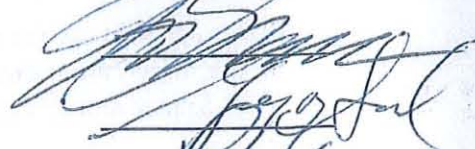



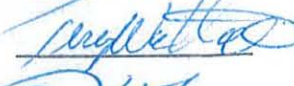

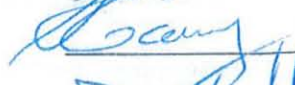



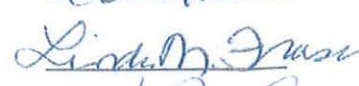

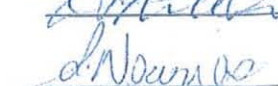
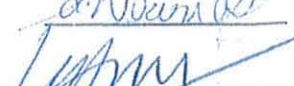




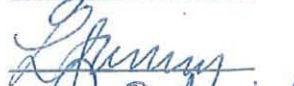

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heavy equipment storage in the form of dump trucks , road packers, several sea Cans >6 and miscellaneous discarded house parts and other debris being stored .

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5. The owners place their address at 6751 Lakeshore road NE Salmon Arm but after over 6 years of living there still are driving vehicles with Alberta Registration and licence plate. Is this the correct address of the applicant?
6. The Sketch plan given appears to have the south driveway headed north west where the reality is the driveway heads due west off lakeshore road.
7. The existing ^{surrounding} properties have enjoyed a rural lifestyle and paid taxes to enjoy this We the below oppose a subdivision contrary to the OCP and current zoning . We have bought in this area to live in a rural lifestyle with large acreages nearby. Small parcels are not currently zoned or in the OCP and we would like it to stay this way.
8. We also oppose this property being subdivided for a family member as the improvements to date in the south corner have been partially paid for by a local engineer Jaime Franklin in provision for a homesite for himself.

Name	Address	Signature
KATHLEEN A. JOHNSON	6321 LAKESHORE RD NE	[Signature]
Kim Brewer	1600 Canoe Beach Dr.	[Signature]
Dick Smith	1790 24 th ST NE	[Signature]
Maurice Smith	" "	[Signature]
Dan Smith	691-8th Ave NE	[Signature]
GARY WEICKER	4850 46 th St NE	[Signature]
Roger Houle	1410 9 th Ave SE	[Signature]

Dave Barnard

Name	Address	Signature
_____	_____	_____
Jan Johnson	5290 117th St.	
Greg Seed	5170 117th St NE	
SHARON FABRE	1961 15th St SE	
801 8th AVE NE		
Tom Arrowsmith	3161 Okanagan Avenue	
David Wallenstein	440 10th St SW	
Terry Wallenstein	440 10th St SW	
Ken Fraser	2681 30th St NE	
Susan Cawsey	2681 30th St NE	
David Maxwell	2130 22 St NE	
Cole Smith	1281 70th Ave NE	
GLEN RICHIE	1120 54th Ave NE	
LINDA FRASER	940-54th Ave NE	
Henriette Ritchie	1120 54th Ave NE	
J. Newnham	2361-60 Ave NE	
Ilmarin Welter	2499 G St NE	
Eryn Sutherland	2700 65th Ave NE	
Bence Scotland	2700 65th Ave NE	
LEE JOHNSON	6250 30 St NE	
Lesley Gurney	2870-60th Ave NE	
Marianne Schmid	5920 30th St NE	
Albert Schmid	5920 30th St NE	

Name	Address	Signature
<u>R.M. Liebich</u>	<u>2581-60 Ave. N.E.</u>	<u>R.M. Liebich</u>
<u>L.W. Johnson</u>	<u>2570 65 Ave NB.</u>	<u>[Signature]</u>
<u>Joyce Johnson</u>	<u>2570 65th Ave NE</u>	<u>Joyce Johnson</u>
<u>Mary Preston</u> <u>Mary [Signature]</u>	<u>2475 65th Ave NE</u>	<u>[Signature]</u>
<u>Cheryl Johnson</u>	<u>6250 30th St NE</u>	<u>[Signature]</u>
<u>Judith Murray</u>	<u>2180 60 Ave NE</u>	<u>Judith Murray</u>
<u>Blaine Carson</u>	<u>2180 60th Ave NE</u>	<u>Blaine Carson</u>
<u>Lelaine Puhos</u>	<u>2061 60th Ave NE</u>	<u>[Signature]</u>
<u>Sabine Constant</u>	<u>2060-60th Ave NE</u>	<u>[Signature]</u>
<u>Winfried Warstal</u>	<u>2060-60th Ave NE</u>	<u>[Signature]</u>
<u>Jonah Ramsay</u>	<u>5190 Lakeshore Road</u>	<u>[Signature]</u>
<u>Leah Ramsay</u>	<u>5190 Lakeshore Rd</u>	<u>[Signature]</u>
<u>[Signature]</u>		
<u>Dave Ramsay</u>	<u>5190 Lakeshore Rd.</u>	<u>[Signature]</u>
<u>Lawrence</u>	<u>1630 60 Ave NE</u>	<u>[Signature]</u>

Name
Peter Robinson

Address
Box 714 SA

Signature


Damon Brunwald

2780 17th St NE SA



Danielle Brunwald

2780 17th St NE Salmon Arm



Lori Roy

1630-60th St NE SA



Allan Bahen & Anne Lockington

November 20, 2018

6431 Lakeshore Road NE

Salmon Arm BC V1E 2M5

City of Salmon Arm BC

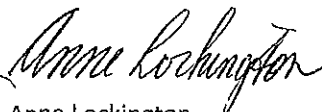
RE Exclusion Application Regarding Land in the ALR by Robert & Beryle Balen 6751 Lakeshore Rd.

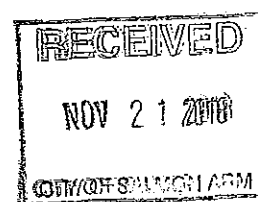
We live on the same side of Lakeshore Road two properties south of the 40 acre former church property that the Balen's own and have made this Exclusion Application on. I am concerned that a road, some services and a building site have been cleared and constructed on the non ALR portion of this property for another family and that some portion of those "Works" have been constructed on ALR land. This Exclusion Application is an legal attempt to right a wrong. We believe the work was done in disregard to the ALR boundary and the parties should have known better. The Exclusion Application should have been made and approved before the "Works" were constructed. Mr. Balen seems to have an adversarial relationship with some of his neighbours, specifically Richard Smith.

Our bigger fear is that this is the first step in the Balen's attempt to exclude the remainder of the parcel from the ALR for the purpose of building a subdivision which we would be opposed to. There are a lot of areas closer in to the city core to infill first. The properties in this area are mostly larger acreages.

Yours,

Allan Bahen


Anne Lockington





Jim and Marcia Beckner
1310-54th Ave. NE
Salmon Arm, BC
V1E 3P5
250-832-3534

November 23, 2018
City of Salmon Arm

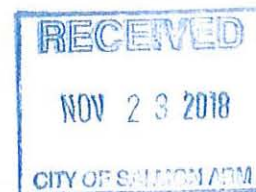
Dear Mayor, Councillors ,and Planning Committee,

With regards to the ALR exclusion for the property located at 6691 Lakeshore Road N.E. Salmon Arm BC [PID3007-479-890] submitted by Mark and Beryle Balen application to remove a portion of the land from the ALR. This property is comprised of both ALR and non ALR classification. I don't understand why there should be an allowance to reduce the ALR portion. The applicant is offering to exchange non-ALR land for what they consider to be ALR land; however, the land commission has assessed it and determined it to be non-agricultural. I trust the Authorities that gave it this designation and this should not be overturned. To allow this application to pass we believe sets a precedent for further applications to erode the ALR area of this property. Therefore we are opposed to this application to diminish the arable land of this property.

We have lived in the neighbourhood of this farm property for 38 years and remember it when it had fruit trees and livestock. Its farm potential use, as such, appears to have been neglected. However, we did know it as a farm and we believe the ALR classified ground should not be eroded for reasons of neglect. This is not justification for future non-agricultural development. We have precious little ALR land in our community and province, and we must be vigilant to preserve it.

Sincerely yours,

Jim Beckner/Marcia Beckner

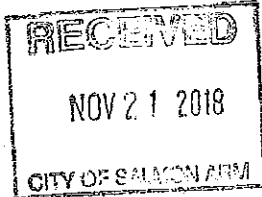


To Mayor and Council

Attached is a signed 47 name signed petition in opposition for the ALR land swap and subsequent Subdivision. Please note 24 of 47 signatures are within 1 km of the above-named property signed by landowners or their families. Several Nearby landowners not on this petition chose to write in their own letter.

Thank you

The Landowners of North Broadview area Salmon Arm, B. C.



CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 08 February 2019
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Balen, R. M. & B. M., 6751 Lakeshore Road NE, Salmon Arm, BC V1E 2M5
 AGENT: Browne Johnson Land Surveyors, Box 362, Salmon Arm, BC V1E 4N5
 SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION NO. ALC-379
 LEGAL: LS 13 of Section 36, Township 20, Range 10, W6M, KDYD, Except Part Coloured Red on Plan B662
 CIVIC: 6691 Lakeshore Road NE
 ASSOCIATED: n/a
 PREVIOUS: n/a

Further to your referral dated 12 December 2018, the Engineering Department has no objection to the proposed application to exclude this property from the ALR.

The following comments and servicing requirements are not conditions for ALC Application; 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 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 at time 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.

ALC APPLICATION FILE: ALC-379**08 February 2019**Page 2

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

Roads / Access:

1. Lakeshore Road NE, on the subject properties Eastern 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 4.825m of additional road dedication is required (to be confirmed by a BCLS).
2. Lakeshore Road NE is currently constructed to an Interim Rural Paved Road standard. Upgrading to a Rural Paved Road Standard is required, in accordance with Specification Drawing No. RD-7. Upgrading may include, but is not limited to, road widening and construction, ditching, boulevard construction and fire hydrants. Owner / Developer is responsible for all associated costs.

Water:

1. The subject property fronts a 450mm diameter Zone 1 watermain on the North and West property lines. There is an existing 150mm diameter Zone 3 watermain on Lakeshore Road NE which terminates at the southern boundary of the property. This Zone 3 watermain will require extending across the frontage of the subject property on Lakeshore Road NE; approximately 120m.
2. The proposed and remainder lots are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meters will be supplied by the City at the time of building permits, at the Owner / Developer's cost.
3. Records indicate that the property currently has one 50mm service from the 150mm diameter watermain on Lakeshore Road NE which would be a suitable location for the proposed lot. The remainder lot is currently not serviced with a water service. The City discourages water services to empty lots with no immediate plans to develop. Therefore either a cash-in-lieu payment shall be made for the future installation of the service or a covenant shall be placed on title specifying no further development until the lot is fully serviced. Owner / Developer is responsible for all associated costs.

ALC APPLICATION FILE: ALC-379**08 February 2019****Page 3**

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. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the Low Density spacing requirements of 300 meters.

Sanitary:

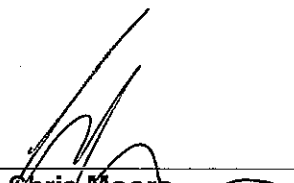

1. The site does not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required for each lot.

Drainage:

1. The site 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) and Category C (Landslide Assessment), is required.


Chris Moore
Engineering Assistant
Jenn Wilson P.Eng., LEED® AP
City Engineer

CITY OF SALMON ARM

Minutes of the Agricultural Advisory Committee (AAC) Meeting held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Wednesday, December 12, 2018** at 3:00 p.m.

PRESENT:

Councillor Tim Lavery, Chair
 James Olafson
 Don Syme
 Ron Ganert
 John McLeod
 James Hanna
 Joe Johnson, agent (Item 6.1)
 Jayme Franklin – agent (Item 6.1)
 Kevin Pearson, Director of Development Services – staff (non-voting)
 Wesley Miles, Planning & Development Officer – staff/recorder (non-voting)

ABSENT: Lana Fitt, John Schut

The meeting was called to order at 3:00 p.m.

1. **Introductions**
2. **Presentations**
3. **Approval of Agenda and Additional Items**

Late item added to "New Business" to discuss food policy/security for the City.

4. **Approval of Minutes**
5. **Old Business / Arising from minutes**
6. **New Business**

1. **Agricultural Land Reserve Applicant No. ALC-379 (Exclusion)**
6691 Lakeshore Road NE
Owner: Mark and Maureen Balen
Applicant: Brown Johnson Land Surveyors Ltd.

Moved: James Hanna
 Seconded: Don Syme

THAT: the Agricultural Advisory Committee recommends to Council that it support the application for submission to the Agricultural Land Commission subject to straightening of the proposed boundary line.

DEFEATED

James Olafson, John McLeod, Ron Ganert Opposed

Staff provided a brief overview of the application. The agent described the exclusion and land swap proposal for the purpose of subdividing a 4 ha parcel from the subject property. The Committee discussed points including existing driveways, timing of driveway construction, general subdivision process, soil capability, reasons for not including an agrologist report, shape of the proposed ALR boundary, and OCP policies in regards to subdivision. In general, the Committee's opinion was split for the application with concerns of the overall merits of the process, exclusion/inclusion of ALR land and subdivision of the subject property.

2. Bill 52 - Agricultural Land Commission Amendment Act, 2018 - FOR DISCUSSION

Staff provided a general overview of the potential ramifications of Bill 52 and the changes to the ALC Act and Regulations.

3. Food Policy/Security

It was recommended by a Committee Member that a future agenda item involve food policy and security for the City of Salmon Arm. Items such as a committee task force and the City's previous agricultural plan were discussed.

- 7. Other Business &/ or Roundtable Updates
- 8. Next Meeting - Wednesday, January 16, 2019
- 9. The meeting adjourned at 4:13 p.m.



(Endorsed By Meeting Chair)

7.3 Rural and Agriculture Policies

General Policies

- 7.3.1 Acreage Reserve, Salmon Valley Agriculture and Forest Reserve areas are designated on Map A-1 Land Use.
- 7.3.2 Discourage additional development, particularly at urban densities, in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations.
- 7.3.3 Maintain or enhance the configuration and size of parcels designated Acreage Reserve, Salmon Valley Agriculture and Forest Reserve through boundary (lot line) adjustments and/or consolidations; rezoning, subdivision and/or Agricultural Land Reserve exclusion applications are not encouraged.
- 7.3.4 Support adjusting the boundaries between the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations only on the basis of improved soil capability ratings.
- 7.3.5 Support boundary (lot line) adjustments which bring lot sizes more in compliance with the regulations of the City's Zoning Bylaw throughout the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations. Boundary adjustments should not add to the degree of non-conformity of any lot.
- 7.3.6 Notwithstanding policies 7.3.3, 7.3.4, and 7.3.5, consider subdivision or boundary realignments that facilitate public ownership of a park or greenway.
- 7.3.7 ALC applications to subdivide land in the ALR under Section 946 (Subdivision to Provide Residence for a Relative) of the *Local Government Act*, should not be supported for parcels less than 8.0 ha.
- 7.3.8 Applications to subdivide land outside the ALR, under Section 946 of the *Local Government Act* (Subdivision to Provide Residence for a Relative), may be supported on parcels greater than 8.0 ha, as outlined in the City's Zoning Bylaw.
- 7.3.9 Home-based businesses are supported in the Acreage Reserve, Salmon Valley Agriculture and Forest Reserve designations subject to relevant zoning, licensing and ALC Regulations.
- 7.3.10 Municipal utilities in the Forest Reserve, Salmon Valley Agriculture and Acreage Reserve designations should not exceed the existing standard or be extended, except for the municipal water system outlined in Policy 13.3.15.



- 514** (1) If the requirements of this section are met, an approving officer may approve the subdivision of a parcel of land that would otherwise be prevented from subdivision by a provision of
- (a) a bylaw under this Act, other than a bylaw under subsection (4), that establishes a minimum parcel size, or
 - (b) a regulation under the *Local Services Act* that establishes a minimum parcel size.
- (2) An application for subdivision of a parcel under this section may be made only if all the following requirements are met:
- (a) the person making the application has owned the parcel for at least 5 years before making the application;
 - (b) the application is made for the purpose of providing a separate residence for
 - (i) the owner,
 - (ii) a parent of the owner or of the owner's spouse,
 - (iii) the owner's child or the spouse of the owner's child, or
 - (iv) the owner's grandchild;
 - (c) the proposed subdivision is not a subdivision that an approving officer is prevented from approving by subsection (3).
- (3) Despite subsection (1), an approving officer must not approve a subdivision under this section in any of the following circumstances:
- (a) if
 - (i) the parcel proposed to be subdivided is classified as farm land for assessment and taxation purposes, and
 - (ii) after creation of the parcel subdivided for the purpose of providing a residence as stated in subsection (2) (b), the remainder of the parcel proposed to be subdivided would be less than 2 hectares;
 - (b) if the parcel proposed to be subdivided
 - (i) is not within an agricultural land reserve established under the *Agricultural Land Commission Act*, and
 - (ii) was created by subdivision under this section, including subdivision under section 996 of the *Municipal Act*, R.S.B.C. 1979, c. 290, as it read before it was repealed and replaced by section 13 of the *Municipal Amendment Act (No. 2)*, 1989;
 - (c) if the parcel proposed to be subdivided
 - (i) is within an agricultural land reserve established under the *Agricultural Land Commission Act*, and
 - (ii) was within the previous 5 years created by subdivision under this section, including subdivision under section 996 of the *Municipal Act*, R.S.B.C. 1979, c. 290, as it read before it was repealed and

- (4) Subject to subsections (5) and (6), a local government may, by bylaw, establish the minimum size for a parcel that may be subdivided under this section, and different sizes may be specified for different areas specified in the bylaw.
- (5) A bylaw under subsection (4) does not apply to land within an agricultural land reserve established under the *Agricultural Land Commission Act*, with the exception of land to which section 23 (1) or (2) [restrictions on use of agricultural land] of that Act applies.
- (6) Any parcel created by subdivision under this section must be at least 1 hectare unless a smaller area, in no case less than 2 500 m², is approved by the medical health officer.
- (7) For 5 years after subdivision under this section, unless the applicable use is changed by bylaw,
 - (a) the use of the parcel subdivided for the purpose of providing a residence as stated in subsection (2) (b) must be residential use only, and
 - (b) the use of the remainder of the original parcel must not be changed from the use of the original parcel.
- (8) For a parcel of land that is not within an agricultural land reserve established under the *Agricultural Land Commission Act*, or that is within such a reserve but is land to which section 23 (1) or (2) of that Act applies, approval of subdivision under this section may be given only on the condition that
 - (a) the owner of the original parcel covenants with the local government, in respect of each of the parcels being created by the subdivision, that the parcel
 - (i) will be used as required by subsection (7) of this section, and
 - (ii) will not be subdivided under this section, and
 - (b) the covenants referred to in paragraph (a) be registered under section 219 of the *Land Title Act* at the same time that application is made to deposit the subdivision plan.
- (9) If a subdivision referred to in subsection (8) is approved, the approving officer must state on the note of approval required by section 88 of the *Land Title Act* that the approval is subject to conditions established by subsection (8).

From: Joe Johnson
Sent: February 20, 2019 7:42 AM
To: Carl Bannister
Cc: Kevin Pearson
Subject: RE: Balen ALC Application

Hi Carl,

Further to my email below, the owner asked me to point out "that the planner at the ALC said for us to apply for the exclusion as ALC does not like having ALR attached to a property when the ALR portion is insignificant like it is in this case which just causes administration problems for ALC going forward."

Thanks,

Joe

Joseph (Joe) C. Johnson, *BCLS, CLS*
Browne Johnson Land Surveyors
 Box 362 201-371 Alexander St
 Salmon Arm, BC V1E 4N5
 250-832-9701 | brownejohnson.com



Providing Professional Services Since 1961

From: Joe Johnson
Sent: Tuesday, February 19, 2019 1:53 PM
To: 'Carl Bannister'
Cc: Kevin Pearson
Subject: Balen ALC Application

Hi Carl,

I have a bit more information to pass onto the Mayor and Council, I am hoping you can pass the following along to them.

Thank you,

Joe

Mayor and Council,

This application could have proceeded as an application to the ALC proposing to create the new lot and leave the remainder (4 ha) as having a small portion of ALR within its boundaries.

It is my opinion, that this would have eliminated the concern of an exclusion application not being supported by the OCP.

It was felt that a better solution would be for the remainder (4 ha) to be entirely out of the ALR and that the portion of the field (pasture) severed by the ALR boundary, be kept with the main part of the field to the north, and part of the ALR.

I am available to answer any questions or clarify the above.

Thank you for your consideration of this additional information.

Kind regards,

Joe

Joseph (Joe) C. Johnson, *BCLS, CLS*
Browne Johnson Land Surveyors
 Box 362 201-371 Alexander St
 Salmon Arm, BC V1E 4N5
 250-832-9701 | brownejohnson.com

Item 8.7

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council adopt and use the Salmon Arm Small City, Big Ideas Official Mark.

Vote Record

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

Opposed:

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

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: February 20, 2019

SUBJECT: Official Mark

RECOMMENDATION:

THAT: Council adopt and use the Salmon Arm Small City, Big Ideas Official Mark.

BACKGROUND:

At the January 14, 2019 Regular Council Meeting the following Resolution was adopted:

THAT: Council direct staff to work with SAEDS to file an Official Mark notice under the Trade-marks Act as outlined in the letter from L. Fitt, Economic Development Manager dated January 4, 2019, subject to the Salmon Arm Economic Development Society being responsible for all associated costs of filing an Official Mark and brand oversight through a service agreement.

The legal process to file the official mark notice is now underway and staff have been advised that one of the statutory requirements is a Council Resolution that empowers the City to adopt and use the Official Mark, which will be registered as Salmon Arm Small City, Big Ideas.

Additional criteria include demonstrated use of the official mark on letterhead, business cards, website and other print materials. As such, staff have been working on the design and implementation of these items.

Respectfully submitted,



Erin Jackson
Director of Corporate Services

Item 8.8

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council support in principle the Checkout Shopping Bag Regulation Bylaw No. 4297;

AND THAT: staff be directed to proceed with the engagement process as outlined in the staff report dated February 7, 2019.

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Council
 DATE: February 7, 2019
 FROM: Carl Bannister, Chief Administrative Officer
 PREPARED BY: Caylee Simmons, Executive Assistant
 SUBJECT: Checkout Shopping Bag Regulation Bylaw No. 4297

Recommendation:

For direction of Council.

Background:

At the Monday, December 10, 2018 Regular Meeting Council directed staff to prepare a report that includes a draft bylaw, a recommended stakeholder engagement process and a draft communication plan for the prohibition of single-use plastic shopping bags in the City of Salmon Arm, to be implemented in conjunction with the proposed July 1, 2019 curbside organic pick-up program.

There are many municipalities that are regulating the use of single-use shopping bags in an effort to reduce the negative environmental impact and encourage a more sustainable lifestyle. The magnitude of single-use plastic bag waste remains a concern for many municipalities due to the risks they pose to waste operations and landfills. However, global oceanic health concerns are also fueling the movement to ban single-use plastic bags.

The City of Victoria banned plastic checkout shopping bags and adopted Checkout Bag Regulation Bylaw No. 18-008 in January 2018. The bylaw regulates the use of single-use plastic bags in the City and came in to force July 2018. The bylaw then transitioned on January 1, 2019 to increase mandatory fees for reusable bags and implement penalties for non compliance. The Canadian Plastic Bag Association (the "CPBA") challenged Victoria's bylaw at the BC Supreme Court on the basis that the City had no power to enact the ban as it was an environmental regulation that required provincial approval¹. The courts ruled in favour of the City on June 19, 2018 and concluded that the Victoria Council's decision to implement the ban was based on the impact of plastic bags on municipal facilities and services and on the regulation of business. The CPBA filed a Notice of Appeal in July 2018.

¹ Sabrina Spencer, Young Anderson Barristers & Solicitors. July 9, 2018. It's in the Bag (For Now): BC Supreme Court Upholds Victoria's Ban on Single-Use Plastic Bags

It may be advisable for Council to wait for the outcome of this appeal before proceeding as it is not uncommon for the Court of Appeal to overturn or amend a ruling of the Supreme Court, the court below.

Analysis:

The City of Salmon Arm has continually worked to reduce waste in the landfill; most recently waste containers, including garbage, depositable plastic bottles and mixed recyclables, have been installed in eight downtown locations in an effort to decrease the amount of recyclable materials entering the landfill. In addition, the City (in conjunction with the CSRD) has implemented a curbside organics program and the elimination of "blue bags" in the curbside recycling program to be effective July 1, 2019. In short, the City/CSRD Solid Waste and Recycling program is likely the biggest user of plastic bags; however, efforts are continually being made to reduce the negative impact of plastic bags from entering the landfill. It is clear that established provincial and regional recycling programs alone are not capable of reducing/eliminating single-use plastic bags.

It is important to note that light weight plastic bags are often referred to as single-use; however this is somewhat of a misnomer. In an effort to recycle many individuals are reusing their plastic bags for things such as: future retail purchases, trash can liners, crafting and other various household uses. Many checkout shopping bags that are used for trash can liners or mini garbage bags are then added to a larger plastic garbage bag for curbside pickup and end up in the landfill. Furthermore, plastic checkout shopping bags may already be recycled at depots, for the most part, but escape the collection programs nevertheless.

The restriction of single-use bags may have unintended or undesirable consequences that should be considered by Council, including:

- The potential negative impact on consumer choice and/or convenience;
- Inadvertently increase the quantity of reusable bags (which may also end up in the landfill);
- An adverse business effect/consequences (less or limited consumption dependant on the number of bags a consumer carries);
- Potential health risks of contaminated bags; and/or
- Encourage consumers to cross boundaries (i.e. shop out of town).

Another important consideration is the City's limited staff resources which may result in a challenge to enforce the proposed bylaw at the current staff capacity, although it remains to be seen what sort of enforcement measures may be required/ feasible/ practical.

Next Steps:

Although the banning of checkout shopping bags is a laudable goal which has proven to be somewhat successful in cities around the world, it is obviously imperative to have the input

and/or support of local stakeholders, consumers, advocacy groups, business, and industry leaders for the regulation to be successful in Salmon Arm. An engagement process, similar to the City of Victoria, could be replicated to encourage success of the program.

Potential Schedule of Events:

December 2018	Council direct staff to prepare a staff report and draft bylaw on the regulation of single-use bags
February 2019	Council review the staff report and proposed bylaw. Direct staff to proceed with the engagement process
February 2019	Phase I: Engagement kick-off event with local stakeholders (with letters from the Mayor to local retailers)
March 2019	Meetings with industry representatives, advocacy groups, and local businesses (by invitation from the City)
April 2019	Open House (x2) and Public Meeting (perhaps a Special Council Meeting)
April 8, 2019	Consideration of first and second readings of bylaw
May 2019	Phase II: Engagement Process - open houses, social media, school and chamber meetings, letters to businesses, student led education campaigns
June 10, 2019	Public hearing (though a public hearing is not technically required for this type of bylaw). Consider changes to the bylaw based on public/industry input and third reading
June 24, 2019	Consideration of adoption of bylaw

Budget Impact:

There is no budget impact envisioned (barring some sort of legal challenge and assuming there are no major expenditures for public education materials or program supplies), although this assumes that any enforcement measures undertaken by staff will be minimal. As with other similar issues, (e.g. Pesticide Bylaw) staff would anticipate a barrage of letters, emails, inquiries, complaints, FOI inquiries, etc. over the months to come, and subsequent to bylaw adoption. There will be expectations for enforcement.

Bylaw Highlights:

Some important highlights of the proposed Checkout Shopping Bag Regulation Bylaw No. 4297 are:

- The bylaw stipulates that paper bags must be made from at least 40% of recycled content and a reusable bag must be capable of at least 100 uses (under normal use);
- There will be a six month transition period allowing businesses to use their existing plastic bag stock and source reusable bag options before the bylaw comes into full force January 1, 2020;
- Consumers must be asked if they require a bag and if so provided a paper bag or reusable bag at a fee;
- Paper or reusable bags cannot be provided free of charge. The minimum charges are 15 cents per paper bag and \$1 per reusable bag; increasing to 25 cents and \$2 after the six month transition period (i.e. January 1, 2020). This is to discourage consumers from purchasing paper and/or reusable bags each time they make a purchase;
- The bylaw provides exemptions for many items where a reusable bag would not be suitable; including the packaging of bulk items, frozen food, meats and poultry, flowers, large items that require protection and cannot fit in a reusable bag, etc. There are likely many other categories appropriate for an exemption which will become apparent over time; and
- The set fines for any offence are outlined in the proposed Bylaw No. 4297, which also includes an amendment to the Municipal Ticket Information Bylaw No. 2760. It is envisioned that any fines issued, which is unlikely, would be to the businesses in question and not the individual consumer (although it could be either or).

Other Considerations:

Some other issues for Council to consider include:

- The proposed bylaw would impact approximately 175 retail stores and 50 food outlets/restaurants within the City of Salmon Arm.
- Single-use/disposable coffee cups, although most are recyclable, likely pose as big of a negative environmental impact.
- The road to changing consumer behavior is a long one, which may be best left to industry in this circumstance (and industry has taken some big strides already in this regard).
- The bylaw could be amended to allow for a time during the transition period where businesses can provide reusable bags to consumers free of charge.

- Some residents will likely suggest that the City should provide reusable bags to each household free of charge (the cost of this has been estimated at \$20,000.00 with a 2 month production timeline).
- Plastic bags are used as a marketing tool by many retailers/ fast food restaurants (although this could also be achieved with other types of reusable bags). Possible initiative to partner with Brand Leader organizations.
- The bylaw, as written, would apply to all retailers (not just grocery stores), etc. This is expected to require a major adjustment by fast food restaurants, in particular where disposable paper and plastic bags are common place and required for hygiene purposes. Compliance with the bylaw is unlikely in this regard.
- There may be an opportunity to partner with the education program for the organics recycling program; which will potentially offer door to door education throughout the City.
- This is the sort of issue that would benefit from a Province-wide approach (similar to the Pesticide issue) rather than have individual municipalities attempt to implement and enforce a patchwork of bylaws and regulations within their jurisdiction with varying degrees of expertise/resources. However, it sometimes takes the bold action of individual local governments (however small) to force such issues on to the Provincial Agenda.

In short, the bylaw proposes a phased approach for regulatory action to reduce plastic retail bag waste, and promote the adoption of more sustainable retail bags. Draft Bylaw No. 4297 has \essentially been copied from the City of Victoria's Checkout Shopping Bag Regulation Bylaw 18-008. As outlined within, the City may be well advised to wait for the outcome of the City of Victoria's ban on single-use plastic bags at the Court of Appeal before proceeding.



Carl Bannister, MCIP
Chief Administrative Officer

CITY OF SALMON ARM

BYLAW NO. 4297

A bylaw to regulate the use of checkout shopping bags

WHEREAS the City of Salmon Arm desires to regulate the business use of single use checkout bags to reduce the creation of waste and associated municipal costs, to better steward municipal infrastructure and/or property, including sewers, streets and parks, and to promote responsible and sustainable business practices that are consistent with the values of the community;

NOW THEREFORE under its statutory powers, including Section 8(6) of the Community Charter, the Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. DEFINITIONS

"Checkout Bag" means:

- a) any bag intended to be used by a customer for the purpose of transporting items purchased or received by the customer from the business providing the bag; or
- b) bags used to package take-out or delivery of food;
- c) and includes Paper Bags, Plastic Bags, or Reusable Bags;

"Business" means any person, organization, or group engaged in a trade, business, profession, occupation, calling, employment or purpose that is regulated under the Business Licence Bylaw and, for the purposes of Section 3, includes a person employed by, or operating on behalf of, a Business;

"Paper Bag" means a bag made out of paper containing at least 40% of post consumer recycled paper content, and displays the words "Recyclable" and "made from 40% post-consumer recycled content" or other applicable amount on the outside of the bag, but does not include a "Small Paper Bag";

"Plastic Bag" means any bag made with plastic, including biodegradable plastic or compostable plastic, but does not include a Reusable Bag;

"Reusable Bag" means a bag with handles that is for the purpose of transporting items purchased by the customer from a Business and is:

- a) designed and manufactured to be capable of at least 100 uses; and
- b) primarily made of cloth or other washable fabric;

"Small Paper Bag" means any bag made out of paper that is less than 15 centimeters by 20 centimeters when flat.

2. CHECKOUT BAG REGULATIONS

- 1) Except as provided for in this Bylaw, no Business shall provide a Checkout Bag to a customer.
- 2) A Business may provide a Checkout Bag to a customer only if:
 - a) the customer is first asked whether he or she needs a bag;
 - b) the bag provided is a Paper Bag or a Reusable Bag; and
 - c) the customer is charged a fee not less than:
 - a. \$0.15 per Paper Bag; and
 - b. \$1.00 per Reusable Bag.
- 3) For certainty, no Business may
 - a) sell or provide to a customer a Plastic Bag; or
 - b) provide a Checkout Bag to a customer free of charge.
- 4) No Business shall deny or discourage the use by a customer of his or her own Reusable Bag for the purpose of transporting items purchased or received by the customer from the Business.

3. EXEMPTIONS

- 1) Section 2. does not apply to Small Paper Bags or bags used to:
 - a) package loose bulk items such as fruit, vegetables, nuts, grains, or candy;
 - b) package loose small hardware items such as nails and bolts;
 - c) contain or wrap frozen foods, meat, poultry, or fish, whether pre-packaged or not;
 - d) wrap flowers or potted plants;
 - e) protect prepared foods or bakery goods that are not pre-packaged;
 - f) contain prescription drugs received from a pharmacy;
 - g) transport live fish;
 - h) protect linens, bedding, or other similar large items that cannot easily fit in a Reusable Bag;

- i) protect newspapers or other printed material intended to be left at the customer's residence or place of business; or
 - j) protect clothes after professional laundering or dry cleaning.
- 2) Section 2 does not limit or restrict the sale of bags, including Plastic Bags, intended for use at the customer's home or business, provided that they are sold in packages of multiple bags.
- 3) Notwithstanding Sections 2. 2) c) and 2. 3) b), a Business may provide a Checkout Bag free of charge if:
 - a) the Business meets the other requirements of Section 2. 2);
 - b) the bag has already been used by a customer; and
 - c) the bag has been returned to the Business for the purpose of being re-used by other customers.

4. OFFENCE

- 1) A person or a business commits an offence and is subject to the penalties imposed by this Bylaw, the Municipal Ticket Information Utilization Bylaw and the Offence Act if that person:
 - a) Contravenes a provision of this Bylaw;
 - b) Consents to, allows, or permits an act or thing to be done contrary to this Bylaw; or
 - c) Neglects or refrains from doing anything required by a provision of this Bylaw.
- 2) Each instance that a contravention of a provision of this Bylaw occurs and each day that a contravention continues shall constitute a separate offence.

5. PENALTIES

A corporation or individual found guilty of an offence under this Bylaw is subject to a fine:

- a) If a corporation, of not less than \$100.00 and not more than \$10,000.00; or
- b) If an individual, of not less than \$50.00 and not more than \$500.00

for every instance that an offence occurs or each day that it continues.

6. CONSEQUENTIAL AMENDMENT TO THE TICKET BYLAW

The City of Salmon Arm Ticket Information Utilization Bylaw No. 2760 is amended by inserting, immediately after Schedule 19, the Schedule attached to this Bylaw as the new Schedule 20.

7. 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 decision that it is invalid shall not affect the validity of the remaining portions of this bylaw.

8. 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.

9. TRANSITION PROVISIONS

1) Section 2. 2) c) a) is amended by deleting "\$0.15" and substituting "\$0.25".

2) Section 2. 2) c) b) is amended by deleting "\$1.00" and substituting "\$2.00".

10. EFFECTIVE DATE

This bylaw shall come into full force and effect on July 1, 2019, except Sections 4 and 9 which come into force on January 1, 2020.

11. CITATION

This bylaw may be cited as "City of Salmon Arm Checkout Bag Regulation Bylaw No. 4297"

READ A FIRST TIME THIS DAY OF 2019

READ A SECOND TIME THIS DAY OF 2019

READ A THIRD TIME THIS DAY OF 2019

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

BYLAW NO. 2760**SCHEDULE 20**

BYLAW	SECTION	SET FINE
Checkout Bag Regulation Bylaw No.		
Providing a Checkout Bag to a Customer except as provided in the bylaw	2. 1)	\$100.00
Providing a Checkout Bag without asking whether a customer wants one	2. 2) a)	\$100.00
Providing a Checkout Bag that is not a Paper Bag or Reusable Bag	2. 2) b)	\$100.00
Charging less than a prescribed amount for a Checkout Bag	2. 2) c)	\$100.00
Selling or providing a Plastic Bag	2. 3) a)	\$100.00
Providing Checkout Bag free of charge	2. 3) b)	\$100.00
Denying or discouraging use of customer's own Reusable Bag	2. 4)	\$100.00

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Item 8.9

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Council appoint June Stewart to serve on the Downtown Parking Commission as a Downtown Salmon Arm representative for the duration of the current term which is scheduled to end on February 28, 2020.

Vote Record

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

Opposed:

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

**CITY OF
SALMON ARM**

File: 0360.30.02

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering and Public Works

DATE: February 20, 2019

SUBJECT: **Downtown Parking Commission – Downtown Salmon Arm Appointment**

RECOMMENDATION:

THAT: Council appoint June Stewart to serve on the Downtown Parking Commission as a Downtown Salmon Arm representative for the duration of the current term which is scheduled to end on February 28, 2020.

BACKGROUND:

The Downtown Salmon Arm (DSA) has informed the City that June Stewart of the Shuswap Children's Association was named as a Downtown Parking Commission representative. June Stewart will replace Matt Koivisto of Salmon Arm Barber Shop, who had started his term with the Commission in 2014 and tendered his resignation in December 2017. The intent is for her to serve out the remainder of the term which is scheduled to end on February 28, 2020. At that time, pursuant to Downtown Parking Commission Bylaw No. 1844, four (4) positions will be nominated by the Downtown Improvement Association for another two (2) year term.

Respectfully submitted



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

cc Erin Jackson, Corporate Officer

Correspondence attached

X:\Operations Dept\Engineering Services\8620.02-PARKING\IDPC\Members\2019\HWM Appointments (DSA) - June Stewart.docx

Item 9.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw cited as City of Salmon Arm Zoning Amendment Bylaw No. 4311 be read a first and second time.

[ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 – 14 Avenue SE; R-1 to R-8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 12, 2019

Subject: Zoning Bylaw Amendment Application No. 1142

Legal: Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515;

Civic: 2110 & 2150 – 14 Avenue SE

Owner/Applicant: Perfection Builders Holdings Ltd / Gauthier, E. & M.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 (2110 & 2150 – 14 Avenue SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcels are located at 2110 and 2150 14 Avenue SE in the new Hillcrest Heights subdivision (Appendix 1). The proposal is to rezone the 2 parcels from R-1 (Single Family Residential) to R-8 (Residential Suite) to allow options for residential suite use and development.

BACKGROUND

The subject parcels are located on 14 Avenue SE, just south of Hillcrest School. The subject parcels are designated Low Density Residential in the City's Official Community Plan (OCP), zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 2 & 3). The two subject parcels were created through a larger subdivision application which created 32 lots. While 29 of these lots were amended to R-8 zoning under a previous application, these lots were under a different ownership group and thus the two subject parcels were not included in the previous zoning application.

With dual street frontage, the two 654 square metre subject parcels meet the minimum parcel sizes and minimum widths specified by the proposed R-8 zone for secondary suites. Site photos are attached as Appendix 4. This area is largely comprised of R-1, R-7, and R-8 zoned parcels containing single family dwellings. There are currently over 40 R-8 parcels within close proximity of the subject parcel.

The intent is to develop houses with basement suites as shown in the Site Plan attached as Appendix 5. Aligned with the topography of the area, the basement suites are intended to be accessed from parking spaces off of 14 Avenue SE, with the primary home and driveway access intended to be from the upper levels of the homes off of 15 Avenue SE.

This amendment is to provide flexibility and facilitate future development and use. Any development of a secondary suite or detached suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel size requirements, the subject properties have potential for the development of either a *secondary suite* or a *detached suite*, due to the dual frontages.

COMMENTSEngineering Department

No concerns with rezoning.

Building Department

No concerns with rezoning.

Fire Department

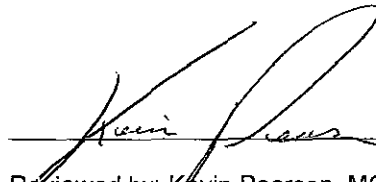
No concerns.

Planning Department

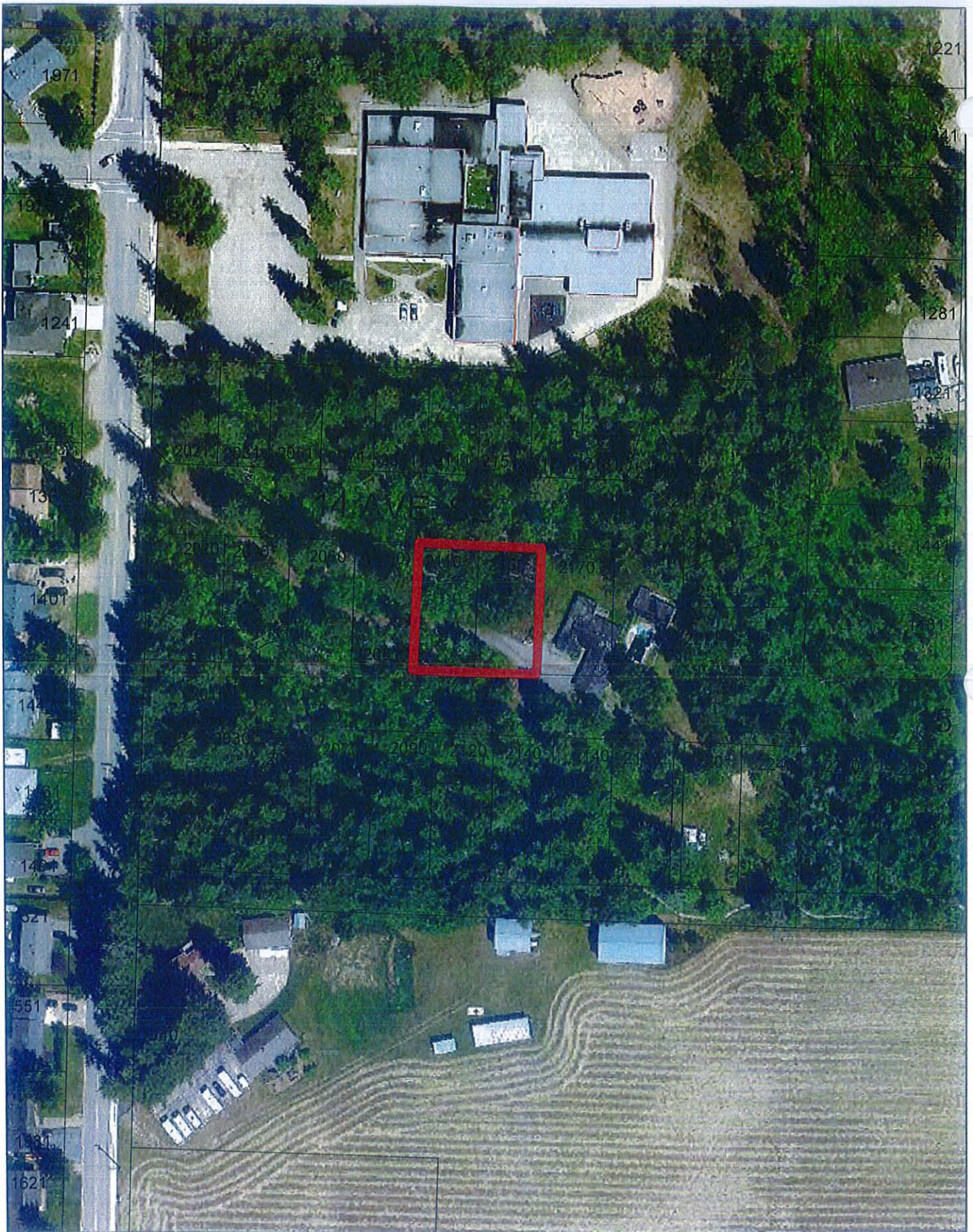
The proposed R-8 zoning is consistent with the OCP as well as the surrounding subdivision, and is therefore supported by staff. In staff's opinion, the parcels are well-suited for residential suite development. Any development would require a building permit and will be subject to meeting Zoning Bylaw, on-site servicing, and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



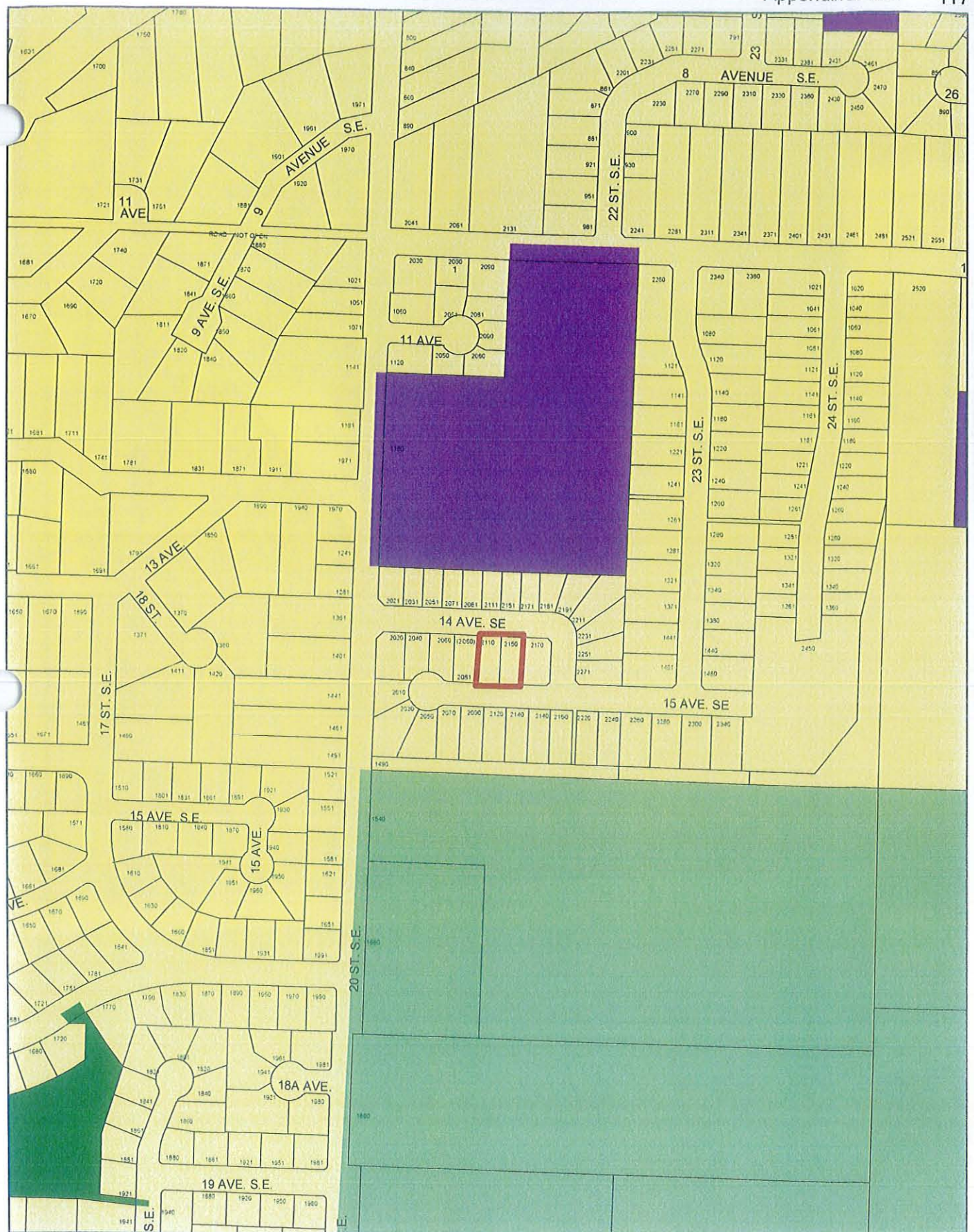
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 12.5 25 50 75 100 Meters



Subject Parcels



0 15 30 60 90 120
Meters



Subject Parcels



Acreage Reserve



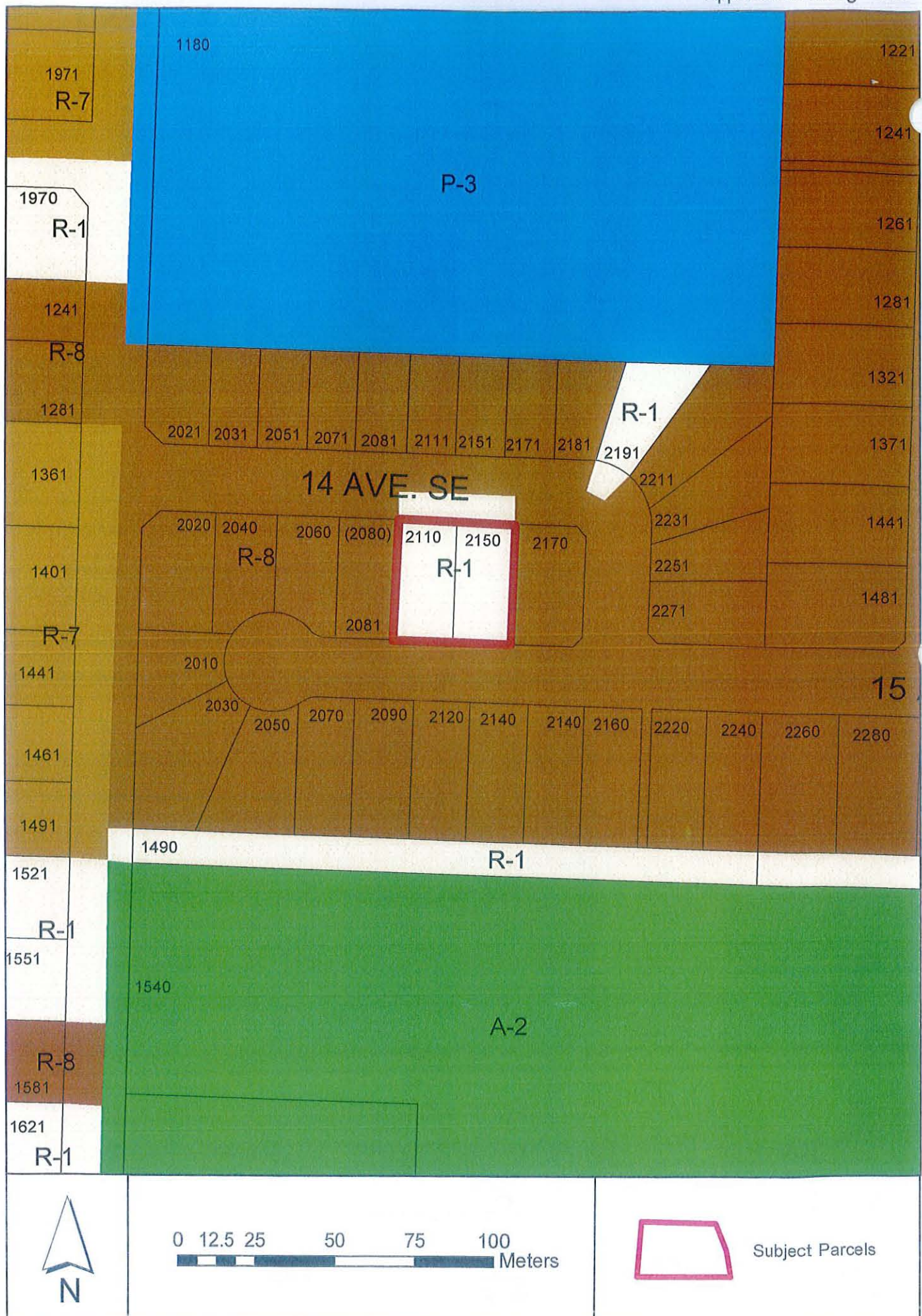
Park



Low Density Residential

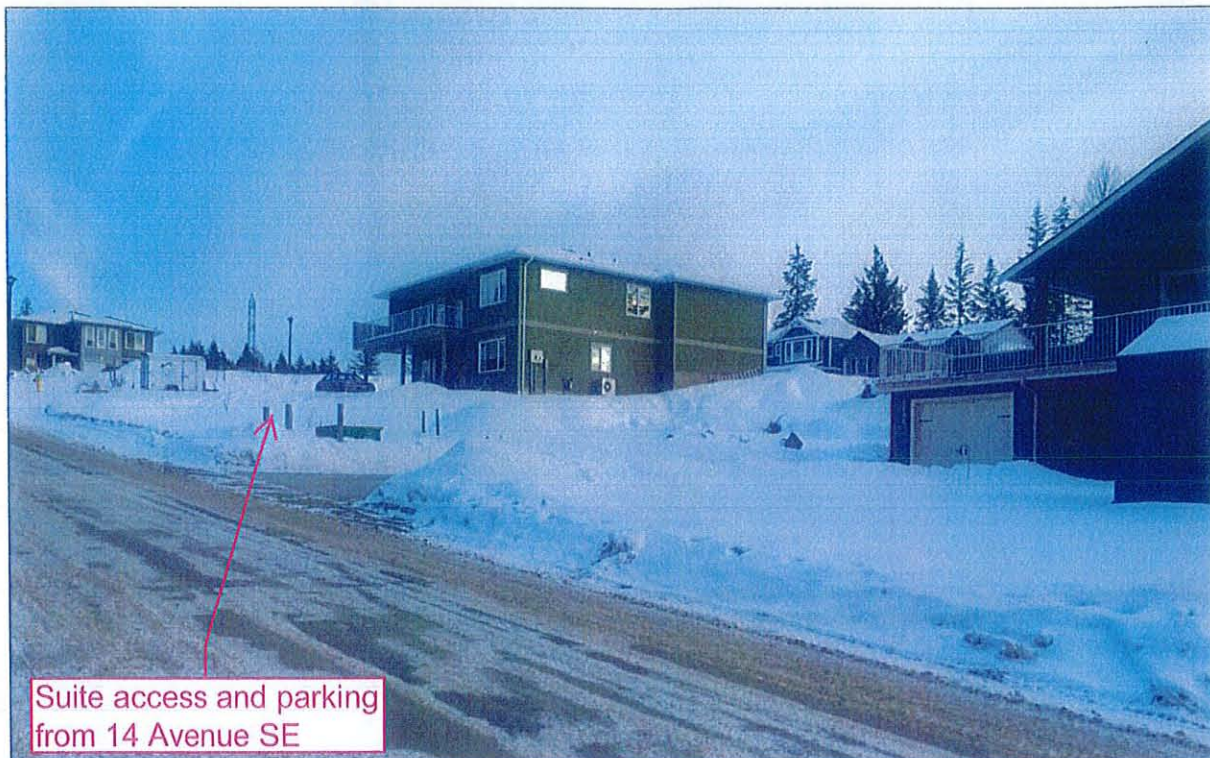


Institutional

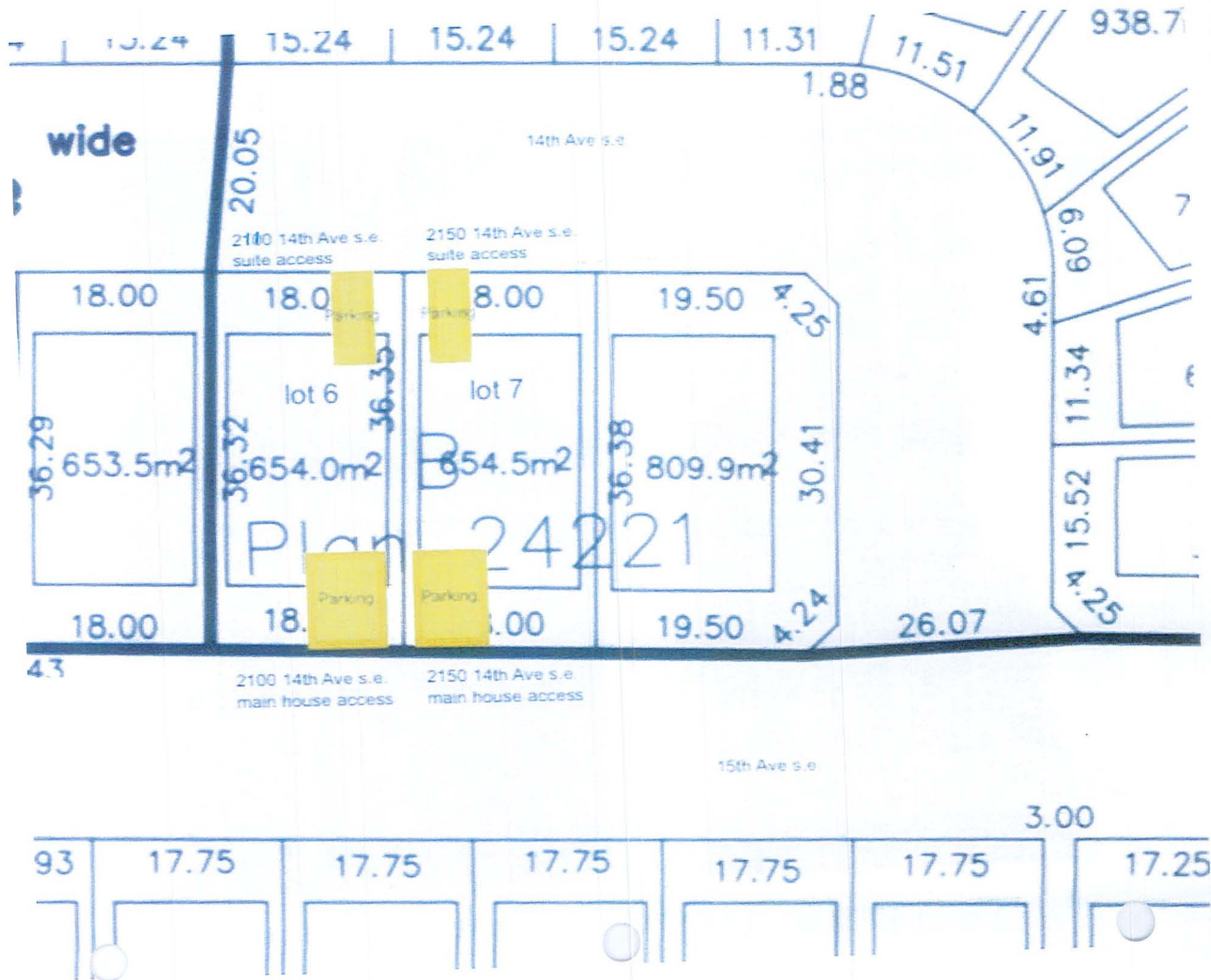




View southwest of the subject parcels from 14 Avenue SE.



View southeast of the subject parcels from 14 Avenue SE.



CITY OF SALMON ARM

BYLAW NO. 4311

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, on at the hour of 7:00 p.m. was published in the and issues of the Salmon Arm Observer;

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

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

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

Rezone Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 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.

City of Salmon Arm
Zoning Amendment Bylaw No. 4311

5. CITATION

This bylaw may be cited as "**City of Salmon Arm Zoning Amendment Bylaw No. 4311**"

READ A FIRST TIME THIS DAY OF 2019

READ A SECOND TIME THIS DAY OF 2019

READ A THIRD TIME THIS DAY OF 2019

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

Subject Properties

1181
1871
1811
1871

12 AVE S.E.

1880
1880
1870
1241
1281
1381
1401
1441
1481
1491
1891
1821
1830
1551
1870
1841
16 AVE
1851
1880
1850
1821
1851
1831

20 STREET S.E.

1180

HILLCREST SCHOOL

14 AVE. SE

2021
2031
2051
2071
2081
2111
2151
2171
2181
2181
2211
2231
2251
2271

2110
2160
2170

R-1 TO R-8

2010
2030
2060
2070
2080
2120
2140
2160
2180
2220
2240
2260
2280
2300

15 AVE. SE

1490
1540

100 m
200 ft

N

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Item 10.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Municipal Ticket Information Utilization Amendment Bylaw No. 4304 be read a final time.

[Pound and Animal Control]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: January 24, 2019

SUBJECT: Ticket Information Utilization Amendment Bylaw No. 4304 & Fee for Service Amendment Bylaw No. 4303

RECOMMENDATION:

THAT: the bylaw entitled Ticket Information Utilization Amendment Bylaw No. 4304, be read a first, second and third time;

AND THAT: the bylaw entitled Fee for Service Amendment Bylaw No. 4303, be read a first, second and third time.

BACKGROUND:

Following an extensive review of the Animal Control function, including the related bylaws, staff believe that it is an opportune time to increase the applicable fees and fines to the same level as those of the Columbia Shuswap Regional District (CSRD). Creating this consistency will assist the new Animal Control Officer, who is splitting his time between the City and CSRD, as well as decrease the amount that the City is required to subsidize this service. Higher fines and fees may also act as a deterrent for dog owners who would otherwise choose not to license, clean up after or contain their pets.

The impact of the proposed changes is itemized below:

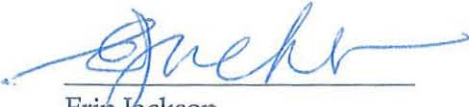
Ticket Information Utilization Amendment Bylaw	Section	Current Fine	Proposed Fine
No dog licence	7	\$50.00	\$100.00
Failure to remove excrement	15 [b]	\$25.00	\$100.00

Fee for Service Bylaw	Current Fee	Proposed Fee
Impoundment Fees		
Dog [first impoundment in current calendar year]	\$25.00	\$50.00

Dog [second impoundment in current calendar year]	\$75.00	\$100.00
Dog [third and subsequent impoundment in current calendar year]	\$100.00	\$150.00
Maintenance Fees		
Dog [per day or part day]	\$9.35	\$20.00

It is especially important for the City to increase the Maintenance Fees at this time because the City of Enderby will be providing food and shelter for impounded animals and invoicing the City at a rate of \$15.00 per day or part day. The \$20.00 will effectively cover the cost of all animals that are retrieved by their owners and contribute toward the \$1,500 annual fee that the City has agreed to pay for the use of the pound facility.

Respectfully submitted,



Erin Jackson
Director of Corporate Services

c.c Chelsea Van de Cappelle, Chief Financial Officer
 Kevin Pearson, Director of Development Services

CITY OF SALMON ARM

BYLAW NO. 4304

A Bylaw to amend City of Salmon Arm Ticket Information Utilization Bylaw No. 2760

WHEREAS Council may designate certain Bylaw offences, authorize the use of certain words or expressions, set certain fine amounts and designate persons as Bylaw Enforcement Officers;

AND WHEREAS the Council deems it expedient to authorize the use of the Municipal Ticket Information for the enforcement of the Bylaws listed in Schedule 3 of "City of Salmon Arm Ticket Information Utilization Bylaw No. 2760";

AND WHEREAS the Council deems it expedient to amend "City of Salmon Arm Ticket Information Utilization Bylaw No. 2760";

NOW THEREFORE the Council of the City of Salmon Arm, in open meeting assembled, ENACTS AS FOLLOWS:

1. Schedule 3 - Pound and Animal Control of "City of Salmon Arm Ticket Information Utilization Bylaw No. 2760" is hereby amended by the revision of fines as follows:

BYLAW	SECTION	FINE
No dog licence	7	\$100.00
Failure to remove excrement	15 [b]	\$100.00

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 Ticket Information Utilization Amendment Bylaw No. 4304"**.

READ A FIRST TIME THIS	11th	DAY OF	February	2019
READ A SECOND TIME THIS	11th	DAY OF	February	2019
READ A THIRD TIME THIS	11th	DAY OF	February	2019
ADOPTED BY COUNCIL THIS		DAY OF		2019

MAYOR

CORPORATE OFFICER

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Item 10.2

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4303 be read a final time.

[Pound and Animal Control]

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4303

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

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

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

1. Schedule "B", Appendix 6 - Pound and Animal Control of "District of Salmon Arm Fee for Service Bylaw No. 2498" is hereby amended by the revision of fees as follows:

	IMPOUNDMENT FEES	
6.	Dog [first impoundment in current calendar year]	\$50.00
	Dog [second impoundment in current calendar year]	\$100.00
	Dog [third and subsequent impoundment in current calendar year]	\$150.00
	MAINTENANCE FEES	
7.	Dog [per day or part day]	\$20.00

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.

Fee for Service Amendment Bylaw
(Pound and Animal Control) No. 4303

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Fee for Service Amendment Bylaw No. 4303"**.

READ A FIRST TIME THIS 11th DAY OF February 2019

READ A SECOND TIME THIS 11th DAY OF February 2019

READ A THIRD TIME THIS 11th DAY OF February 2019

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

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INFORMATIONAL CORRESPONDENCE - FEBRUARY 25, 2019

1.	L. Hansen – letter dated February 2, 2019 – Demonstrators	A
2.	K. Anamchara – card and noted – Request for animal to represent Salmon Arm	A
3.	A. Morgan – email dated February 17, 2019 – Property Bylaws	A
4.	S. Mitchell – email dated February 18, 2019 – Interior Health Lab Wait Times	A
5.	D. St. John, Pastor and K. Taylor, Office Administration, Living Waters Community Church – letter dated February 19, 2019 – Request for Use of Marine Peace Park, Sunday, April 21, 2019	R
6.	Interior Health Authority – newsletter dated February 2019 – Healthy Communities Monthly Newsletter	N
7.	E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society – letter dated February 8, 2019 – Request for restriction of recreational drones on the Salmon Arm Foreshore	A
8.	A. May, Sage Orienteering Club – email dated February 19, 2019 – 2019 Sage Orienteering Club Events in Salmon Arm	A
9.	The Shuswap Family Centre – invitation received February 20, 2019 – 3 rd Annual Free Volunteer Dinner, Thursday, April 11, 2019	A
10.	R. Marshall, Chairperson and P. McIntyre-Paul, Executive Director, Shuswap Trail Alliance – letter dated February 7, 2019 – Thank You, Shuswap Trails Party and Auction on February 1	N
11.	A. Slater, Executive Director, SILGA – email dated February 12, 2019 – 2019 SILGA Community Excellence Awards – deadline extended to March 1 st	N
12.	S. Niven, Associate, Fund Development, Cystic Fibrosis Canada, British Columbia and Yukon Region – email dated February 11, 2019 – May is Cystic Fibrosis Awareness Month	A
13.	S. Phillips, Marketing Manager, BC Transit – email dated February 8, 2019 – Transit Driver Appreciation Day	N
14.	S. Kozuko, Executive Director, Forest Enhancement Society of British Columbia – letter dated February 6, 2019 – Forest Enhancement Society of B.C. Jan 2019 Accomplishments Report	N
15.	M. M. Levine, Director, Technical Services Centre, Government Finance Officers Association – letter dated January 31, 2019 – Canadian Award for Financial Reporting (CANFR), Year Ending December 31, 2017	N
16.	Auditor General for Local Government of British Columbia – Annual Service Plan 2019/20 – 2021/22	N

N = No Action Required
A = Action Requested

S = Staff has Responded
R = Response Required

)

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Item 11.2

CITY OF SALMON ARM

Date: February 25, 2019

SILGA Convention – Penticton, BC – April 3 – May 3, 2019

Vote Record

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

Opposed:

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



2019 SILGA
AGM & CONFERENCE
Penticton BC

Reach Higher | #SILGA2019

Tuesday, April 30

Penticton Trade and Convention Centre
273 Power St. Penticton, BC

12:30 pm – 1:30 pm	Registration opens (North Lobby, PTCC, 273 Power St. Penticton, BC)
1:00 pm	Preconference Sessions <ol style="list-style-type: none"> 2020 and Beyond: Working Together towards a Clean Growth Future for Southern Interior Communities <i>BC Municipal Climate Leadership Council (2.5 hours)</i> Should you become incorporated? (1 hour) <i>John Harwood, Former Mayor of Clearwater</i>
2:15 pm	Preconference Session Building A Sustainable Responsible Tourism Destination <i>Thompson Okanagan Tourism Association, Glenn Mandziuk CEO (1-1.5 hours)</i>
1:00 pm – 4:00 pm	Explore Penticton Tours <ol style="list-style-type: none"> Bike Tour of the Kettle Valley Railway Wine Tour of the Naramata Bench Hop, Pop and Wine Downtown Walking Tour
6:00 pm – 7:00 pm	Registration – Cascades Casino (201-553 Veas Dr.)
6:00 pm – 8:00 pm	Rooftop Patio Party – Cascades Casino <i>Hosted by BCLC and Cascades Casino (201-553 Veas Dr.)</i>

Wednesday, May 1

Penticton Trade and Convention Centre
273 Power St. Penticton, BC

7:00 am – 8:15 am	Continental Breakfast
8:00 am – 12:00 pm	Trade Show set up
8:00 am – 4:30 pm	Registration continues
8:00 am – 10:15 am 8:00 am – 10:15 am 8:00 am – 10:15 am	<ol style="list-style-type: none"> 1. Summerland Research Centre – Agricultural tour 2. Kł cpəlk stīm Fish Hatchery – Norm Johnson, Operations Biologist 3. Downtown Revitalization Walking Tour – Anthony Haddad, Director Development Services, City of Penticton
10:15 am – 10:30 am	Nutrition Break
10:30 am – 11:05 am	Opening Ceremonies
11:00 am – 12:00 pm	Keynote Speaker Joe Roberts, the Skid Row CEO <i>Infinite Possibilities – From Skidrow to CEO</i>
12:00 pm – 1:15 pm	Lunch on the Town
1:15 pm – 1:30 pm	UBCM Address <i>Arjun Singh, UBCM President</i>
1:00 pm – 4:00 pm	Trade show opens
1:30 pm – 2:00 pm	Sharing our Stories <i>Donna MacDonald, Author and former Nelson Councillor</i>
2:00 pm – 2:10 pm	Gold Sponsor - FortisBC <i>Siraz Dalmir, Municipal Key Account Manager, Energy Solutions and Shelley Thomson, Community & Aboriginal Relations Manager</i>
2:10 pm – 2:40 pm	Flooding Threats and Solutions <i>Anna Warwick Sears, Executive Director Okanagan Basin Water Board</i>
2:45 pm – 3:15 pm	Provincial Active Transportation Strategy – Hearing from your community <i>Dean Murdock, Project Manager, Ministry of Transportation and Infrastructure</i>
3:15 pm – 3:30 pm	Nutrition Break
Breakout Sessions 3:30 pm – 4:30 pm	<ol style="list-style-type: none"> 1. Mayor's Roundtable – John Harwood, Former Mayor of Clearwater 2. Managing Accessibility – You were elected to solve problems...NOT – Christina Benty, Strategic Leadership Solutions 3. Learning the Ropes: Economic Development Orientation for Elected Officials Ministry of Jobs, Trades and Technology staff
5:30 pm – 7:30 pm	Welcome Reception Lakeside Resort/Conference Centre, E Ballroom Sponsored by Shaw Communications Appetizers, local wines/beer

continue

2019 SILGA AGM & CONFERENCE

Thursday, May 2

Penticton Trade and Convention Centre
273 Power St. Penticton, BC

7:00 am – 8:15 am	Full Breakfast
7:30 am – 8:10 am	Sponsors Breakfast
8:00 am – 4:30 pm	Trade Show Opens
8:15 am – 8:40 am	Annual General Meeting Opens President's Report – Councillor Shelley Sim Adoption of 2018 AGM Minutes Business Arising from the Minutes SILGA Financial Report –BDO Canada
8:40 am – 8:45 am	Silver Sponsor– Thompson Okanagan Tourism Association <i>Ellen Walker Matthews, Industry and Community Development Specialist</i>
8:45 am – 8:50 am	Silver Sponsor – Council of Forest Industries
8:50 am – 8:55 am	AGM Continues - Nomination Report including nominations from the floor and speeches from candidates for Table Officers <i>Chad Eliason, SILGA Past President</i>
8:55 am – 9:15 am	Community Excellence Awards <i>Sponsored by CN, Joslyn Young, Manager, Public Affairs</i>
9:15 am – 10:05 am	UBCM Working Group on Responsible Conduct <i>Gary MacIsaac, UBCM Executive Director and Paul Taylor – UBCM Director of Communications</i>
10:05 am – 10:20 am	Nutrition Break
10:20 am - 10:30 am	Gold Sponsor – BCLC <i>Greg Walker, Director Public Affairs</i>
10:30 am – 11:25 am	BC Housing – Housing Hub <i>Raymond Kwong, Provincial Director, BC Housing</i>
11:25 am – 11:40 am	Ted Talk -Reach Higher! <i>Sponsored by Southern Interior Development Initiative Trust</i>
11:25 am – 12:30 pm	Voting for Table Officers

continue

2019 SILGA AGM & CONFERENCE

Thursday, May 2

Penticton Trade and Convention Centre
273 Power St. Penticton, BC

11:40 am – 12:10 pm	Communication Tips That Work! <i>Christina Benty, Strategic Leadership Solutions</i>
12:10 pm – 1:00 pm	Lunch in the Trade Show
1:00 pm – 1:10 pm	AGM continues 1. Announcement of Table Officers election results 2. Nominations from the Floor for Directors at Large (if needed) <i>Chad Eliason, Past President</i>
1:10 pm – 1:20 pm	Gold Sponsor - TransMountain Project Expansion Update
1:20 pm – 1:35 pm	AGM continues Speeches for Directors at Large
1:35 pm – 2:40 pm	Keynote Speaker Jody Urquart <i>This Would Be Funny... If It Wasn't Happening to Me!</i> <i>Sponsored by Municipal Finance Authority of BC</i>
2:40 pm – 4:00 pm	Voting for Directors at Large
2:40 pm – 3:10 pm	AGM continues - Resolution debate
3:10 pm – 3:25 pm	Nutrition Break
3:25 pm – 3:30 pm	Silver Sponsor - Telus <i>Steven Jenkins, General Manager</i>
3:30 pm – 5:00 pm	AGM continues - Resolution debate
6:00 pm – 6:30 pm	Cocktails, cash bar 50/50 draw - proceeds to YES Foundry
6:30 pm – 7:30 pm	Banquet and Wine Pairing Keynote Speaker Harry McWatters, President of Encore Wines and BC VQA Wines founder <i>Sponsored by CAPP, Natasha Westover, Campaigns Advisor</i>
7:30 pm – 7:35 pm	Draw for 50/50
8:00 pm – 11:00 pm	Entertainment - Dancing to Uncorked
8:00 pm – 11:00 pm	Busing to Hotels

Friday, May 3

Penticton Trade and Convention Centre
273 Power St. Penticton, BC

7:00 am – 8:20 am	Full Breakfast
8:30 am – 9:20 am	Breakout Sessions <ol style="list-style-type: none"> Looking Forward: The Future of B.C.'s Forests—<i>Steve Kozuki, Executive Director, Forest Enhancement Society of BC</i> Funding the Future: South Okanagan Conservation Fund <i>Bryn White, Program Manager, South Okanagan Similkameen Conservation Program</i> Taking Communities to Bear Smart Status, - <i>Zoe Kirk, WildsafeBC Coordinator, Regional District Okanagan Similkameen</i> Engaging Youth in Local Government: Real Learning in Real Time <i>Councillor Arjun Singh, City of Kamloops, Councillor Tim Lavery, City of Salmon Arm, Councillor Shelley Sim, District of Clearwater and Gray Simms, SILGA Youth representative at UBCM and Salmon Arm junior council member</i>
9:25 am – 9:30 am	Announcement of SILGA Directors at Large , <i>Chad Eliason, Past President</i>
9:30 am – 10:10 am	Minister of Mental Health and Addictions TBA
10:10 am – 10:50 am	Stepping Out and Getting On With It! <i>Stewart Alsgard, Former Mayor of Powell River and L. Maynard Harry, Founder Indigenous Insight</i>
10:10 am – 10:25 am	Nutrition Break
11:10 am – 11:55 am	Responding to Wildfire and Flood Risks <i>Jennifer Rice, MLA North Coast and Parliamentary Secretary for Emergency Preparedness</i>
11:55 am – 12:00 pm	SILGA President
12:00 am – 12:05 pm	2020 Host – City of Vernon <i>Mayor Victor Cumming</i>
12:05 pm – 12:15 pm	Grand Prize Draw – sponsored by Enbridge <i>Penticton Mayor John Vassilaki and Franca Petrucci, Senior Community Engagement Advisor, Enbridge</i>
12:15 pm	Convention closes

Item 11.3

CITY OF SALMON ARM

Date: February 25, 2019

P. Thurston, Executive Director, The Shuswap Family Centre -
letter dated November 30, 2018 - Property Tax exemption for 681 Marine
Park Drive NE

Vote Record

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

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



November 30, 2018

City of Salmon Arm

Box 40

500-2ave NE

V1E 4N2

The Shuswap Family Centre

Executive Director

681 – Marine Park Dr. NE

Salmon Arm, BC

V1W 2W7

Dear Mayor and Council,

As the Executive Director of the Shuswap Family Centre I am writing this letter in regards to the property taxes we have incurred purchasing our new building at 681-Marine Park Dr. NE. In the past we have been approved to be exempt from the property taxes and City Council has approved this exemption for the up coming tax year 2019. Thank you very much, this supports our community in receiving programming and services.

Our purchase timing for 681 Marine Park Dr. NE has created a six-month tax bill for approximately \$14,000.00. This as you are all aware is substantial dollars for a Not for profit agency providing services to the community as a whole. As the Shuswap Family Centre is fully inclusive with programming and services for everyone in our community.

Our first contact in the process of alleviating this financial hardship was with the City of Salmon Arm and we were redirected to BC Assessment who in turn redirected us back to the City of Salmon Arm. The City of Salmon Arm provided us the application form for a Property Improvement tax exemption. I gathered the information requested for the application and it was determined we are not eligible as we are not in the zone in which is receipt of the tax exemption.

My ask from City Council is; for the 6 months owed taxes to be waived or at minimum decreased. This will allow us to provide the services to our community without financial hardship.

Thank you for considering The Shuswap Family Centre for this exemption as we have provided \$500,000.00 improvements to 681 – Marine Park Drive NE which in turn is providing our community with accessible services for a healthy community.

Sincerely,

Patricia Thurston


Executive Director

From: Chelsea Van de Cappelle
Sent: December-04-18 11:06 AM
To: Patricia Thurston
Cc: Carl Bannister; Louise Wallace-Richmond; Chelsea Van de Cappelle
Subject: Question - Family Resource Centre - Tax exemption

Hi Patricia,

My apologies on my previous email, I pressed send by mistake.

Unfortunately the Family Resources Centre's new location (681 Marine Park Drive) does not fall within the designated Revitalization Tax Exemption Area as identified in the Bylaw and is therefore not eligible to apply for this program. If the location had been in the designated area, you would have needed to apply at the time the building permit was taken out, improvements undertaken prior to an application are not eligible for consideration.

Your previous locations (151 and 181 TCH NE) were granted permissive tax exemptions for 2017, 2018 and 2019, however were sold December 14, 2017 to a for-profit entity. In 2017 the Centre paid frontage parcel taxes only on these properties.

A Permissive Tax Exemption application would have been due July 31, 2017, approved by Council and received by BC Assessment Authority (BCAA) by October 31, 2017 to be applicable for the 2018 tax year. October 31st is BCAA's deadline. As a result, you were not eligible for an exemption from the 2018 taxes on your new location. Council did however approve an exemption for 2019 in October of this year.

Other than these two programs, I do not think that there are any other avenues that can be perused in regards to tax exemptions. While I am sympathetic to your request, the City is unable to grant forgiveness of taxes.

Please feel free to contact me if you have any further questions.

Regards,

Chelsea Van de Cappelle, CPA, BBA
Chief Financial Officer
City of Salmon Arm
cvandecappelle@salmonarm.ca

500 2nd Avenue NE
Box 40 Salmon Arm, BC V1E 4N2
Tel: (250) 803-4032 Fax: (250) 803-4041



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Item 13.1

CITY OF SALMON ARM

Date: February 25, 2019

Presentation 4:00 p.m.

NAME: Mike LoVecchio, Director Government Affairs, CP Rail

TOPIC: Rail Safety, Service and Emergency Response

Vote Record

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

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

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Item 14.1

CITY OF SALMON ARM

Date: February 25, 2019

Communications Protocol Meeting – June 6, 2019

Vote Record

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

Opposed:

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

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, February 25, 2019 at 7:00 p.m.**

1) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Parcel A (DD20184F) of the North ½ of the Northeast ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 Single Family Residential Zone to CD-19 Comprehensive Development Zone

Civic Address: 2520 - 10 Avenue SE

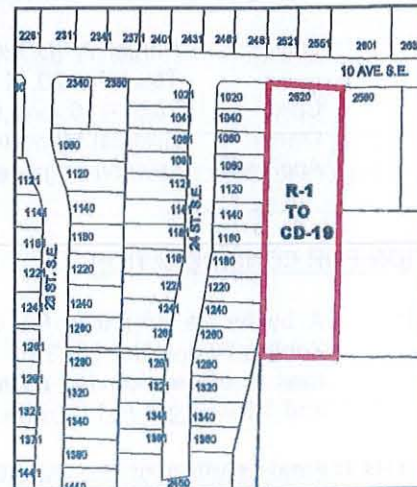
Location: East of the 10 Avenue SE
& 20 Street SE intersection

Present Use: Single family dwelling

Proposed Use: 20-22 bareland strata
lot development

Owner / Applicant: Hillcrest Mews Inc./
Lawson Engineering & Development Services Ltd.

Reference: ZON-1136/ Bylaw No. 4306



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 12 to February 25 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Director of Corporate Services

21.1/22.1

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 28, 2019

Subject: Zoning Bylaw Amendment Application No. 1136

Legal: Parcel A (DD20184F) of the North ½ of the North East ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764
Civic: 2520 – 10 Avenue SE
Owner: Hillcrest Mews Inc.
Applicant: Lawson Engineering & Development Services Ltd. / B. Lawson

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Parcel A (DD20184F) of the North ½ of the North East ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 (Single Family Residential Zone) to CD-19;

AND THAT: Final reading of the rezoning bylaw be withheld pending receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the fencing and landscaping proposed for buffering.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The applicant has submitted a detailed and comprehensive report including site plans to provide their clear intent and approach toward their proposal (Appendix 1). The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to CD-19, to facilitate a 20-22 lot, bare land strata development.

The approximately 2.53 acre (1.02 hectare) subject parcel is located at 2520 - 10 Avenue SE, west of the "five corners" intersection and east of Hillcrest School (Appendix 2 and 3).

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 and 5). This area is largely comprised of R-1, R-8 and A-2 zoned parcels containing single family dwellings (with and without secondary suites), with an R-6 mobile home park development to the south-east. The parcel is currently vacant (until recently it contained a single-family home which has been demolished), with the south end being heavily treed. Site photos are attached as Appendix 6.

The Zoning Map attached shows the mix of zones in the immediate area. Land uses adjacent to the subject parcel include the following:

North: Road (10 Ave SE) with Single-Family Residential (R-1) parcels beyond,
South: Mobile Home Park (R-6) parcel,
East: Rural Holding Zone (A-2) parcels, and
West: Single-Family Residential (R-1)

Despite the larger 2.53 acre size of the subject parcel, the configuration, in particular the relatively narrow width of the parcel relative to parcel size and roadway requirements, limits the subdivision potential under R-1 zoning. Thus, the CD Zone has been proposed aligned with the OCP's Low Density Residential designation to support a strata development of smaller parcels served by an access route. The proposed CD zone is outlined below:

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19

Purpose

- 57.1 The purpose of the CD-19 Zone is to provide for low density, small lot strata development consisting of *single-family dwelling* and *duplex* use on a relatively narrow parent *parcel*.

Regulations

- 57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 57.3 The following uses and no others are permitted in the CD-19 Zone:

- .1 *single family dwelling;*
- .2 *duplex;*
- .3 *accessory use, including home occupation;*
- .4 *public use; and*
- .5 *public utility.*

Maximum Height of Principal Building

- 57.4 The maximum *height* of *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

- 57.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 50% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

Minimum Parcel Area

- 57.7 .1 The minimum *parcel area* for a *single family dwelling* shall be 325.0 square metres (3,498 square feet).
- .2 The minimum *parcel area* for a *duplex* shall be 650.0 square metres (6,996 square feet)

Minimum Parcel Width

- 57.8 .1 The minimum *parcel width* for a *parcel* line common to a *highway* shall be 50.0 metres (164 feet).
- .2 The minimum *parcel width* for a bare land *strata lot* intended for a *single family dwelling* fronting an *access route* shall be 10.0 meters (32.8 feet).
- .3 The minimum *parcel width* for a bare land *strata lot* intended for a *duplex* shall be 20.0 meters (65.6 feet).

Minimum Setback of Principal Building

57.9 The minimum *setback* of the *principal building* from the:

- | | | |
|----|---|-----------------------|
| .1 | <i>Front parcel line</i> | |
| | - adjacent to a <i>highway</i> shall be | 3.0 metres (9.8 feet) |
| | - adjacent to an <i>access route</i> shall be | 2.0 metres (6.6 feet) |
| .2 | <i>Rear parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a <i>parcel zoned</i> | |
| | CD-19 shall be | 1.2 metres (3.9 feet) |
| | - all other cases shall be | 1.8 metres (5.9 feet) |
| | - not applicable to <i>dwelling units</i> within the same <i>duplex</i> | |
| .4 | <i>Exterior side parcel line</i> | |
| | - adjacent to a <i>highway</i> shall be | 3.0 metres (9.8 feet) |
| | - adjacent to an <i>access route</i> shall be | 2.0 metres (6.6 feet) |

Minimum Setback of Accessory Buildings

57.10 The minimum *setback* of an *accessory building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |

Maximum Density

57.11 The maximum *density* shall be no greater than 22 *dwelling units* per hectare.

Parking

57.12 Parking shall be required as per Appendix I.

Screening & Landscaping

57.13 Parcel lines of the strata development adjacent to residential zoned parcels shall be screened with a combination of fencing and/or landscaping as per Appendix III.

OCP POLICY

The subject parcel is designated Low Density Residential in the OCP, located within the outer edge of the urban containment boundary, and is within Residential Development Area A, the highest priority area for development. The proposed CD zone has been drafted to align with the Low Density land use designation and the City's related policies to generally support a compact community.

The proposal reasonably aligns 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 providing housing options. OCP Policy 8.3.13 permits a maximum density of 22 units per hectare on Low Density Residential land, while OCP Policy 8.3.14 supports Duplexes on Low Density designated lands. In terms of siting, the proposal appears to match several OCP Siting Policies under Section 8.3.19, including good access to recreation, community services, and utility servicing.

In terms of managing growth, the long-term consequence of developing Low Density designated lands at a higher density would be increased pressure on municipal services including increased traffic and subsequent congestion, related wear on existing infrastructure, and long-term increases in maintenance.

If this parcel was in closer proximity to other MDR lands, staff may be able to consider such a comprehensive proposal at a higher density to be a reasonable expansion aligned with neighbouring lands envisioned for similar densities and associated services, however in this location, the lot is disconnected from similar forms of multi-family development, transit and commercial services.

OCP Map 11.2 designates a proposed greenway at the south-west corner of the subject property which would tie into a developing network extending from adjacent developments to the west between Hillcrest School and the 5-corners intersection (Appendix 7). As this proposed greenway network crosses BC Hydro land and right-of-ways, the attached map has been reviewed by BC Hydro staff who have noted the proposed greenways as a "compatible use". The attached report indicates a willingness on the part of the developers to provide trail dedication along the south property boundary. The requirement of land dedication and trail construction has been included as a condition of subdivision.

COMMENTS

Engineering Department

While not conditions of rezoning, full municipal services are required, including service upgrades and improvements to 10 Avenue SE.

The attached comments have been provided to the applicant (Appendix 8).

Building Department

Some portions of the property are affected by steep slopes. Geotechnical review recommended.

Fire Department

No concerns.

Planning Department

Keeping in mind the Low Density Residential OCP designation, the subject parcels are located in an area well-suited for low density residential development, removed from the commercial areas of the City but within walking distance to the community facilities in the area.

The maximum residential density permitted under the Low Density land use designation is 22 dwelling units per hectare of land. As the subject property is just over 1 hectare in area, the maximum permitted density would be 22 dwelling units assuming some form of strata development and the present gross areas of the subject parcel.

The relatively long and narrow shape of the parcel presents some challenges for subdivision and development as detailed in the applicant's project outline. While the resulting configuration of the subject parcel is reasonable, the proposed strata lots presents some contrast with adjacent development, specifically with smaller parcel sizes, setbacks, and some duplex style buildings. However, staff note that duplex style buildings proposed are supported under the Low Density designation, while the setbacks proposed exceed what could apply under R-1 zoning.

A narrow site presents some challenges relative to visitor parking, snow clearance, emergency access and turn-around traffic. Opportunity for on-street parking at this site is very limited and the proposed front yards of the units (2 m) offer limited opportunity for parking in front of the proposed garages, thus it is important that the development meet or exceed parking requirements. The preliminary site plan provided indicates sufficient parking, including a turn-around and snow storage areas, while potential visitor parking between buildings is discussed in the proposal document. As the proposal is for a strata development, the access route will not be maintained or managed by the City. Screening with the use of fencing and plantings is proposed for adjacent residential parcels. The fencing and landscaping was negotiated with staff and the applicant simply as a measure to ensure a buffer between two different types of residential subdivisions. Additionally, a screened refuse/recycling area would also be required.

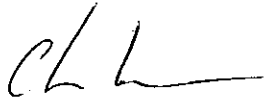
OCP attributes include a greenway trail at the south-east corner. While small relative to the larger greenway network, a potential greenway connection through the south portion of the parcel could be a significant component enabling a feasible connection in the area connecting five corners to Hillcrest School (Appendix 7). Recent developments to the west and south of this proposal have included significant dedication for pathways.

OCP Map 11.2 designates the proposed greenway. OCP Policy 11.3.19 allows for the Approving Officer to require land dedication for a trail as a condition for subdivision (stratification). Dedication or a statutory right of way and construction of a trail has been made a condition required at time of subdivision.

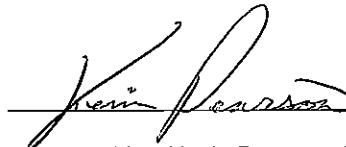
CONCLUSION

It is the opinion of Staff that the proposal represents a reasonable balance between growth management principles and respecting existing land uses: the proposed density appears reasonably compatible with established neighbouring land uses.

The proposed CD zoning of the subject property is aligned with the Low Density Residential OCP policies and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



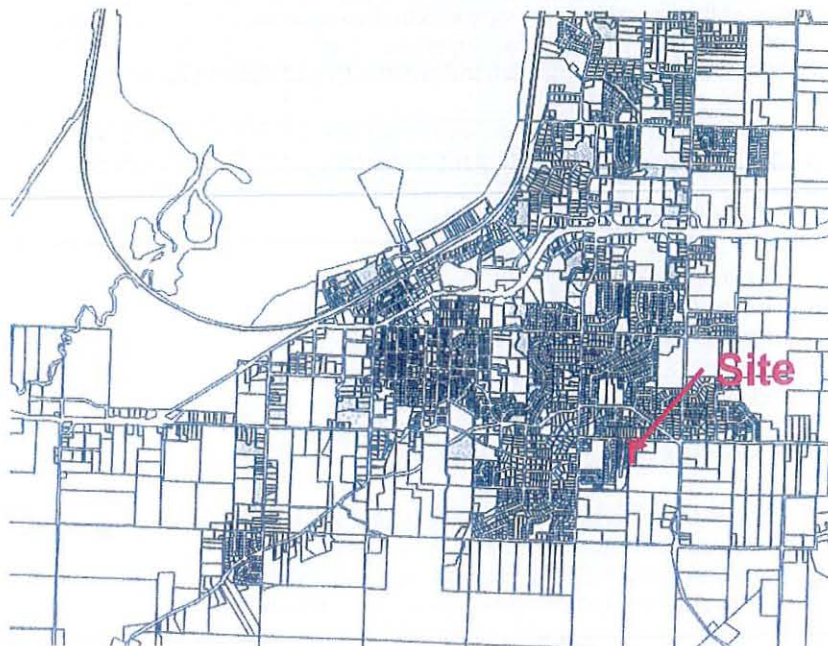
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



OCTOBER 20, 2018

COMPREHENSIVE DEVELOPMENT PLAN & PROJECT OUTLINE FOR REZONING & SUBDIVISION APPLICATION

PREPARED FOR: HILLCREST MEWS AND CITY OF SALMON ARM





EXECUTIVE SUMMARY

The Official Community Plan identifies areas for future development on a priority basis in order to ensure that growth within the City of Salmon Arm is done at a rate and in a manner that is best suited for the community. Prior to considering this growth the City of Salmon Arm often looks at completion of a Comprehensive Development Plan (CDP) for future growth plans at more of a neighborhood level. These plans look at the ultimate land uses, densities, phasing, utility and community servicing requirements and economic impact for neighborhoods.

This report provides, at a micro level, a Comprehensive Development Plan for the property located at 2520 10th Avenue SE and outlines the intent for this property with regards to the current OCP, the current zoning bylaw, the available servicing, and the Developers opinion on the residential needs within this area of Salmon Arm including the economic impact for the "Hillcrest" neighborhood.

In addition, this report outlines real estate trends within the City of Salmon Arm, housing statistics, residential construction rates including preliminary costing, and the target market of this development.

The intent of this report is to provide information to council and to staff regarding the goal of this development, the benefits the developers see that this development will provide, and reviews the economic and social impact to the neighborhood and the City of Salmon Arm.

The overall general intent that the Developers are looking to achieve with this development is to provide a more affordable housing option to people in a family orientated neighborhood. In researching this objective, the developers have reviewed ways to bring housing affordability rates down and have contributed this to some of the following general conditions:

- Reduced raw land cost;
- Reduced servicing standards or requirements;
- Smaller individual parcels;
- Smaller housing footprints;
- Slab on grade construction;
- Moderate Finishing's – Interior and Exterior;
- Organized Construction Sequencing.

To do this the developers are requesting to re-zone the property from R-1 Low Density Residential to a Comprehensive Development Zone. The Comprehensive Development Zone would allow for a Bareland Strata Subdivision of 20-22 lots approximately 325-375m² in size. The access road entering the site would be to the City standard for a private access. The reduced front and rear parcel setbacks would allow for a more desirable building footprint on this narrow existing lot, but would be consistent with setbacks for other medium density type strata developments in Salmon Arm. Upon successful re-zoning of this parcel, the developers would proceed to develop the land at an affordable rate and produce a "more affordable housing" option for families in the Hillcrest neighborhood, with a target price point of **\$399,000-\$429,000** for detached single family homes and duplexes.

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APPENDICES

APPENDIX A – PRELIMINARY SUBDIVISION SKETCH PLAN

APPENDIX B – SUBDIVISION RENDERINGS

APPENDIX C – ESTIMATED AND ANTICIPATED RESIDENTIAL CONSTRUCTION COSTS

APPENDIX D – ESTIMATED AND ANTICIPATED SITE SERVICING COSTS

1. INTRODUCTION

The subject property is situated in the Southeast quadrant of Salmon Arm, directly East of the Hillcrest Elementary School on the lower slopes of Mt. Ida. The subject property and legal description are depicted on the attached "Overall Subdivision Sketch Plan" and "Overall Location and Study Area Plan" attached.

The subject property is approximately 2.53 acres in size and is situated in a family-oriented area of Salmon Arm. As outlined in the most recent version of the *City of Salmon Arm Official Community Plan*, this property is next to two larger parcels that were recently included into the Urban Containment Boundary. In the Official Community Plan review the City saw these two parcels as an area that would provide an opportunity in the short term to develop low density single family residential lots. They were identified as such, since they are located adjacent to existing residential development, adjacent to the Hillcrest Elementary School and they have access to City servicing. This subject property is located next to this recent UCB expansion and provides similar attributes and benefits.

Where the developers see an opportunity, slightly different than the above noted UCB expansion intent, is that the developers see an opportunity in the Hillcrest – family orientated area of Salmon Arm, to provide a slightly higher density, and provide housing options at a more affordable rate. The Official Community Plan indicates that there is a need for higher density, or multi-family development in the City UCB. It notes that there is a demand for about 60% single family and 40% multi-family, and this trend is anticipated to continue. The growth in Salmon Arm over the past decade has been primarily in single family dwellings, and the majority of this has been for R1 fee simple development.

Over the past 5 years, the City has seen a recent trend in some higher density strata type development. More specifically this development has been geared towards the 55+ age demographic and has been situated close to the downtown amenities. It is the developers goal for this development to attract a younger demographic. The demographic anticipated would be for a family type setting given the proximity to the Hillcrest Elementary School, Shuswap Middle School, to sports fields, to Parks and to Churches around the SE quadrant of the City and to the Salmon Arm Industrial Park.

2. PROPOSED LAND-USE AMENDMENTS

The Salmon Arm Official Community Plan identifies future land uses (or land use designations) within the City limits. The current Official Community Plan land use designation for the subject property is Low Density Residential. This designation category incorporates housing forms such as single-family homes, semi-detached homes and manufactured homes. This land use designation also limits the development to a maximum density of **22 units per hectare** (8.90 units per acre). Meaning that under the current OCP designation, the property would allow for a total maximum of 22 units.

The Salmon Arm Zoning Bylaw # 2303 designates the subject parcel as R-1 Single Family Residential Zone. The purpose of this zone is to provide for single family residential areas to be developed to an urban density. As outlined in the zoning bylaw, the R-1 Zone has several restrictions with regards to area, setbacks and function of properties with this zoning designation:

Minimum Parcel Area = 450.0 square meters

Minimum Parcel Width = 14.0 meters

Minimum Setback of Principal Building:

Front Parcel Line = 6.0 meters

Rear Parcel Line = 6.0 meters

Interior Side Parcel = 1.5 meters

Exterior Side Parcel = 6.0 meters

Under the current OCP designation and zoning, this property would be restricted to reach its maximum development potential. The OCP would allow the property to have a maximum of 22 units and would allow the property to be zoned either R-1, R-2 or R-8 without the need for an OCP amendment. Since there is a requirement to service the lots with roads and further infrastructure, the maximum development potential for this property under the R-1 zoning, would be less. The zoning requirements that contribute to this maximum development potential include the minimum parcel area, the minimum building setbacks, and the minimum parcel width. This zoning bylaw requirement paired with the narrow existing lot dimensions of the property restrict the subdivision under the R1 zoning to 12 lots.

An alternative to the fee simple single-family subdivision would be to develop this land under the R1 zoning but develop as a conventional strata. This would allow the Developer to get the density desired on this property; however, the Developers feel that this arrangement is not well suited for this particular area of town.

As such, the developers are requesting to amend the current land-use. Knowing that the City of Salmon Arm underwent a comprehensive review of the City's needs in their most recent OCP, the developers are looking to work around the requirements of the current OCP designation. The request outlined here is that the City consider re-zoning the property to a **Comprehensive Development Zone** with the following criteria:

- *Allowed under the Low Density Residential Designation;*
- *Allow for Bareland Strata Subdivision;*
- *Allow for Single Family or Duplexes*
- *Allow for Minimum Parcel Area = 325m²*
- *Allow for Minimum Parcel Width = 11.0m*
- *Allow for Minimum Parcel Setbacks:*
 - *Front = 2.0m*
 - *Rear = 3.0m*
 - *Interior Side = 1.2m*
 - *Exterior Side = 6.0m*
- *For duplexes, an interior side-yard setback is not required at the common side lot line between two paired lots along which the duplex residential building is located, provided that no doors, windows or other openings are provided on that side by the building.*
- *Allow for Maximum Parcel Coverage = 45% of the parcel area*
- *Allow for Maximum Height of Principal Building = 10.0m*
- *Maximum number of dwellings shall be one per parcel.*

The above noted criteria are similar to that which are outlined in the City of Salmon Arm Zoning Bylaw Designation CD-7; however, the intent of this Comprehensive Development Zone is to provide for the "medium density" OCP designation.

The Developers understand that the property is within an area of the City that is well Developed, and that the neighboring properties to the West may lose a certain level of "buffering" in their back yards. Given the reduced "rear-yard" setback request, we would propose to make a condition of re-zoning to ensure that a buffer (or privacy) can be maintained between the properties. This condition would be that the Western parcel line would maintain a 6' fence, and a vegetation buffer throughout.

In addition, the Developers understand that an existing trail corridor exists along the properties to the West and South, the Developers intend to participate in this trail corridor and anticipate providing dedication along the South property boundary to maintain access through the trails system and towards the 30th Avenue SE connector.



3. SITE DESCRIPTION

The site is located at 2520 10th Avenue SE in Salmon Arm, BC. The development property is approximately 2.53 acres in size and is in an area of town that has all utilities available or within short proximity to the subject site. The site is approximately 2.2 km southeast of and 200m higher in elevation than the Shuswap Lake. The property is bound to the West by a newer single family residential development, to the North and North-East by older larger lot residential parcels, to the South-East by an existing BC Hydro Substation property, and to the South by the "Broadview Mobile Villa" modular home development.

The site is dry on the surface and is vegetated with grasses, shrubs and Douglas Fir trees. The tree cover becomes denser towards the southern (undeveloped) portion of the property. The site is gently grading throughout, with exception to grades in the South-East corner of the property which run at approximately 15-25% up to an existing flat bench beyond the extents of the subject parcel. The site topography is well suited for residential development and presents no outlying concerns at this stage of planning and development.

4. PROPOSED LAYOUT

If the land use amendments are supported, and the proposed subdivision is able to proceed as proposed, the proponent's development plan includes:

- Phase 1 and 2 – Subdivide the 2.53 acres into a 20-22 lot of bare land strata subdivision. Minimum parcel size to be 325m²; however preferably in the range of 350-375m². The preference of 20-22 lots is that A) physically the parcel sets itself up well for this density, and B) the OCP designation of Low Density Residential allows for 22 dwellings per hectare, which makes 22 lots on this parcel the maximum under the current OCP designation.

A conceptual plan is provided for the proposed subdivision layout and included in **Appendix A**.

4.1. SITE ACCESS

The proposed layout would have a private access road centered in the property, accessed off 10th Avenue SE. Lots would be spread throughout both sides of the road, and the access road would traverse through the property in a manner which is best suited for the natural topography and lot development. Due to the relative narrow width of the parent parcel, lots would have a depth of 23m, and width as required to achieve minimum lots sizes and subdivision density. The access road will meet all local and provincial requirements for private road access, and would look to meet or exceed the requirements for snow storage and available areas for the strata to collect and store. As a strata the need for sidewalks is not anticipated. As a cost saving measure, and in the theme of "more affordable development" the developers would construct a roadway which would include 7.3m of pavement width, curb and gutter on both side of the road, street drainage and street lighting. Due to the light volume and "no-through" traffic it is anticipated that roadways can be utilized for pedestrian traffic.

Individual parcels would be accessed by a short driveway stemming right off the main strata access road. Residential buildings will be constructed in such a way as to promote a gradual slope on driveways, with a positive grade back towards the road. It is anticipated that all residential dwellings will be situated in such a manner as to create additional "side-yard" parking stalls for additional parking space. The reasoning for this is to ensure that the narrow streetscapes do not become an area for residents' permanent parking.

4.2. SITE SERVICES

The site is currently serviced with City water from the main Zone 5 water line running down 10th Avenue SE, the house is currently being serviced with an on-site wastewater disposal system, storm water is controlled on-site, and electrical/telecommunications is being provided by an aerial system fronting the property. The proponents anticipate upgrades to the site servicing of this remainder parcel.

The water servicing to this site for both domestic and fire protection will be provided by a new adequately sized service from the City Zone 5 system. Based on previous experience in the recent developments to the West it is anticipated that flows and pressures will be adequate to feed this proposed development. A single service feed will be created into the property, it is anticipated that this service will be 150mm in size to adequately provide fire flows to the development. This water service will run down the strata access road and provide individual residential sized services to the parcels.

As a condition of subdivision, the on-site waste water disposal system will be decommissioned and the site will be provided with a City sanitary service connection. Currently, the City's sanitary sewer system is extended just East of the intersection of 10th Avenue SE and 24th Street SE. This is approximately 19m away from the frontage of this parcel and the developer's intent to extend this sanitary sewer across the frontage of this property to provide adequate sewer servicing. The extension will allow for an adequately sized sanitary sewer service to be provided through the access road of the development and individual services to the parcels will be provided.

Currently the City's storm sewer system is extended to the intersection of 10th Avenue SE and 24th Street SE as well. This is approximately 45m away from the frontage of this parcel and the developed intend to review the requirements for storm water disposal at this site in more detail during the subdivision development stages. The City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163 allows for parcels which are not currently serviced by storm water infrastructure, to alternatively be developed with an Integrated Storm Water Management Plan, and essentially construct measures by which the development can dispose of storm water on site. When soils are sufficient for disposing of stormwater on site, without negatively impacting neighboring properties then this is an option that can be explored. The developers do intend to explore the option of an ISMP; however, also anticipate that a storm sewer extension may be required to provide a City storm main to the development.

The development will also be provided with underground hydro and telecommunications servicing for all parcels and across the frontage of the development.

Off-site frontage improvements and infrastructure extensions will be a cost borne by the developers (much like all developments). As such, the developers anticipate these costs and a breakdown of the anticipated off-site costs are included in **Appendix D**. As the need for "more affordable housing" continues, in the subdivision stages the developers will be looking to staff and perhaps council for areas in which savings can be found for these servicing upgrades. At this time, the developers do anticipate these costs and this will be reflected in the end cost of the housing units.

5. HOUSING AFFORDABILITY

The overall general intent that the developers are looking to achieve with this project is to provide a "more affordable housing" option to people in a family orientated neighborhood. In researching this objective, the developers have outlined ways to bring housing affordability rates down and have contributed this to some of the following general conditions:

- Reduced raw land cost;
- Reduced servicing standards or requirements;
- Smaller individual parcels;



- Smaller housing footprints;
- Slab on grade construction;
- Moderate Finishing's – Interior and Exterior;
- Organized Construction Sequencing.

It is the developer's opinion that a combination of these conditions along with support from the community, staff and council is required in order to meet the demand in the community for a more affordable living option. In the context of this proposal, the developers do not intend for this type of housing affordability to support low income families, or ease homelessness; but in essence, they intend to provide a housing option outside the typical new single-family residential concepts seen recently all over the City.

5.1. RAW LAND AND SITE DEVELOPMENT

The two major impacts of housing affordability with regards to the **land** is cost of the raw land and the cost to service the land. Upon review of raw land options in the City of Salmon Arm, with the intension of providing a higher density bareland strata subdivision, the options that the developers have found were typically "Medium Density" lands, with R4 or higher zoning. These parcels in theory are perfect for the proposed development type discussed here. Where in reality, due to their land use designation and sometimes location, the raw land cost is at a rate that would not allow the developers to proceed with a "more affordable housing" project. The developers chose this particular site, because since the current zoning would not allow for this higher density, it was available at a rate justified by its current land use potential. As such, the end cost of raw land is directly contributable to the housing cost of the end user.

The other major impact of housing affordability with regards to the **land** is the cost of site servicing. This servicing includes the requirements to improve adjacent streets, provide underground services, site grading/excavations and site access. Two major benefits of creating a bareland strata subdivision for this parcel is that the road dedication requirements are significantly less than that of a City owned road and the road upgrading requirements are slightly less stringent then public road requirements in an urban setting. In addition, the strata concept allows development to happen on both side of the street, increasing the potential density of the development.

In essence, this property was chosen for this project due to the raw land value, the vicinity to public infrastructure, the limited amount of off-site frontage improvements and servicing requirements, in addition to other contributing factors. With approval of the comprehensive development zoning that has been requested, the ultimate raw land value of individual parcels will be at a "more affordable" rate, the developers would be able to proceed with the bare-land strata subdivision concept, and servicing costs would also be non-restrictive to achieve this.

5.2. RESIDENTIAL CONSTRUCTION

The Developers have considered the internal options they can use to mitigate construction costs and have developed the following list as "cost-saving" measures they can take to ensure that housing affordability can be established:

1. Bulk Excavations and Site Grading – One of the major variable costs in housing construction can be the cost of the on-site site grading and foundation excavations. The Developers intend to mitigate this by preparing the lots at the subdivision stage in a way that sets them up for a less expensive foundation excavation and/or landscaping bill. The Developers will utilize the existing grades to dictate what style of foundation system is used on the particular parcel.
2. Building Footprints and Housing Layouts – The Developers understand that the building footprint and the style of house is a major factor in the overall cost of construction. The

- Developers are looking to develop a statutory building scheme that promotes efficient and affordable construction standards and finishing's.
3. **Well Sequenced Construction Staging** – The Developers realize that efficiencies can be created through a well-defined construction schedule and in particular the staging of construction activities. To promote efficient construction in an effort to drive down costs the Developers will look to construct the buildings in bulk. Instead of putting in one foundation at a time, the Developers will look to do more. As the Developers plan to expedite, as much as the housing market allows, the completion of the development, the Developers expect proportionate savings in costs gained by an increased/accelerated level of production across all trades.
 4. **Mechanical Systems** – One of the major costs in housing construction comes from the cost of mechanical systems. The heating, venting, air conditioning, plumbing and electrical can drive the cost of house construction up. The Developers will look to alternative options to provide these mechanical systems while still meeting the requirements of the BC Building Code and other relevant regulations.
 5. **Multi-build Sub-contractor Agreements** – In awarding sub-contracted work of multiple houses at once to specific sub-contractors (Electrical/Plumbing/HVAC/Dry-wall/Insulation/Painting) it is believed unit prices & labor costs provided by sub-contractors will be driven down as they are being exclusively awarded multiple builds giving them extended job security within the development.

6. REAL ESTATE STATISTICS AND HOUSING NEEDS

Following a review of several real estate trend and market analysis reports it has become apparent that the housing market conditions in BC have shifted considerably since the end of 2017. One reason for this shift has been the implementation of revised methods of stress tests for conventional mortgages. Reports have shown that this revision to the federal requirements has created cuts of about 20% of purchasing capacity for the marginal type buyer. First time buyers, even the ones with higher down payments are being somewhat squeezed out of the market or need to significantly lower their expectations for their first home.

In addition to a slower real estate market, demographics are constantly changing. The age demographic of millennials (25 to 34 years and even 35 – 44 years) are starting to look towards entering the market. This age demographic is the topic of much debate on housing affordability, and has many in their demographic, especially families, looking to alternative markets or in some cases, right into the rental market. This opens the need for "more affordable housing" options in a lower priced market.

Understanding the market locally has been the primary concern of this development group. A low inventory of properties for sale and an influx of buyers from the Lower Mainland and Alberta have been driving the homes prices up in Salmon Arm according to a many of the local realtors. They have identified that there is a lack of inventory in Salmon Arm especially in the \$300,000 to \$400,000 range.

This lack of inventory has been somewhat adjusted over the past 3 or 4 years, as we have seen several different developments take place in Salmon Arm. We have had developments in the Hillcrest Area that have added in the range of about 100 new single-family fee simple lots, we have had developments in the downtown area (near Piccadilly Mall) take place that will add up to 200 more smaller strata style lots, we have had estate style developments occur in the Upper Lakeshore area, and various other smaller developments throughout the City.

The developers have reviewed the target market of the above noted developments and have found a significant gap in the ability of these developments to cater to the one demographic. This demographic being younger families or first-time home buyers. The developers understand that there is an inventory for used residential that many new home buyers can resort to, but in many cases, as noted above the younger demographic is looking for new construction. New construction, even in Salmon Arm, as we know will come with a price tag. With the increases in construction costs a typical single-family home



Appendix 1: Proposal
825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

on a fee simple lot is hard to find under the \$500,000 mark and in many cases, you would be hard pressed to find this. This development group is therefor looking to cater to this particular market in an area of Salmon Arm that lends itself to a younger demographic.

7. CONCLUSION

This Development group understands that there is a range of housing needs within the City of Salmon Arm. The land use amendment proposed herein is to allow for a development that meets the needs of one demographic which the Developers feel is lacking in options. The zoning would allow for the property to be developed to its full potential, without contradicting the current OCP designation and the prior studies that the City of Salmon Arm has completed with regards to the current and future land capabilities.

This report has outlined the request, the developers research and the developer's rationale behind the request. The information provided is the opinion of the developers in many cases and not necessarily facts or is not necessarily the precise outcome of this development, but it does layout the overall and the general intensions of the Development group.

We trust that this preliminary comprehensive development plan and project outline satisfies your present requirements. Should you have any questions or comments, please contact our office at your earliest convenience.

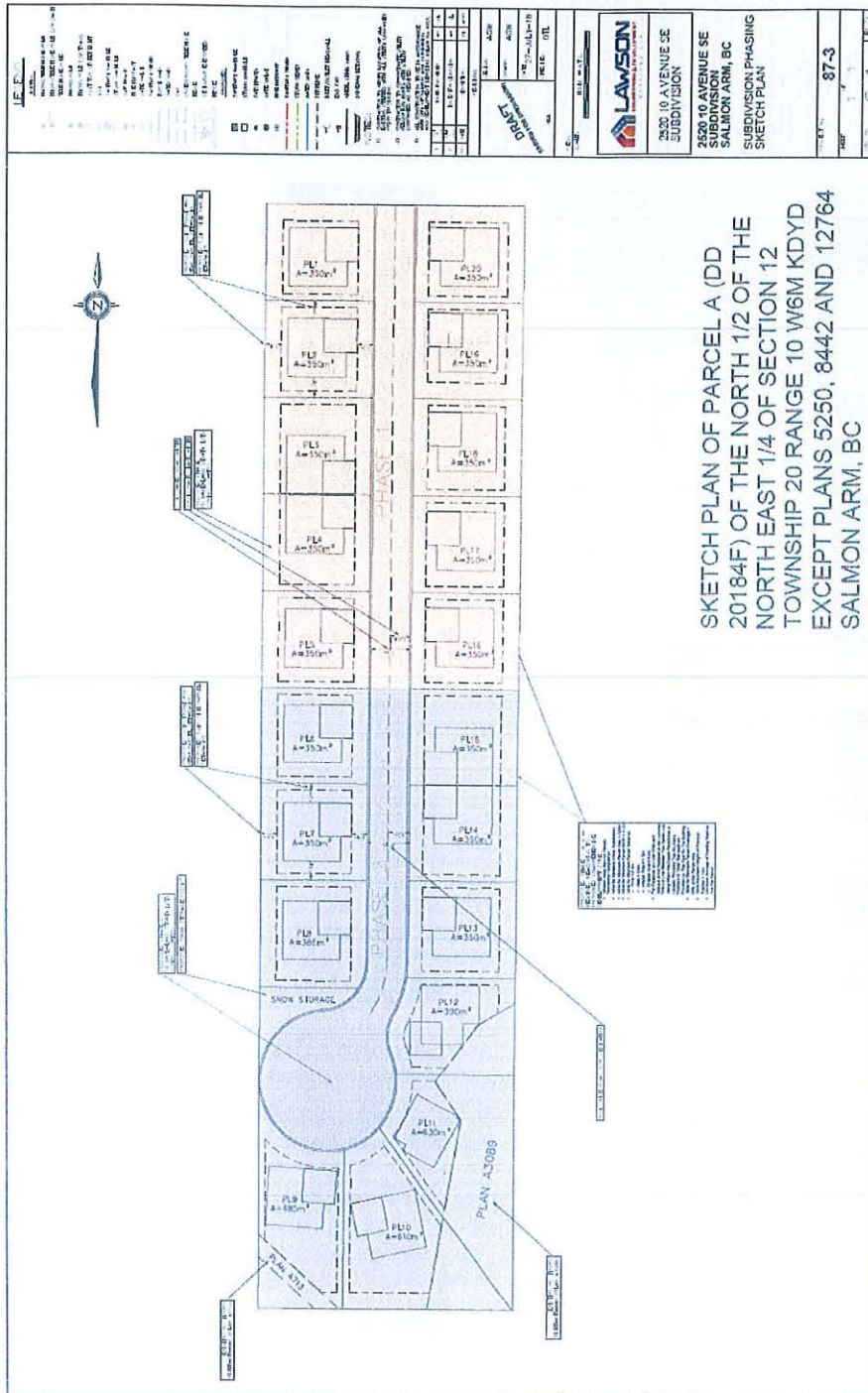
Best Regards,

Lawson Engineering and Development Services Ltd.

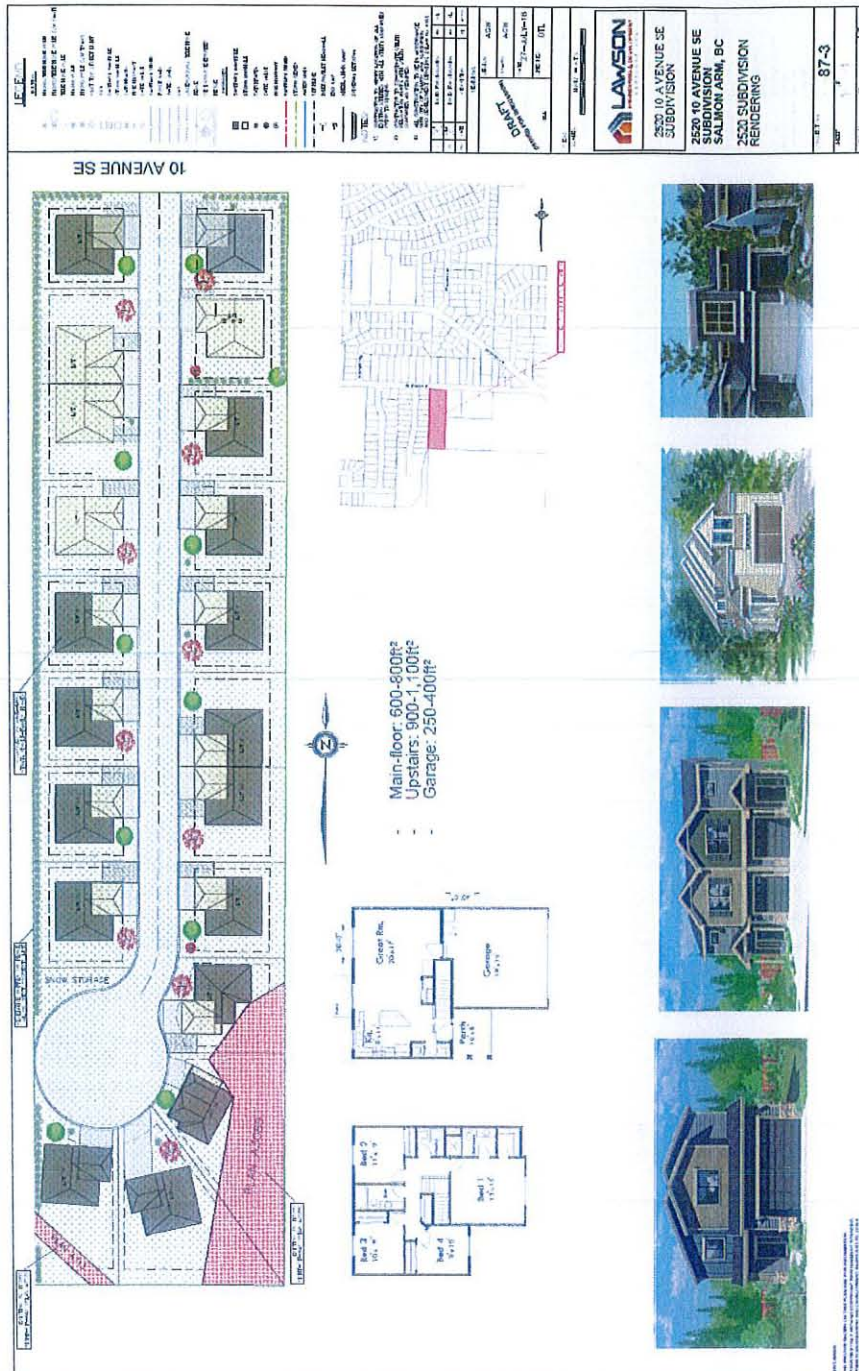
Prepared by:

A handwritten signature in blue ink, appearing to read "B. Lawson", is written over a light blue circular stamp.


Blake Lawson, P. Eng., Principal
Project Engineer

Appendix A: Preliminary Subdivision Sketch Plan


Appendix B: Subdivision Renderings



Appendix C: Estimated and Anticipated Building Costs



Project Description

More Affordable Housing

Date:

11-Jun-18

Appendix A

Compensation - Summary Total Cost by Division

Option 1 - Full Residential Construction

Master Format Division - FULL HOUSE BUILD			Total Cost
Line Item			\$
1.1	1	Framing	\$63,360.00
1.2	2	Concrete Work/Foundation Walls/Earthwork	\$36,626.92
1.3	3	Electrical	\$21,472.00
1.4	4	Plumbing	\$24,200.00
1.5	5	Doors- Exterior	\$5,720.00
1.6	6	Doors - Interior	\$4,175.60
1.7	7	Windows	\$5,500.00
1.8	8	Kitchen/Bathroom - Cabinets, Counter-top	\$18,700.00
1.9	9	Appliances	\$0.00
2.0	10	Interior Finishing	\$63,888.66
2.1	11	Exterior Finishing	\$19,976.00
2.2	12	HVAC (Heating, Air Conditioning, Central Va	\$11,880.00
2.3	13	General Costs (Insurance/Permits/Engineer	\$12,430.00
2.4	14	Landscaping	\$5,750.00
		TOTALS	\$293,679.18

Appendix D: Estimated and Anticipated Site Servicing Costs

Page 1

 2520 10th Ave SE - Civil Construction Onsite
 18-Jun-18
 CLASS 'D' OPINION OF PROBABLE COST

 SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
 (*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
	Supply & Install, Complete				
1.1	Remove & Dispose Asphalt	m2	0 *	15.00	-
1.2	Supply & Install Asphalt (65m)	m2	1600 *	25.00	40,000.00
1.3	Supply & Place 75mm WGB Sub-Base Agg.	m3	735 *	55.00	40,425.00
1.4	Supply & Place 25mm WGB Base Aggregate	m3	125 *	80.00	10,000.00
1.5	Common Excavation & Disposal/Relocation	m3	3000 *	24.00	72,000.00
1.6	Boulevard Grading	LS	LS *	5,000.00	5,000.00
1.7	Clearing, Grubbing and Tree Removal	LS	LS *	25,000.00	25,000.00
2.0	WATER DISTRIBUTION WORKS				
	SECTION 2				
	Supply & Install, Complete				
2.1	Supply & Install 150ø PVC Watermain	m	150 *	190.00	28,500.00
2.2	Supply & Install 25ø Water Service c/w CS	ea	18 *	1,800.00	32,400.00
2.3	Tie Into Existing 150ø Watermain	ea.	0 *	7,500.00	-
2.4	Fire Hydrant Assembly c/w Gate Valve & Tee	ea.	1 *	8,500.00	8,500.00
3.0	SANITARY SEWER WORKS				
	SECTION 3				
	Supply, & Install Complete				
3.1	Supply & Install 200ø PVC Sanitary	m	150 *	185.00	27,750.00
3.2	Supply & Install Sanitary Manhole	ea	2 *	3,500.00	7,000.00
3.3	Tie-in to Existing Sanitary Manhole	ea	0 *	4,500.00	-
3.4	Supply & Install 100ø PVC Sanitary Service c/w Inspection Chamber	ea	18 *	1,600.00	28,800.00
4.0	STORM SEWER WORKS				
	SECTION 4				
	Supply & Install, Complete				
4.1	Supply & Install 300ø PVC Storm Main	m	135 *	190.00	25,650.00
4.2	Supply & Install 1050 Storm Manhole	ea	2 *	3,500.00	7,000.00
4.4	Supply & Install 150mm PVC Storm Service	ea	18 *	1,800.00	32,400.00
4.4	Supply & Install Catch Basin c/w Lead	ea	4 *	2,500.00	10,000.00
4.5	Supply & Install Storm Detention (Allowance)	LS	LS *	35,000.00	35,000.00
4.6	Supply & Install Erosion and Sediment Control	LS	LS *	10,000.00	10,000.00

CLASS 'D' OPINION OF PROBABLE COST

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
5.0	CONCRETE WORKS				
	SECTION 5				
	Supply & Install, Complete				
5.1	Supply & Install Concrete Curb & Gutter	m	365	98.00	35,770.00
5.2	Supply & Install Lock Block Retaining Wall	m2	90	450.00	40,500.00
6.0	ELECTRICAL, BCH, TEL & STREETLIGHTS				
	SECTION 5				
	Supply & Install, Complete				
6.1	Supply & Install Post Top Street Lights c/w Cond	ea.	4	7,500.00	30,000.00
6.2	Supply & Install UG BCH and Tel (Allowance)	LS	LS	45,000.00	45,000.00

CLASS 'D' OPINION OF PROBABLE COST

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	SUMMARY				
1.0	ROADS & EARTHWORKS				\$ 192,425.00
2.0	WATER DISTRIBUTION WORKS				\$ 69,400.00
3.0	SANITARY DISTRIBUTION WORKS				\$ 63,550.00
4.0	STORM SEWER WORKS				\$ 120,050.00
5.0	CONCRETE WORKS				\$ 76,270.00
6.0	ELECTRICAL, BCH, TEL & STREETLIGHTS				\$ 75,000.00
	SUB TOTAL				<u>\$ 596,695.00</u>
A.	CONTINGENCY (10%)				\$ 59,669.50
A.	MATERIALS TESTING & LAYOUT (3%)				\$ 17,900.85
	SUB TOTAL				<u>\$ 674,265.35</u>
	GST (5%)				<u>\$ 33,713.27</u>
	TOTAL				<u>\$ 707,978.62</u>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost. 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost. 3) Excludes BC Hydro Contribution, BCLS, DCC Environmental Impact Assessments, Legal				

2520 10th Ave SE - Civil Construction Offsite
 18-Jun-18
 CLASS 'D' OPINION OF PROBABLE COST

 SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
 (*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
	Supply & Install, Complete				
1.1	Remove & Dispose Asphalt	m2	225 *	15.00	3,375.00
1.2	Supply & Install Asphalt (65m)	m2	200 *	25.00	5,000.00
1.3	Supply & Place 75mm WGB Sub-Base Agg.	m3	90 *	55.00	4,950.00
1.4	Supply & Place 25mm WGB Base Aggregate	m3	16 *	80.00	1,280.00
1.5	Common Excavation & Disposal	m3	100 *	24.00	2,400.00
1.6	Boulevard Grading / Landscape Restoration	LS	LS *	5,000.00	5,000.00
1.7	Driveway Rehab	LS	LS *	3,500.00	3,500.00
2.0	WATER DISTRIBUTION WORKS				
	SECTION 2				
	Supply & Install, Complete				
2.1	Supply & Install 150ø PVC Watermain	m	15 *	190.00	2,850.00
2.2	Supply & Install 200ø PVC Watermain	m	0 *	200.00	-
2.3	Supply & Install 25ø Water Service c/w CS	ea	1 *	1,800.00	1,800.00
2.4	Tie into Existing 150ø Watermain	ea	1 *	7,500.00	7,500.00
2.5	Fire Hydrant Assembly c/w Gate Valve & Tee	ea	0 *	8,500.00	-
3.0	SANITARY SEWER WORKS				
	SECTION 3				
	Supply, & Install Complete				
3.1	Supply & Install 200ø PVC Sanitary	m	90 *	185.00	16,650.00
3.2	Supply & Install Sanitary Manhole	ea	2 *	3,500.00	7,000.00
3.3	Tie-in to Existing Sanitary Manhole	ea	1 *	2,500.00	2,500.00
3.4	Supply & Install 100ø PVC Sanitary Service c/w Inspection Chamber	ea	1 *	1,800.00	1,800.00
4.0	STORM SEWER WORKS				
	SECTION 4				
	Supply & Install, Complete				
4.1	Supply & Install 300ø PVC Storm Main	m	112 *	190.00	21,280.00
4.3	Supply & Install 1050 Storm Manhole	ea	2 *	3,500.00	7,000.00
4.4	Supply & Install 150mm PVC Storm Service	ea	1 *	1,800.00	1,800.00
4.4	Supply & Install Catch Basin c/w Lead	ea	1 *	2,500.00	2,500.00
4.5	Supply & Install Storm Detention (Allowance)	LS	LS *	-	-
4.6	Supply & Install Erosion and Sediment Control	LS	LS *	-	-

CLASS 'D' OPINION OF PROBABLE COST

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
5.0	CONCRETE WORKS SECTION 5 Supply & Install, Complete				
5.1	Supply & Install Concrete Curb & Gutter	m	54 *	98.00	5,292.00
5.2	Supply & Install 150mm Concrete Sidewalk	m2	100 *	105.00	10,500.00
6.0	ELECTRICAL, BCH, TEL & STREETLIGHTS SECTION 5 Supply & Install, Complete				
6.1	Supply & Install Post Top Street Lights c/w Cond	ea.	1 *	7,500.00	7,500.00
6.2	Supply & Install UG BCH and Tel (Allowance)	LS	LS *	5,000.00	5,000.00

CLASS 'D' OPINION OF PROBABLE COST

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	SUMMARY				
1.0	ROADS & EARTHWORKS				\$ 25,505.00
2.0	WATER DISTRIBUTION WORKS				\$ 12,150.00
3.0	SANITARY DISTRIBUTION WORKS				\$ 27,950.00
4.0	STORM SEWER WORKS				\$ 32,580.00
5.0	CONCRETE WORKS				\$ 15,792.00
6.0	ELECTRICAL, BCH, TEL & STREETLIGHTS				\$ 12,500.00
	SUB TOTAL				\$ 126,477.00
A.	CONTINGENCY (10%)				\$ 12,647.70
A.	MATERIALS TESTING & LAYOUT (3%)				\$ 3,794.31
	SUB TOTAL				\$ 142,919.01
	GST (5%)				\$ 7,145.95
	TOTAL				\$ 150,064.96
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost. 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost. 3) Excludes BC Hydro Contribution, BCLS, DCC Environmental Impact Assessments, Legal				



0 55 110 220 330 440 Meters



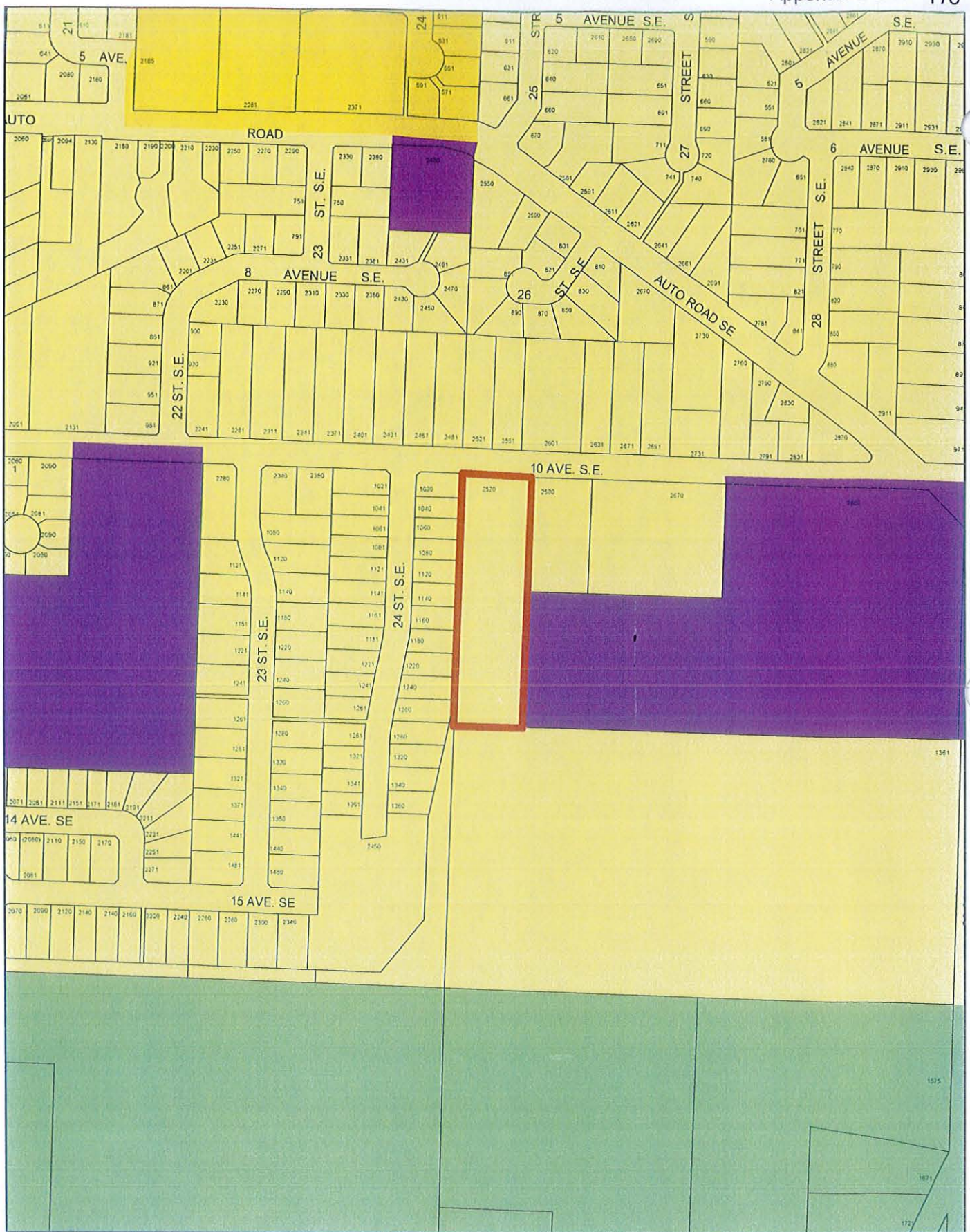
Subject Parcel



0 12.5 25 50 75 100 Meters



Subject Parcel



0 1530 60 90 120
Meters



Subject Parcel



Acreage Reserve



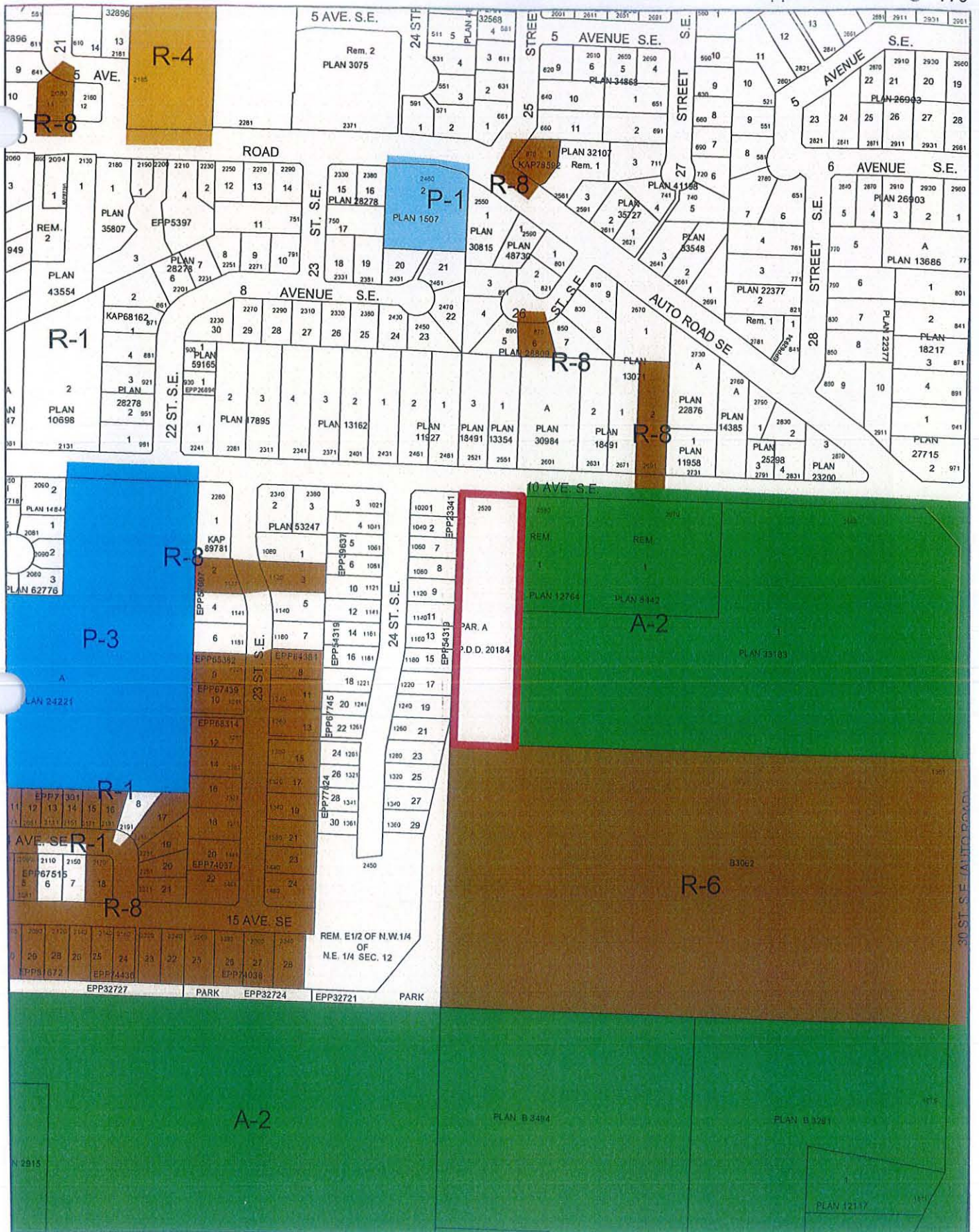
Institutional



Low Density Residential



Medium Density Residential



Subject Parcel



View south-west of subject parcel from 10 Avenue SE.



View south-east of subject parcel from 10 Avenue SE.





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

To: Kevin Pearson, Director of Development Services
 Date: October 30, 2018
 Prepared by: Xavier Semmelink, Engineering Assistant
 Subject: **ZONING AMENDMENT APPLICATION File No. ZON-1136**
 Legal: Parcel A (DD20184F) of the North ½ of the North East ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764
 Civic: 2520 – 10 Avenue SE
 Owner: Hillcrest Mews Inc.
 Applicant: Lawson Engineering & Development Services Ltd. / Blake Lawson

Further to your referral dated September 26, 2018 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. 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 at time 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.

Zoning Amendment Application File No. ZON-1136

October 30, 2018

Page 2

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

Roads / Access:

1. 10 Avenue SE, on the subject properties northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 10 Avenue 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, curb & gutter, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.
5. The maximum allowable cul-de-sac length in the urban area is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac. Where the maximum cul-de-sac length is exceeded a secondary emergency access shall be provided. Emergency accesses are to be constructed in conformance with Policy 3.11 (Emergency Accesses).
6. The City supports a trail connection to be dedicated and constructed along the southern boundary of the subject property. Dedication shall be a minimum of 3.0m wide. Trails to be constructed as per Specification Drawings No. CGS 8 -10.

Water:

1. The subject property fronts a 150mm diameter Zone 4 watermain and 150mm diameter Zone 5 watermain on 10 Avenue SE. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm), from the Zone 5 watermain.

Zoning Amendment Application File No. ZON-1136

October 30, 2018

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3. Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
4. Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter Zone 5 main on 10 Avenue SE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Internal fire hydrant installation may be required.

Sanitary:

1. A 200mm diameter sanitary sewer on 10 Avenue SE is approximately 20m away from the frontage of the subject property. Extending this sanitary sewer across the frontage along 10 Avenue SE to the eastern boundary of the subject property is required.
2. The proposed lot is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing lot is currently serviced by a septic field. Decommissioning of the existing septic field will be a requirement of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

1. A 250mm diameter storm sewer at the intersection of 10 Avenue SE and 24 Street SE is approximately 45m away from the frontage of the subject property. Extending this storm sewer across the frontage along 10 Avenue SE to the eastern boundary of the subject property is required.
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.

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3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot shall be serviced 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), Category C (Landslide Assessment) is required



Xavier Semmelink
Engineering Assistant



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

	Minimum Parcel Area (SFD)	Minimum Parcel Width	Maximum Parcel Coverage	Maximum Density	Maximum Height	Front Setback	Rear Setback	Interior Setback	Exterior Setback
R-1	450 m ²	14 m	45%	22units/ha	10 m	6 m	6 m	1.5 m	6 m
R-4	300 m ²	10 m	55%	50units/ha	13 m	2 m	3/5 m	1.2/1.8m	5/2 m
CD-19	325 m ²	10 m	50%	22units/ha	10 m	3/2 m	3 m	1.2/1.8m	3/2 m

From: Susan Beauregard
Sent: Monday, February 18, 2019 8:02 AM
To: Caylee Simmons
Subject: Zoning Application #1136

February 18, 2019.

To: His Worship Mayor Harrison & Members of Council
 From: Susan & Gerry Beauregard

Dear Allan & Members of Council,
 Please accept this email as our opposition to the zoning bylaw amendment application No. 1136.
 We do not approve of this zoning change from R-1.

Some of our concerns are:

- Deviation from official community plan of R-1 zoning
- We purchased with the understanding this area would be consistent with the rest of the neighborhood R-1
- Parking overflow on 10th Avenue will create a safety concern for all residents in this area as it is already too busy with the school traffic
- Hillcrest Elementary is already at capacity of students without the existing subdivision completed
- The current buffer of trees will be sadly missed exposing the Hydro Tower, conditions should be made to ensure trees are left
- There are no amenities close by, a more suitable location would be in the down town core for medium density residential
- We feel it should remain as an R-1 zoning with a maximum of 12 residential lots.
- Who is incurring the cost of the extension of sanitary, storm & water services to meet the requirements of this project

In conclusion we are not in favor of this zoning change.
 Thank-you for your considerations.

Sincerely,
 Susan and Gerry Beauregard
 1221 - 23 Street SE, Salmon Arm, BC V1E 0C7

February 15th, 2019

T.Dominico
1120 24th St. SE
Salmon Arm, BC V1E 2J3

To: City of Salmon Arm – Council
Reference: ZON-1136/ Bylaw No. 4306

Dear Honorable Mayor and Council Members:

We are writing this submission to be considered in *disapproval* of the proposed rezoning of 2520 10 Ave SE from R-1 to CD-19 Comprehensive Development Zone, by Lawson Engineering & Development.

As residents of the West adjacent parcel (R-1 zone) listed below are our concerns for the proposed development:

1. There is a steep slope on the parcel. Reference page 4 of the DSD Memorandum subsection building development- geotechnical review recommended. It should be mandatory prior to approval, a formal geotechnical review of the slope's stability be performed and submitted for public and council review.
2. As residents of the East adjacent portion of the parcel- we are concerned about the removal of trees, the roots and subsequent change in water drainage with respect to the stability of the slope in our backyard.
3. When the stability of the slope is compromised, how is the subsequent erosion going to be addressed? What recourse do we have for the future if damage to our property occurs?
4. The higher density would have a significant increase on the demands of municipal services, including higher traffic, congestion- with emphasis on the lack of suitable parking adjacent the development entrance on 10th Ave SE.
5. The area is largely comprised of R-1, R-8 and A-2 parcels and allowing a CD-19 with proposed duplexes would be unreasonable expansion due to the aligned neighbouring lands.

We purchased this property in 2016, with the knowledge that the parcel in question had been recently rezoned to R-1 Single Family use. Which is suited for the area. We've enclosed pictures of the slope in question for your reference.

Thank you for your time & consideration of our concerns.

Tim & Cristina Dominico
Cathy Poulette



To Mayor and council,

This letter is being written to convey our extreme displeasure with the Hillcrest Mews proposal, and as such we are in strong opposition to it for a myriad of reasons.

It would be easy to sit here and be a stereotypical NIMBY (Not In My Back Yard) voice, due to the obvious concern about decline in our property and re-sale value that this will negatively effect, but this is only a small fraction of our staunch opposition to this development.

While the developers idea of a "buffer" zone with some trees/vegetation being left for privacy is a noble gesture, the reality of this based on the narrowness of the lot, means not many trees will be left, if any. This causes us great concern because on the other side of the trees we have a hill. This means that the trees on top of the hill only have an anchor system (roots) coming from one direction —east— where the proposed housing will be and thus mostly cut down. It is our belief if left, this will result in the remaining trees having much less stability and eventually we will have one (or more) fall onto one of the houses on 24th St SE during one of our famous summer wind storms. So it is either keep a small buffer for privacy and gamble with our children's safety, or be proactive and take money out of our own pockets and hire some tree fallers. Neither of these options are agreeable. If the trees are cut down, the six foot fence mentioned by developers, will do absolutely nothing for privacy as the duplexes will be sitting basically on a perch looking directly into the second stories of many residences on 24th St SE.

Also with the majority of trees being removed, comes the land slippage issue. As council very well knows of the past few years of land/mud slides in our area, a common topic of conversation around town is that some of these also coincided with some of the clear cutting/logging up top behind Sunnybrae and Bastion Mountain. If Mayor and Council does not believe in that correlation, a number of other studies showing deforestation resulting in land/mudslides can be made readily available. The point of this cannot be overstated, as the length of the proposed development runs parallel with at least 11 lots on 24th St SE, all of whom have a hill in their backyard, and all of whom will see that hill eventually have issues, as it is the tree roots that are helping it sit stable. The majority of the hill sits in the existing lots and therefore who will be stuck having to pay for a strengthened retaining wall?? The existing homeowners. With the removal of trees will also bring the eye sore of the power lines as they will now be in view for many of the residents on 24th as well as some on 23rd St SE. I don't think any of the homeowners agreed to this when they bought lots/houses with the promise of greenspace nearby.

Lastly our concern is with the stark contrast in developments being adjacent to each other, and the resulting problems that will arise out of this. Can the nearby elementary school support another large neighbourhood expansion of higher density, multi family dwellings? Are there plans to put portables on the school property if the school is already full? When we moved to this community two years ago there was already a wait list for our daughter to get into kindergarten and this was before any of the existing units existed in the current development directly beside Hillcrest to the north.

The developers say this will be higher density, multi family dwellings and more affordable for first time home buyers. While this may be the intention, the reality of this will be that a number of the units will be

purchased by investors and turned into rental units. Even stratas or city regulations cannot prevent this entirely as illegal suites are a common issue in every city as we all know, and will continue to always be. As the developers state this will be affordable housing for first time homeowners, I would be remiss to point out that which demographic of first time homeowners are able to afford the projected price of the units they have laid out? Again this leads me to believe these will turn into rental units, which is indeed what this city needs more of, but in the downtown core, closer to amenities. The suggested cost laid out by the developers runs up into \$400,000+ which we don't believe falls into the category of affordable housing.

A major issue of conflict that we can foresee arising is parking on a narrow street with two curbs and no sidewalk as the developers lay out. This is not a question of if, but when, there will inevitably be some type of conflict due to the close proximity of families and poor foresight on parking. This will eventually spill into people parking on 10th Ave SE, which is already full of vehicles in mornings and afternoons for child pick up/drop off at Hillcrest. The added congestion brings up an important safety aspect for the many children who use this route daily to and from school. I challenge members of city council to take a drive onto 10th Ave SE on your way home tonight and imagine vehicles parked along this road and having to navigate through if there was an oncoming vehicle. As it stands right now, in front of Hillcrest soccer field the road is wider because of the bus stop in the north lane of the roadway, but in front of the proposed development it is quite narrow and very dimly lit in the nighttime. This will eventually be a cost downloaded back onto the taxpayers because of bylaw officers and police being called to deal with related issues.

Please note our strong opposition to this development for the above mentioned reasons, and thank you for your time and consideration.

Sincerely,

Chad Inglis and Courtney Zalay

Residents of 1060 24th St SE

February 17, 2019

Mayor Alan Harrison and Council
City of Salmon Arm
500 - 2 Avenue NE
Salmon Arm, BC V1E 4N2

Dear Mayor Harrison and Members of Council:

Re: Zoning Bylaw Amendment Application No 1136
by applicant Lawson Engineering & Development Services Ltd and Hillcrest Mews Inc.

I understand that a proposal has been put forward to change the zoning from the current R1 to a special consideration CD-19 regarding the property located at 2520 - 10th. Avenue SE, Salmon Arm, BC.

While I do not have any issue with the current zoning of R-1, which was recently revised in May of 2016, I do have grave concerns with the City now considering rezoning it again to CD-19 to be tailor made for this development. The setbacks and the density are cause for concern. According to the City Planner at the Feb 11, 2019 Council Meeting, this proposal is similar to CD-7 - "the maplewoods" development. I disagree with the comparison. As proof, I have included with this letter, a photo of "the maplewoods" development. It shows larger land parcels, sidewalks, wider streets, and street parking without any obstruction. This is not what is proposed in the Lawson document and is not similar by any means.

The parcel of land in question is considerably narrower forcing the developer to be limited in the amount of units they can build under the R-1 zoning. I am not sure why the current OCP is being changed to sacrifice that which was put in place to restrict the area to single family residential? Just to make it more profitable for the developer? Yes, they can sugarcoat their plan to fit what council wants to hear, but is it really in the best interest? I firmly believe it is not.

By allowing higher density housing in an area where it is not needed, will result in increased traffic, added parking on the street, and subsequent congestion in an area where there are many children who's safety will be put into question.

These proposed units will not have enough parking for the "on average" 2 car per household with no room for visitor parking. Additional vehicles and visitors will be forced to park on 10th Avenue. This street is well used by children walking to and from school and parents dropping them off at Hillcrest Elementary. The blind hill which is located right where the entrance to this development is located (see photo attached) creates a further problem. It is already an issue now without any parking done on the street. There have been many times on the way to work where I have had to move to the centre of the street only to be surprised by an oncoming vehicle over the hill. By adding parked cars on 10th Avenue, a road that gets kids to school, you increase the risk of accidents.

With the blind hill and the potentiality of cars parking on both sides of 10th Avenue, this increases the inability to see when driving out of 24th Street SE as well as the driveways on the north side of 10th. The requirement regarding special building setbacks in the zoning bylaw section 4.9.1, the development falls under the "all other zones" of 16m. The centre of 10 Avenue SE to the edge of the proposed development is 10m. This means that the first house should be an additional 6m back. Sight lines will be blocked, as traffic increases exponentially thus leading to safety concerns. There is not enough space!

I believe a proper traffic assessment needs to be done before considering any changes to the zoning.

I do not believe there is adequate parking requirement in this development. Nor, do I believe there is enough room for *anticipated* "side-yard" parking stalls as stated in the proposal. The risk of residents parking in front of their units without enough space for emergency vehicle access, will create a huge danger to residents. If there is no adequate access, this creates a limited, time sensitive period in responding to emergencies.

As this will be designated a bare land strata, the City will not be maintaining the access road. The snow removal will be a problem as it is on 24th Street SE. Where does all the snow go? As it is now, 24th Street has the snow put onto our front lawn properties - and piled high! What about the development? There is no room.

Garbage collection: If the trucks cannot get down the access road because of obstruction of vehicles, the garbage gets left for another week. This will lead to rats, bears and other wild life to congregate where they can get easy access to food. With this increased density, this will be a problem in a very short period of time.

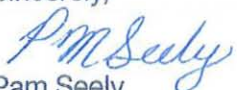
It is noted by the City Planner that "the long-term consequence of development of low density designated lands at a higher density would be increased pressure on municipal services". It is further stated that because it will be "the only development in the area and therefore disconnected from similar forms of multi-family development so it is no issue" - gives me pause to wonder. Is this setting a precedence? The short answer is YES! Will other lands now want, and can- if this zoning goes through, put in similar C-19 zoning requests for approval? This will increase the strain on the municipal services and change the OCP completely.

I also have a problem with the proposed condition to ensure a buffer or screening of fencing and/or landscaping. This is not enough! Taking down all of the old growth trees in the area exposes the unsightly BC Hydro tower and lines. But the greater concern by taking down the trees is that the soil support is not there and with the topography being so steep, the run off of water will be extremely high. As we all know, the path of water goes the least resistant way. This would mean all of the houses below (adjacent) to this property will get flooded and will have the land flowing into their yards. Just screening with fences will not stop the erosion. With the development being squeezed into the available land will have devastating consequences to the residences next to the project. We only have to look at what has recently occurred in Sechelt. As a former resident of North Vancouver, I witnessed the effects of water flow and the land sliding down the hills because of the removal of trees and the instability of the soil.

In closing, I have touched on many concerns regarding the proposed development and the rezoning of this property. I feel more due diligence on the part of the City and the developer, with full disclosure, must be done before this proposal can just be passed.

Please consider keeping the original R-1 zoning for low-density housing as was outlined in the OCP, and keep the Hillcrest area with single family housing.

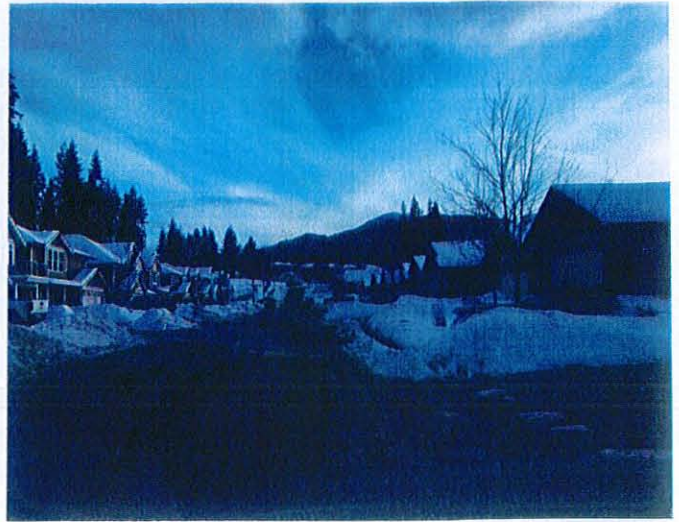
Sincerely,


Pam Seely
1081 - 24 Street SE
Salmon Arm, BC

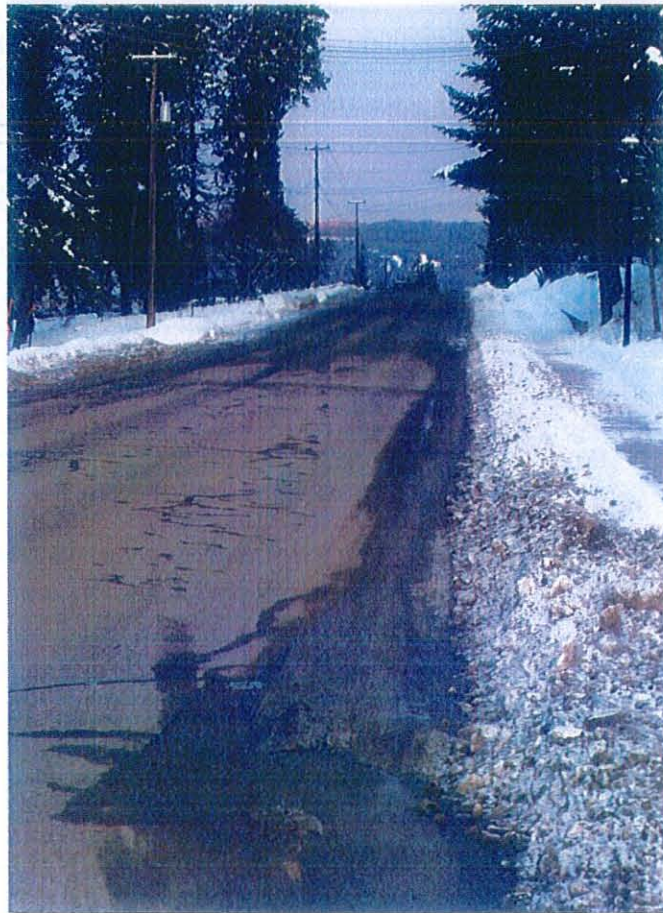
the maplewood development photo #1



the maplewood development photo #2



Blind hill on 10th Avenue



From: Christine niemi
Sent: February 18, 2019 5:06 PM
Subject: Letter of concern regarding 'Hillcrest Mews'

To Whom it May Concern,

I am writing this letter to express my deep concern regarding the zoning proposal for 'Hillcrest Mews' on 10th Ave SE. Below is a summary of my concerns:

- **Density and Parking:** This is a medium-density development of 22 homes (including duplexes, and we have confirmed that the number of duplexes is not set and can absolutely be increased). The lot is narrow and the developer has requested **reduced setbacks** from our properties at the back, meaning houses will be 3m from our fences. They also will install a road and cul-de-sac immediately behind our fences (**zero setback required**), likely raised above our properties giving us concerns about safety for our children in our backyards (proximity to cars). These homes are on very small lots with minimal yards and very little parking: each home has garages, but only **2m driveways**; effectively, no parking once storage is considered (there is no other storage in the units at all). A 2m driveway is big enough for a tiny SmartCar, not even a regular sized car. **These residents will likely overflow park along 10th avenue.** This is a huge concern for safety, congestion, kids walking to-from school, etc.
- **Water:** The developer has requested that he not have to use traditional storm sewers, and instead use a new technique in which water is returned to the ground (my understanding of this process is limited!). We are concerned that water could become an issue for homes to the West of this development, including homes on the West side of 24th with basements, and homes on 23rd, and we would like this to be explained and addressed prior to approval. There are also snow removal and storage concerns with respect to melt and drainage into properties below the development. We need more information on this process.
- **Exposure of the Hydro Tower:** The large tower currently largely covered by trees on the hillside will likely be exposed, creating an eyesore for the entire neighbourhood. While the developer has said that he hopes to retain coverage, the plan submitted does not appear to show any trees being maintained. Residents of 23rd and the west side of 24th Streets will be looking right at this tower if all trees are removed.
- **Deviation from Official Community Plan and Recent Rezoning of the Property:** This property was rezoned less than 3 years ago from A2 to R1. Residents who have moved to this neighbourhood since that rezoning believed that since it was just rezoned, and the neighbourhood supported the rezoning, it would stay as R1. To rezone it again to what we see as a modified R4 in such a short time is somewhat startling. This plan is also not in line with Salmon Arm's official community plan (examples can be provided).
- **Rationale for the Rezoning and Amendments:** The developer has tailored this plan to fit with council's desire for affordable housing, and council is being asked to alter a number

of zoning rules for this developer in order to get more affordable housing options in Salmon Arm. While this is admirable and we absolutely support affordable housing initiatives, **this plan does not appear to provide affordable housing.** By our calculations, for these units to meet the City of Salmon Arm and CMHC's definition of affordable, they would need to be offered at around \$250,000.00. The developer has proposed that these units sell for between \$399 and \$429K, and there is no provision in the plan for them to be held to these numbers.

- **Slope stability and retaining walls** - the slope on this property is steep and homes would likely perch above many backyards; slope stability and developer responsibility for protecting the integrity of neighbouring properties is a concern, and one that has not been addressed to date. We hope to get answers on this issue as soon as possible.

When we purchased our property to build our home on 3 years ago we were aware of the hydro lines that are near by, but the fact that we couldn't see them alleviated that concern (as well as knowledge of the zoning of surrounding properties). If this proposal goes through we will have a direct visual of these hydro lines, effectively decreasing the enjoyment of our green space in and around our yard as well as decreasing our property value.

I believe that shouldering a subdivision with minimum \$600K homes with high density 'affordable housing' will decrease the value of the existing homes and the surrounding community. This is not the direction that I hope to see this community going.

There is already affordable housing in the huge mobile home park directly above our subdivision. I feel that affordable housing is better suited for a down town location which is closer to amenities.

Hillcrest School is already unable to accommodate all of the children that live in the Hillcrest area, leaving many of the children on waitlists and requiring parents to drive their children to other areas of town for school. I don't see this situation as a good fit for lower income families.

In summary, I am not opposed to any development on that property, I just feel that the current proposal to increase the density is not acceptable or appropriate for the surrounding community and residents. I believe there are serious safety implications regarding traffic (vehicles and pedestrians - most importantly children walking to and from school at Hillcrest and SMS). Also safety concerns regarding the flow of water and the stability of the land. Lastly, decreasing the property values of current residents.

Thankyou for considering my concerns,

Christine Niemi
Resident of 23rd St SE

February 19, 2019

Brian & Jean Gauntlett
1141 24 Street SE
Salmon Arm, BC V1E2J3
[250] 253-4948

To: His Worship Mayor Harrison and Members of Council

Re: Zoning Bylaw Amendment Application No. 1136

Our Concerns

- The purchaser of the property knew when purchasing the lot that it was zoned R1 but took possession with knowledge that they could get rezoning for their financial gain without due concern for neighbouring homes. Had they made a conditional offer subject to rezoning they could have backed out if rezoning proved impossible but now they feel entitled because they now own the land and should be able to build what meets their needs. The city is not responsible for the failure of a bad business plan.
- Reduced setbacks [CD-19 zoning] is required indicating that the project otherwise does not fit the property and should not proceed. There is no provision for visitor parking or even the possibility for these home owners to purchase an additional parking spot that they will surely require. With only 1.5 meters on either side of the home it is unlikely that there will be parking between the houses as stated in appendix 1 ^{4.1} particularly if considering there is a 15 meter difference in elevation between the front and rear of the property. Required retaining walls will also prevent parking between homes and adds to an already too high cost of ownership. These units have only 2 levels requiring the garage to be used for storage and not parking. This model of home ownership works where home owners can walk to shopping and other amenities. It will not work at this location.
- The price point for these homes is too high to be considered affordable housing and will not appeal to buyers that can purchase existing homes with more attached land for a similar price. Will the banks even finance these houses for 80% to 90% of asking price. Does the builder intend to build cheaper and rent or not following the build plan? If the zoning remains R1 the builder can modify home size. The bare land strata model limits the value and number of homes. They will have no method to recover cost overrun.
- This is a slippery slope if anyone with a plan can seek and get rezoning. The current lot is wide enough to build R1. There are 11 homes that back onto the proposed build site. A similar number of homes (up to 12 homes) should be possible building with R1 zoning. These R1 homes would match existing homes in the neighbourhoods and can provide profits to the builder. There will probably be more cost over-runs with the CD-19 approach just getting things to fit.
- The trees on the property are holding the soil and they remove hundreds of thousands of litres of water daily. Their removal will impact soil stability and drainage.
- We are against the rezoning application and ask that city council oppose the zoning change.

One of our main concern is that water will find its way onto 24th Street after the trees are removed or phase one is started. What is the drainage plan? The builder states that the lots will be "a positive grade back towards the road" [app-1-4.1]. Is this a backwards way to say that water will drain to the rear and into the back yards on 24th street or is it front drain towards their access road? The water can only be contained if drained towards the access road. Draining to the rear of the purposed homes will effect slope stability. Draining to the rear of the purposed homes on the west side of the project would be intentionally and wilfully diverting the flow of water from it's natural course into an existing subdivision. The natural course would be a northern flow in the general direction of 10th Avenue. The builder should be required to use a standard drainage model and not experiment with an untried method of drainage: once these homes are constructed fixing problems will be costs inhibited. They should be mandated to connect to the storm drain: this should not be at their discretion. The builder has made it clear that they do not intend to connect to the storm drain unless forced to do so. Money should be allotted for this purpose. If the amount of water entering the building site is underestimated by either spring run-off, rainfall or run-off from upstream land; having two ways to clear water issues is better than one. Water that the storm drain cannot handle may be absorbed by the soil. Water has a way of washing minerals down into the soil where they pool and over time forms a 'hard-pan' that cannot easily be permeated. If the catch basins are on the access road and with 3 inch high curbs, when the basins overflow the road will conduct overflow to 10th Avenue and away. The access road is to be 7.3 meters wide so having 1 inch of water on the road will take away the equivalent of a 19 inch pipe. The builder is providing only a 12 inch storm drain. Unifying the drainage plan with the access road allows the road to act in extreme weather as backup to engineered methods. With homes built only 3 meters from the rear property line and assuming a 1.5 meter slope away from the foundation this leaves only 1.5 meters until that water is in someones yard. Neither city council, the developer or home owners want water to egress to the yards on 24th street.

Additional concerns with phase 1 where foundations will be 3 meters from a 5.2 meter existing slope. There is much doubt that this is even possible or that stabilizing the slope might be required. This slope is less than the standard 2:1 ratio. Failure of the slope could prove both dangerous and embarrassing to involved parties. There may be similar issues with phase 2.

A picture from the top of the slope is provided on page 3.



I BELIEVE THE TREES ON TOP OF THE SLOPE ARE ON THE DEVELOPERS LAND
VIEWED FROM TOP OF THE 5.2 METER SLOPE AT THE PROPERTY LINE

The City of Salmon Arm
 500-2 Ave NE
 Salmon Arm BC V1E 4N2

February 18, 2019

Attention: Administration Department

RE: Proposed rezoning of 2520 10 Ave SE, Ref # ZON-1136/Bylaw No. 4306

Please accept this letter as objection to the proposed rezoning of the above property. I am an affected resident. I have multiple concerns that I would like to hear how the applicant will be addressing:

1. I am concerned about the visibility of the BC Hydro tower that is located behind the property. Looking at the provided drawings it appears that the applicant will be removing most of the trees on the property which would leave the tower completely visible. This would negatively affect the neighbourhood as well as the Hillcrest area. I don't see how removing all the trees would positively affect their resale of the proposed subdivision as well. I would like to hear how the applicant plans on preserving the aesthetics of the neighbourhood.
2. I would also like to see more information about how the development will lie on the property. Will the applicant be building on top of the existing hill on the property? If yes, how will the new development affect future drainage, and will there be an engineer that will review the developers plans. If they will be removing the hill, will there be an appropriate engineer report, and will there be an engineered wall? I am concerned about drainage into the existing neighbourhood. The report states that they will not be connecting to the city storm drains. How will this affect future drainage?
3. The proposal letter speaks to affordable housing multiple times. What holds the developer on selling these units for \$400,000? This sale price would still require a down payment of at least \$20,000. It would also require an annual income of at least \$75,000. I don't see this as affordable housing in Salmon Arm. Will the developer be trying to save money on the whole development? I am concerned that they will not be putting enough time and funds into ensuring the neighbouring properties are not negatively affected.
4. I understand that future developments and growth are important to all communities. But Salmon Arm has had a large amount of growth in a short amount of time. The Hillcrest area has 3 new subdivisions that are still not complete. Hillcrest Elementary was at capacity this school year. They could not promise spots for kids in their local catchment area. Increasing the current density for the proposed development will only make this problem worse. I also see an issue with parking for the proposed development. There is only enough room for one small vehicle per unit. Where will the overflow of the parking go?

5. The set backs that are being proposed are not acceptable. The residents of 24th Street that back onto the property will be affected greatly. When we purchased our properties, we were told that a R1 development could potential one day be next to our property, which is fine. But the proposal would have a 2-story building 3 meters away from their property line. The proposal states there will be a "buffer of shrubbery", I am not sure what kind of shrubbery will help make those set backs acceptable.

I am not opposed to a development on the property. But I am opposed to changing the density. A R1 zone is what is supported in Salmon Arm's Community Plan, and that is what that property should contain. The City of Salmon Arm has a responsibility to its citizens to give them confidence that their neighbouring properties won't be rezoned to make a construction development profitable.

Thank you for taking the time to read my concerns.

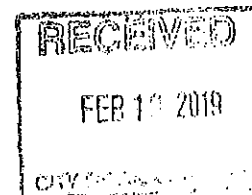
Mackenzie Williams

1180 24 Street SE , Salmon Arm BC V1E2J3

February 19 2019

1140 24 ST S.E.

Salmon Arm, BC V1E 2J3



To: His worship Mayor Harrison and Members of council,

Reference: ZON-1136/ Bylaw No. 4306

Dear Honourable Mayor and Councilmen,

We are writing this submission to be considered in *disapproval* of the proposed rezoning of 2520 10 Ave SE from R-1 to CD-19 Comprehensive Development Zone, by Lawson Engineering & Development.

As residents of the West adjacent parcel (R-1 zone) listed below are our concerns for the proposed development:

1. There is a steep slop on the parcel. Reference page 4 of the DSD Memorandum sub-section building development- geotechnical review recommended. It should be mandatory prior to approval, a formal geotechnical review of the slope's stability be performed and submitted for public and council review.
2. As residents of the East adjacent portion of the parcel- we are concerned about the significant removal of trees and their root systems. This will result in subsequent erosion and changes in water drainage that could compromise the structural integrity of our retaining wall and fencing.
3. The higher density would have a significant increase on the demands of municipal services, including higher traffic, congestion- with emphasis on the lack of suitable parking adjacent the development entrance on 10th Ave SE.
4. The area is largely comprised of R-1, R-8 and A-2 parcels and allowing a CD-19 with proposed duplexes would be unreasonable expansion due to the aligned neighbouring lands.
5. The parcel is disconnected from similar forms of multi-family development and/or bare land strata.

In summary, we agreed to purchase our property, in June 2016, understanding that parcel adjacent our backyard was recently rezoned May 2016 for R-1 Single family use. The proposed combination of single -family and duplexes has an unreasonable compatibility with the established neighbouring land uses.

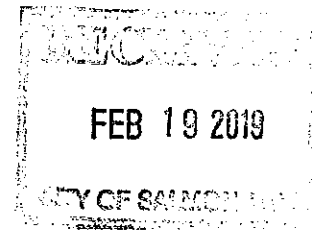
Thank you for taking the time to review and hear our concerns.

Sincerely,

Troy Blais and Jennifer Rupert

Feb 21, 2019

RE: Reference ZON-1136/Bylaw NO. 4306



Laurier and Sandi Berube respectfully submit an opinion

1. To quote from page 4/5 DSD Memorandum ZON 1136.

"This area is largely comprised of R-1, R-8 and A-2 zoned parcels containing single family dwellings... and " If this parcel was in closer proximity to other MDR lands, staff may be able to consider such a comprehensive proposal at a higher density to be a reasonable expansion aligned with neighbouring lands envisioned for similar densities and associated services, However in this location, the lot is **DISCONNECTED** from similar forms of multi-family development, transit and commercial services." It is our opinion this development needs to be retained at the original zoning of R-1 to connect with the existing neighbourhood.

2. We have a legitimate concern re: parking. The site plan does not show any 'designated visitor parking areas'. With 22 homes and an average of 1.6 vehicles per family (approx 30 cars) there is no room at the front of the homes for parking due to set backs and there is no room on the street. Ultimately visitors of the 22 homes will be forced to park along 10th (not safe as a hill) or around the corner on our street 24th AVE SE causing congestion.

3. Slope stability is a major concern for us as we have one of the steepest backyard slopes, the 4th house on the left. We estimate our slope to be bwt 40 & 50 deg. The trees which have provided stability will be removed and there is nothing to prevent serious erosion and earth being washed away in our yard. The water drainage system is new and untried and as such could contribute to high levels of water run-off and spillage into our backyard and onto 24th ST. The insurance companies do not cover a peril such as this. We are not opposed to developments but the development must in no way put us, our children or our homes at risk. Please refer to the 5 pictures we have submitted of our back slope to support our concern. Thank-you.

4. The CITY has Bylaw rules and regulations.

Schedule "A" Zoning to Bylaw NO 2303 Section 3 page 26 Amendment to Bylaw which states:

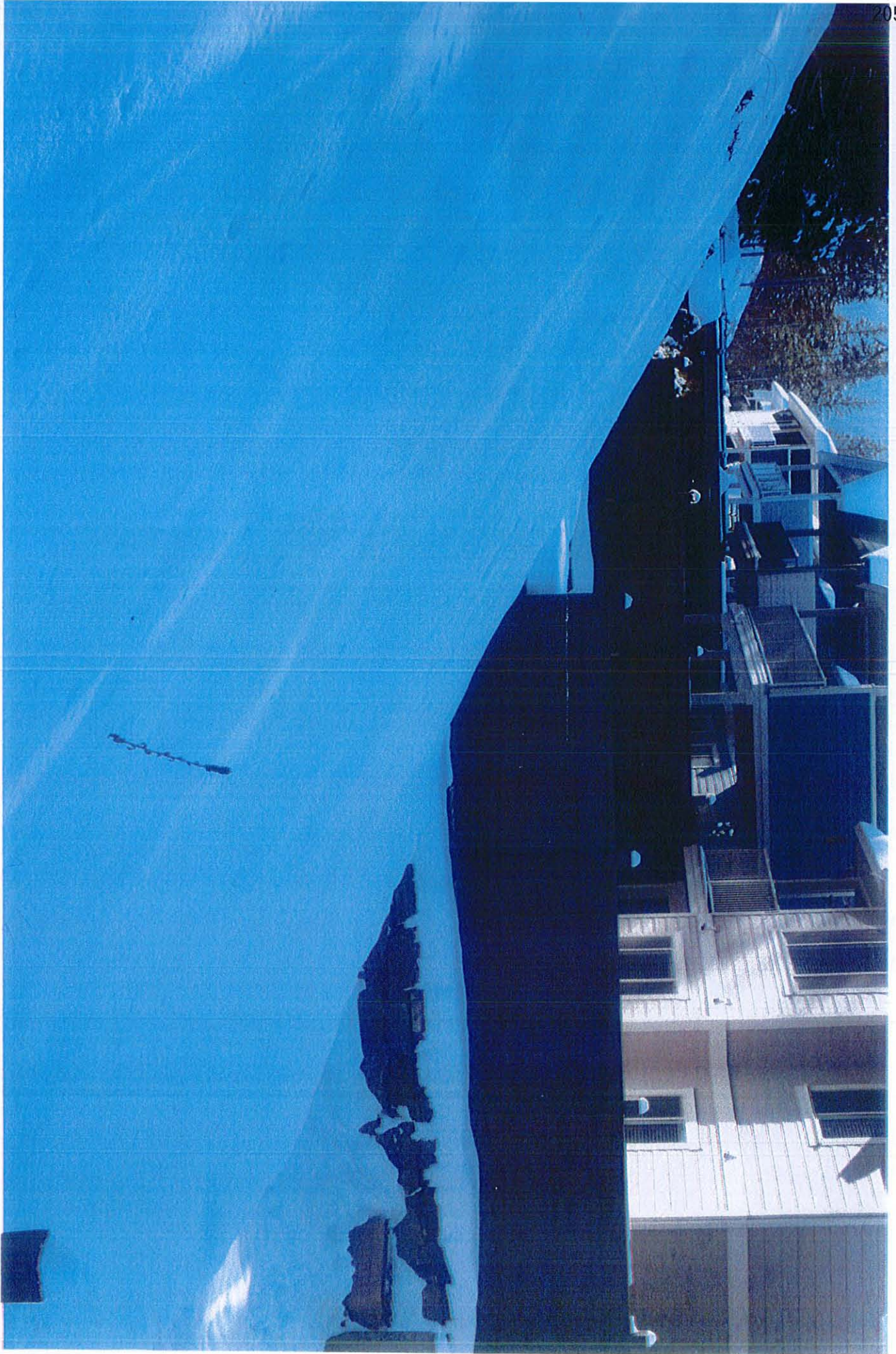
3.0 **PURPOSE** - to guide growth of the municipality in a systematic and orderly way for ultimate benefit of the community as a whole with due regard for:

- 2. control of the DENSITY of the land
- 5. the character of each zone, of the buildings already erected.
- 6. the consideration of property values.

Rezoning to CD-19 will compromise all of the above mentioned bylaws that have been diligently put in place by the city for our protection as homeowners. CD-19 will forever alter the density, character and property values of the already existing homes in this neighbourhood. We feel compelled to ask sincerely that the city uphold these bylaws controlling growth and keep the existing parcel of land at R-1 zoning.

5. Our privacy will be severely impacted. The developers state they would ensure a buffer can be maintained between the property in the form of a 6 ' fence and vegetation throughout. I would hope this would not just be a proposal but in fact would be mandated by some sort of legal document ensuring the home owners who live along the Western parcel line will indeed have this buffer to provide a sliver of privacy.
Respectfully Submitted

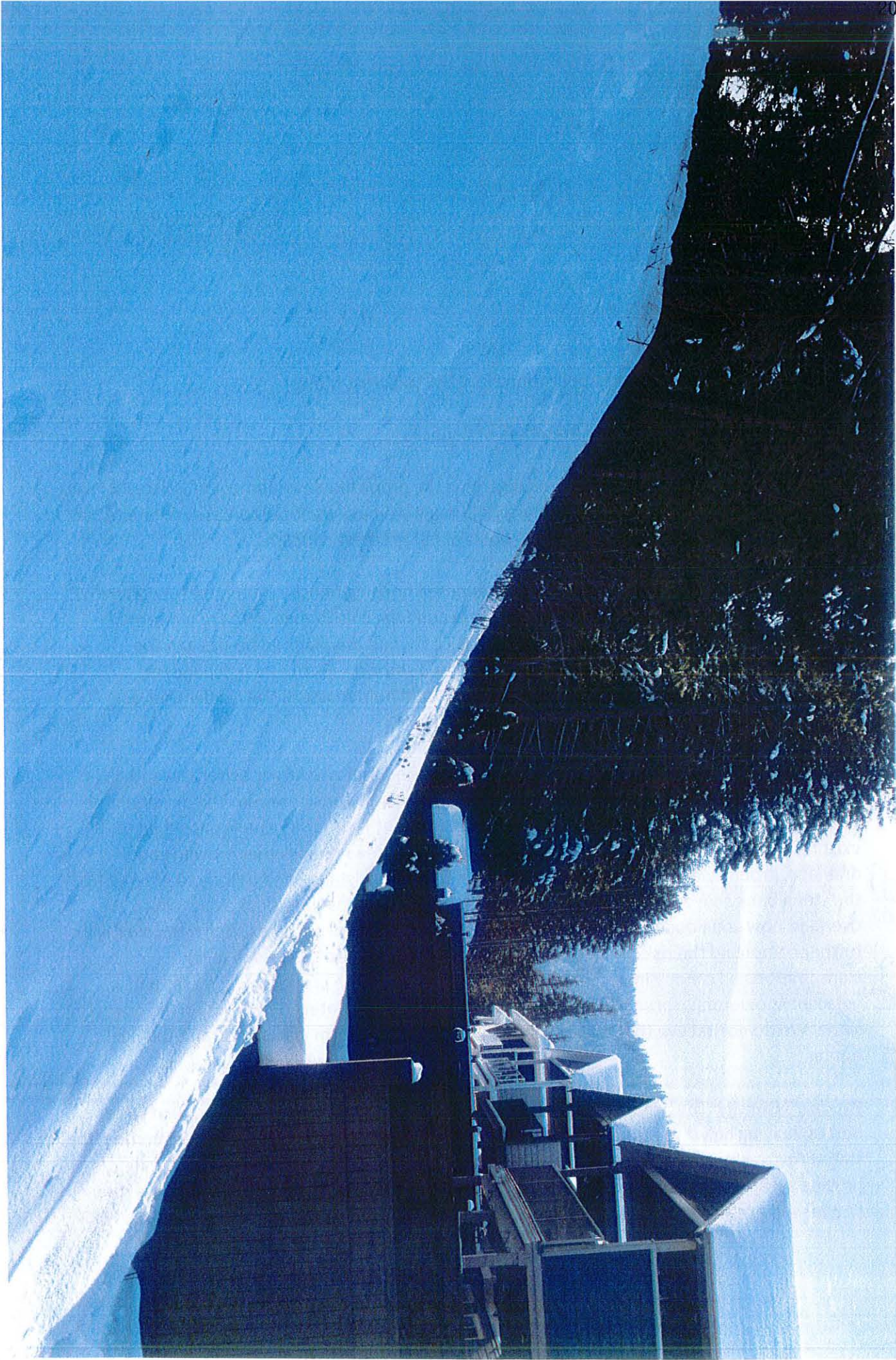
Laurier and Sandi Berube
1080 24th ST SE
Salmon Arm







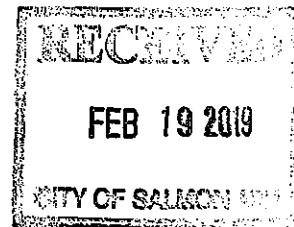




Phil & Christine LePage
1161 24 St SE
Salmon Arm, BC V1E 2J3

February 19, 2019

City of Salmon Arm
Box 40
500 2 Ave NE
Salmon Arm, BC V1E 4N2



Re: Zoning Bylaw Amendment Application No. 1136 (Hillcrest Mews)

His Worship Mayor Harrison and Members of Council:

We are writing to express our concerns regarding the proposed development of Hillcrest Mews, located at 2520 10 Avenue SE, Salmon Arm. Although we have multiple concerns regarding this proposal, this letter will focus on the two areas of our greatest concern.

Slope Stability & Drainage: To achieve the proposed housing density on this narrow property, the developer has requested reduced setbacks around each residence. We are concerned about the ability to safely stabilize the steep bank between the planned homes and the adjacent properties on 24 St SE due to the decreased setbacks (3 m). An independent geotechnical report on how to address this issue would help reassure the residents of our neighbourhood's .

The changing climate of our area is resulting in more frequent and larger extreme weather events, and development planning should be taking this into consideration. The developer is proposing to use an Integrated Storm Water Management Plan rather than connecting to the existing city storm sewer system. Although much of this area has soils that provide good drainage, ground water will always take the path of least resistance and is likely to emerge from the steep bank above the homes on 24 St. This greatly increases the risk of slope failure, overland flow and flooding for those properties below. Removal of the existing tree cover will further compound the risk of flooding and soil movement due to the loss of foliage transpiration and canopy interception. The zero setbacks of the proposed cul de sac and adjacent snow storage area will also cause additional surface water to be transported down the slope. We do not believe that relaxing the requirements for storm water control is the best option.

Parking & Density: The proposed development plan indicates 11 m wide lots with 9 m wide homes, leaving only 2 m between residences. Given these measurements, we question how the stated "*extra side yard parking*" is feasible. The proposed 2 m "*short driveway*" also will not provide sufficient space for any additional parking. The proposed narrow private access road (7.3 m) will not allow for guest parking on the roadway, especially during winter months, while

maintaining safe access to the housing units for emergency response. With insufficient visitor parking within the development, parking will be forced out onto 10 Ave. SE. This road is a very busy corridor for the surrounding area, especially with two schools in close proximity. Considerable pedestrian traffic along 10 Ave., combined with the blind hill just east of the proposed road, will make safely accessing this development a potential hazard.

We would like to confirm that we are not against development of this property, but we would expect it to better reflect the OCP and align with the other R-1 developments in the area. It is very concerning to us that the developers have clearly stated that their intent is to ***“work around the requirements of the current OCP designation”*** as opposed to within those requirements, like all of the other developments in the area. The proposed CD-19 designation appears to cater to the developer’s proposal rather than follow the OCP. While we feel that the development of affordable housing in Salmon Arm is an excellent goal, to be fair and equitable to everyone involved, such projects should more closely adhere to the OCP ensuring clear compatibility with existing neighbourhoods and land uses. City Planning Staff have stated that the development *“appears reasonably compatible with established neighbouring land uses”*, however, as residents of the adjacent neighbourhood we strongly disagree with this plan’s current format. We respectfully request that Council members reconsider the proposed zoning change in order to address the concerns raised by ourselves and other residents of the area.

Sincerely,



Phil LePage MSc RPF (ret)



Christine LePage

February 19, 2019

Mayor and Council
 City of Salmon Arm
 500-2 Avenue N.E.
 Salmon Arm, B.C.
 V1E 4N2

Dear Mayor Alan Harrison and City Councillors,

RE: Proposed Amendment to Zoning Bylaw No. 2303: Rezone Parcel A (DD20184F) of the North ½ of the Northeast ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 Single Family Residential Zone to CD-19 Comprehensive Development Zone.

As home owners with property backing onto the proposed "Hillcrest Mews" bareland strata development, we wish to inform council that we strongly **oppose** the amendment to zoning and ask that council **defeat the motion to rezone**. Our concerns relate to:

- the deviation from the Official Community Plan (OCP) in this process and specifically this application,
- the lack of attention to OCP guidelines regarding tree retention on slopes of greater than 20% (at the south end of this property slopes are 34%), and
- the lack of meaningful information being provided about what this development will really look like.

*This application and process appears to vary greatly from the Salmon Arm OCP, and we are concerned that this is an attempt to approve a development which is most decidedly **incompatible** with neighbouring properties and the Hillcrest neighbourhood.*

The OCP states that "**preserving the integrity and character of existing neighbourhoods and requiring new developments to demonstrate compatibility with existing areas will continue to be important**" (page 52). We feel strongly that the proposed "Hillcrest Mews" bareland strata is not compatible with the developments in the area. There is only 1 duplex (R-2 zoning) currently in the vicinity. I feel that this parcel of land will better align with the OCP if it remains R-1 and is developed as such. I would also like to request that IF the duplexes are necessary, they should be located only on the East side of the strata road, not on the West, which backs onto the existing R-1 development.

*The seeming disregard by the application for the OCP guidelines regarding maximizing tree retention on sloped properties, especially as it is our understanding from discussion with the applicant that all trees will be removed from this heavily sloped property, is of great concern. **Please note:** while the applicant has pledged to retain trees only on the Hydro right-of-way, council should be aware that we understand there to be no significant trees in the Hydro right-of-way, all having been removed already.*

The OCP guidelines suggest that development maximize tree retention on land which slopes greater than 20%; at the south end of this parcel, the slope is at least 34%. This

February 19, 2019

recommendation is to ensure slope stability and helps to retain trees which contributes to the forested character and beauty of Salmon Arm.

Additionally, Section 8.3.22 of the same document describes how **the aim of the OCP is to minimize cut, fill and retaining walls in subdivisions** and how realistic grading plans prior to servicing and construction of hillside developments are recommended. The natural topography of this parcel of land includes a steep bank on the south edge of the property (as well as some steep banks immediately on the western side of the property line), and the applicant will be forced to "cut, fill and build retaining walls" to make this proposed development feasible.

The lack of concrete information being provided to the community about this proposed development, making an understanding of the true impacts to surrounding properties impossible to understand.

We have not been provided with drawings or renderings showing how the proposed subdivision will be situated in relation to the current land topography and in direct relation to our existing homes. While simple cross-sections were provided by the applicant on the 18th of February, they were only in relation to the subject property, not to any neighbouring properties, and did not include information about how tall the buildings will be. Additionally, our neighbourhood has been informed by the city planner that any drawings provided to date are not binding and could change greatly from what ultimately is built. We feel strongly that we should be shown exactly how high any retaining walls will be, where exactly the fence and landscaping will be and what it will look like. We feel we deserve to know how much higher the houses will be from ours, what type of retaining wall we will be looking at and how much these houses will be looking into our backyards, especially given the greatly reduced rear setbacks proposed. The applicant has provided primarily aerial views of the proposal.

We hope that you will hear our concerns, and appreciate the opportunity to participate in this important community process.

Thank you for your time,

Colin and Lindsay Satrum

1320 24th St S.E.
Salmon Arm B.C.
V1E0E3

From: Marcus Stevens
Sent: Wednesday, February 20, 2019 6:53 AM
To: Caylee Simmons
Subject: Objection to rezoning of Zon-1136

1261 24th ST South East
 Salmon Arm BC
 V1E 0E3

Honorable Mayor and City Council members

I am writing to voice my dismay and objection to the rezoning of Zon-1136 for the Hillcrest Mews plan as it stands currently.

Development of the lot is not what I'm opposed too. I welcome the development. Just not the rezoning and proposed density.

Why rezone the neighborhood that was planned and started as R1 and isn't even finished yet. Everyone on the street purchased thinking that parcel of land was R1. And would be foolish to have thought that parcel of land would never have been developed. But the rezoning of the land is what has our neighborhood standing up.

I fear that density will not match what was already created. Giving our new neighborhood a patch work affect.

Along with the proposed density I have grave concerns over the lack of a geotechnical assessments done before the construction process.

How does the city engineer and the Lawson for that matter know its safe for the people down hill of the site. Have the potential geotechnical issues been properly mapped out planned and accounted for to deal with the topography of the lot.

Having a road right at the edge of the property line which is elevated over my neighbors property has me very concerned. Proper drainage, Erosion and sediment control all come to the fore front.

While I am in favor of councils direction for a bigger brighter beautiful Salmon Arm. Council has the opportunity to make sure it's done safely and correctly . We want our housing starts to attract the proper attention. Last thing any one wants is a repeat of the catastrophe that is facing some Sechelt residence because profits were placed before planning.

Thank you for allowing me to voice my opinion and concerns.

Marcus Stevens

Dear Honourable Mayor and City Council / Planning Dept.

I am writing to express my deep concern over the proposed development Hillcrest Mews. I along with my neighbours have a long list of concerns but I will speak to the issue of zoning as it applies to our neighbourhood.

I am a new resident to Salmon Arm having only bought a home at 1160 24th St SE adjoining the proposed development in September of 2018. I moved here with my wife and 4 children to the neighbourhood for its beauty, quality of surrounding homes and proximity to nearby schools. We did not purchase the house to flip or as an investment. We purchased the house as a home to raise our children.

When I received a copy of the proposed development placed in my door only yesterday I was distraught with the possibility of this rezoning taking place. The limited information provided in the application seemed deliberately vague once I received a copy of the actual proposed development. I find it troubling when a developer has months to convince the planning department of a flawed development and only a few days for actual residents to review and attempt to mount a defense of their community.

The proposal seems long on promises and short on assurances. In addition to the many concerns brought forward by my neighbours I have a few I would like to speak to. This development is a case of the zoning and OCP being modified to fit the development rather than holding the developer to meet the proper zoning and respecting the OCP. The lack of community consultation coupled with an inadequate geological site assessment shows me the developer is only interested in the zoning change to improve its bottom line. The change to strata zoning will allow the cutting of corners on quality, safety and building practices that would not be possible under the current zoning. This cutting of corners will push the ultimate cost onto the existing community and future owners / strata council. The narrow lot will not allow driveway parking and with no sidewalks it will be dangerous for pedestrians to come and go from the development. And since there are no backyards or green space for kids to play in the development hardly seems like an affordable family friendly development as it claims to be.

Before purchasing we did our research into the area, looking at adjacent properties and their zoning. We feel we paid a premium to live in this nice area and felt it was fair given the neighbourhood. The developer had this opportunity when it purchased the property as well. My only hope is that the council will hold the developer to respect the OCP and Zoning for the property for which it purchased and paid fair price.

It seems decidedly unfair that a single developer should be able to profit at the expense of the actual and future residents of a community. I hope the counsel will reject the application in favour of respecting the community, environment, safety of the residents and finally the proper and current zoning of the property. We are not opposed to responsible development, only to poorly conceived and rushed development for the sole purpose of profit.

Sincerely,

Steve and Karen, Henry, Charlie, Sophie and William Kehl
Family of 1160 20th St SE, Salmon Arm BC

February 19, 2019

Dear Mayor Harrison, Members of Council and City Staff

Re: Zoning Bylaw Amendment Application #1136 for Proposed Development and Rezoning of 2520 10th Avenue S.E., Salmon Arm

The purpose of this letter is to highlight concerns regarding the rezoning for the above mentioned property. Let it first be stated that based on the current R-1 zoning I am not against residential development of said property. Homeowners along neighboring 24th Street S.E., either supported the rezoning of the subject property from A-2 to R-1 in 2016 or purchased after this rezoning under the assumption that the property would be developed under R-1 guidelines.

The property was rezoned from its original A-2 zoning to the current R-1 zoning in 2016. This was supported by City Staff as the R-1 zoning complied with the OCP, was consistent with previous rezonings and residential subdivisions in the area. This permitted a more efficient use of the land and was to facilitate a future residential subdivision.

What I am, however, is against the request to rezone the property again, to a CD-19 zone. It appears this new zoning is a " custom designed " modified R-4, tailor fitted only to meet developer needs for this narrow site plan. If the property cannot be developed under its current zoning, why is the new zoning only being created to maximize density? New zoning bylaws should only be created if they do not interfere or conflict with land uses in the area. Zoning bylaws are meant to protect existing areas and support neighbourhoods. It should not affect the " quality of life " as stated in the OCP which protects the safety and aesthetic character of adjoining or nearby properties. Creating a never before seen/used zoning bylaw would set a precedent for the neighbourhood as well as other properties that maybe shouldn't be so readily developed or changed.

As the Hillcrest neighbourhood is established, any development proposals should be considered carefully. The OCP clearly states that all growth be sensitively integrated with neighbouring land uses. Developing low density lands at a higher density would increase pressure on municipal services, including increased traffic and subsequent congestion, related wear on existing infrastructure and long term increases in maintenance. As you are aware, this property is not in close proximity to other Medium Density lands. Also, it is disconnected from other similar forms of multi-family development, transit and commercial services.

This parcel is suitable only for its current permitted low density use and any higher density or duplex use should not proceed. The proposed strata lots contrast with the adjacent developments, specifically with its smaller parcel sizes, setbacks and the

duplex style buildings. The setbacks interfere with neighboring parcels on all sides. It's curious how the proposed construction site, that sits so close to 10th Avenue hasn't even been considered inappropriate, when all other new developments and lots in the area have to conform to proper setbacks. Thus, restricting homes from being constructed so close to arterial roadways.

The proposed development has been compared to the Maplewoods subdivision, a CD-7 zoned neighbourhood in the NE quadrant of town. This is definitely not a similar comparison at all. Maplewoods is not a strata, has full length driveways, and wider interior roadways with sidewalk. In fact, Maplewoods is quite similar to our residential subdivision. It appears that the proposed CD-19 zoning is a creative approach to increasing density all the while trying to avoid sounding like an R-4 development.

The question is, is this small footprint really needed for the Hillcrest area?

Thank you for taking my concerns into consideration. I hope that any proposed development of this property will be in accordance with its current R-1 zoning.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "D. Seely". The signature is stylized with a large "D" and a long, sweeping underline that extends to the right.

D. Kenneth Seely
1081 24 Street S.E, Salmon Arm, BC

February 17, 2019

To Mayor Alan Harrison and City Council,

I am writing this letter in opposition of the proposed zoning amendment of the Zoning Bylaw No. 2303 from R-1 to CD-19 in preparation for the development "Hillcrest Mews" at 2520 10 Avenue SE.

I am a current potential buyer of a lot in the Heights at Hillcrest development located on 24 Street SE and 15 Ave SE. I am a young professional re-locating my family from Calgary, Alberta to Salmon Arm. Although my major reason for moving is to be closer to family, a large motivation in moving to your city is the charm of a small town with a more rural feel. The ability to be able to raise my young sons in your city with green spaces, a slower pace and close knit community is a huge reason families like mine find your city so attractive.

Although I can empathize with the need of more affordable homes and medium or high density housing, I feel that this development in this area is not the right fit. Trying to fit 22 homes on a 2.5 acre lot is exactly the high density city development families like mine are trying to escape. I am also concerned for the long term impact traffic congestion around an already active school community as well as parking on the streets will have. The area is full of young families and adding a couple dozen more vehicles will negatively impact the safety of all the children in the zone.

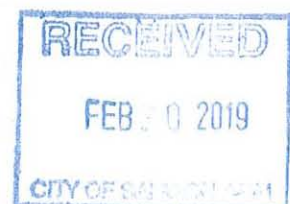
Another concern I and many others have is the precedent this will set for the loss of green space within the city limits. Green spaces have a huge benefit to not only the environment but also to the public. The numerous immense benefits should not be diminished for the sake of a housing development. Surely there are other locations within the city that would be a better suited and with less impact to the surrounding community for this type of housing development than this narrow small space.

Thank you for your consideration. I am looking forward to making your city my family's new home.

Sincerely,



Jillian Bach
(587) 434-8520



Attention: Mayor Harrison and City Council

Re: 2520 10th Avenue S.E. – Proposed CD-19 Development / Lawson

A major concern regarding the subject property that has been addressed very little in the developer's amendment application is the parking issue.

The developer has stated that the proposed development would be accessed by a private road with the interior road having no sidewalks and a roadway width of 7.3m. Private driveways are going to be too short and they are "anticipating" to provide additional side yard parking stalls. The site plan provided shows 22 units with either single or double car garages, no common parking on site visitor stalls and 14 possible side yard stalls of varied widths.

The problem with the amount of provided stalls is that this development is being marketed for families. Majority of families have two cars and stuff! Winter tires, kids bikes and toys, etc. The provided garage spaces are either single width or smaller than average (19 x 19) double garages. With the slab on grade (no crawlspace) construction, small foot print and little storage space, it can be assumed that most garages will be used for overflow storage. The obvious design flaw is that 2m driveways are too short for parking. There is not enough open parking stalls provided on the site plan and the developer has indicated that there is to be no parking along the access road. Will there be adequate truck turning radiance to allow for emergency and service vehicles? Where do visitors park? Where do homeowners that don't have provided side yard stalls outside their unit park? 10th Avenue is the obvious parking overflow, and this is problematic for a number of reasons.

There are obvious roadways in town that are busy connector roads, 30th Street, Okanagan Avenue, Auto Road and the subject 10th Avenue to name a few. These roadways are priority roads for either snow plowing or bus routes. Because of this, it is obvious that people just do not park on these roads. 10th Avenue is never used for street parking, unless it is to the west of the property during Hillcrest School pick up and drop off times, which greatly reduces the road width into a one lane road and puts children at risk.

The subject access sits at the brow of a hill that rises up to the east. Parking along the road at the bottom of this hill would greatly impact vision, disrupt the flow of traffic, obstruct the free passage of traffic, increase congestion and reduce the width of the road. Exit from the development would also be difficult if cars are parking on either side of the access road.

The winter months will also compound these issues. 10th Avenue narrows greatly which would make the road a one lane road if cars are parked on one side. The access road will need to be maintained by a private hire and there is too small an area for snow storage in the development which during a bad snow year will add up quickly and need to be removed at some point. How will a private hired truck / trailer / bobcat access this area? They cannot park on 10th while doing so. Where will all the contractors park during the build?

The planning department also had the above concerns relating to visitor parking, snow clearance, emergency access and turn-around traffic. The narrow site has very limited opportunity for on-street parking. The provided site plan indicates "sufficient" parking with potential for visitor parking but does not take into account the above overflow issues. There are strata developments in town that have allotted the required parking stalls and cars still park along the road.

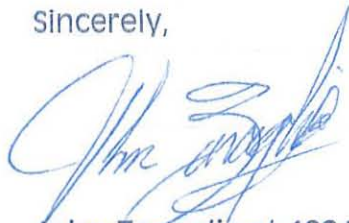
The developer should be required to provide a minimum of one open parking stall for each unit built. Maxing out the site density should not come at a cost of safety for owners within that development or the surrounding neighbours and roadway users.

Please take the above into serious consideration. Children walk to school along this roadway. This is a major safety concern and should be looked at very closely. Being on a busy main road must have some weight. This development cannot be glanced over under the assumption that the off street parking required under Bylaw A1-1 has been met.

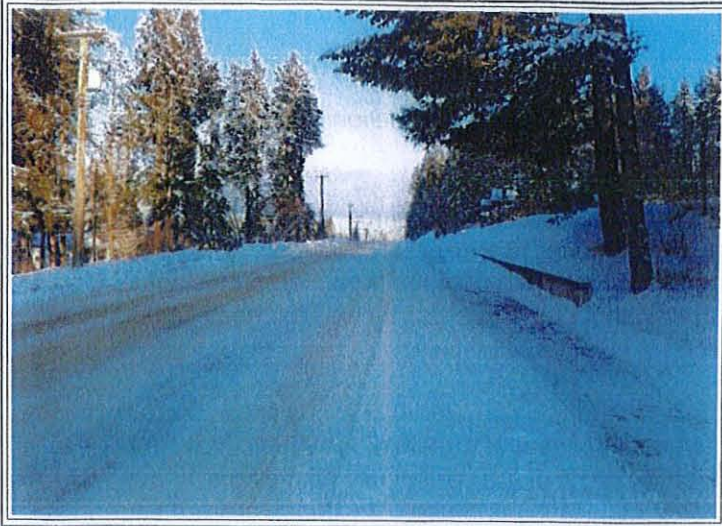
Please consider that for any development, even at a less density, parking along 10th Street be denied and curtailed before the start of any construction. Sidewalk curbs should be painted yellow or at a minimum be constructed with an indent in order to relocate parking from the main roadway.

Thank you for your understanding in this matter.

Sincerely,

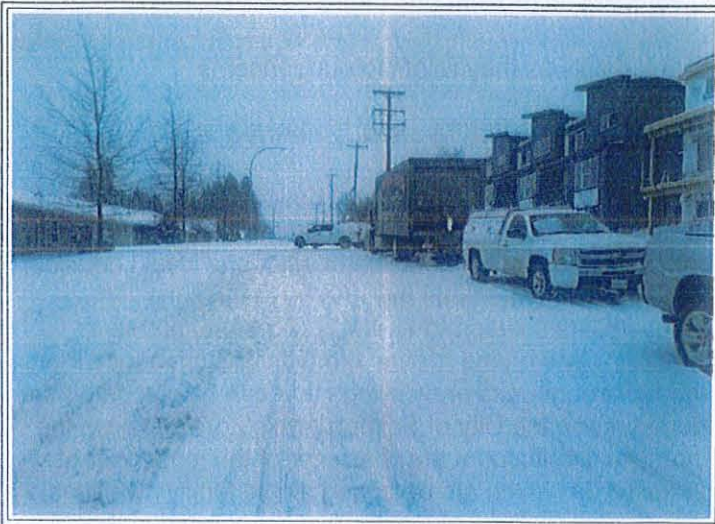
A handwritten signature in blue ink, appearing to read 'John Zavaglia', with a stylized flourish at the end.

John Zavaglia at 1021 24th Street S.E.



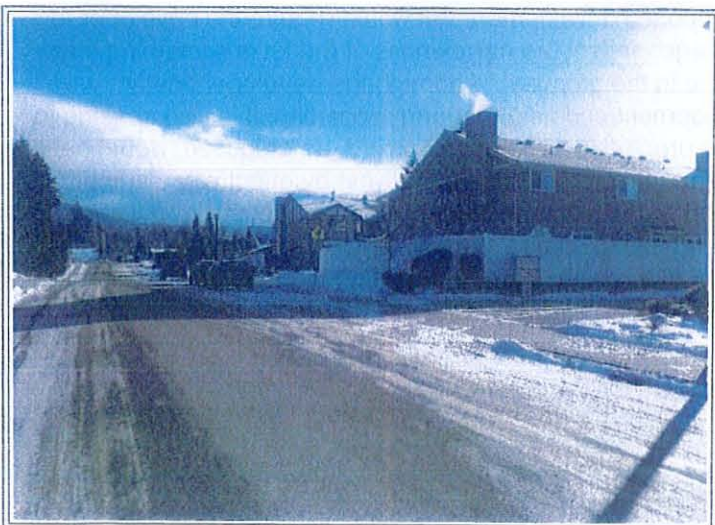
View on 10th Avenue Looking East

Subject Property Starts at the bottom of
this Hill Where the Concrete Wall Starts



2810 15th Avenue N.E.

Construction Traffic & Future Homeowner
Traffic Reduces Road Width



2060 12th Avenue N.E.

9 total Units - 18 assigned stalls

Homeowners Park Along this Road
Every Day, All Days

Mayor and Council Members,

We are writing to express our concerns with the re-zoning application made in relation to the property located at 2520 10th Avenue SE, Salmon Arm, BC.

We reside on 24th Street SE which is directly to the west of the property for which the proposal is submitted. Although there are many (and differing) concerns by residents in the neighbourhood, our concern lies primarily with the density of the proposed project and the effects that it would likely have on both neighbouring properties as well as the neighbourhood/ area in general.

According to The City of Salmon Arm's Zoning Bylaw (No. 2303), it exists for a number of reasons but the principal purpose is "to guide the natural growth of the Municipality in a systematic and orderly way for the ultimate benefit of the community as a whole, and to ensure that the development and use of land and the location and use of buildings erected thereon is planned with due regard for..." and lists a number of points including, but not limited to, "the character of each zone, the character of the building already erected; the consideration of property values; and, the impact of development on present and future public costs;"

We will try and address the aforementioned points as they relate to our concerns.

The character of each zone, the character of the building already erected and the consideration of property values

The City of Salmon Arm's Official Community Plan (Bylaw No. 4000) shows that the property in question and majority of land in the neighbourhood is currently designated as residential - low density. The proposed development most certainly falls outside of what one would consider "low density" residential housing; in fact the proposal mentions this and states that the development is "medium density". The developers solution to this is to "work around the requirements of the current OCP designation." By working around the Official Community Plan, the developer is seeking to maximize the number of units or dwellings that can be placed on the parcel of land. When taken into consideration with the City of Salmon Arm's Zoning Bylaw, the proposed development certainly does not take into account the character of the remainder of the zone which the neighbouring properties sit on (which are detached single family dwellings); but rather it speaks to maximizing the developers profits, something that is not listed in the Zoning Bylaw or Official Community Plan.

The size, nature and density of the proposed development will would require the developer to clear the land of existing trees and foliage. In fact the narrowness of the lot is something that the developer has identified as an issue in the proposal. Although the developer briefly mentions a "buffer" between the development and neighbouring properties, it is also seeking to reduce the set-back along those same properties. The development, as proposed, would have a direct negative impact to all the neighbouring properties to the west by effectively eliminating all natural "buffers" already in place and would place multi-story, medium density dwellings elevated and directly along the property lines of homes already there. As stated, we feel this would completely change the character of the homes already existing in the area which in turn would have a direct and negative impact on the property values of those already existing homes.

The impact of development on present and future public costs

In the proposal submitted by Lawson Engineering and Development "it is the developers goal for this development to attract a younger demographic" and goes on to talk about the proximity to the schools in the area. Although this is admirable, we can speak from first hand knowledge that the elementary school referenced in the proposal (Hillcrest Elementary) already has a waiting list for children living in the catchment area. The developer has proposed an additional 20-22 housing units, for young families. This is something that could put a large strain on already taxed infrastructure (school system) with no immediate or short term solution available.

It would also seem that there are other items that have not been taken into consideration within the proposal which would have an overall cost to the community (potentially both social and financial). An example of one item that is not addressed is the lack of available parking. The units as proposed would have single vehicle garages and no street/driveway parking. Considering that most single family households (the targeted demographic) have more than one vehicle, this will result in a large number of vehicles being parked along existing residential streets outside of the proposed strata.

Living in a newly developed neighbourhood with a young family, we certainly understand the need for development and planning for the future housing needs of a growing community. We feel though that the current proposal before council fails to take into consideration a number of items as outlined above. It is suggested that the property in question would perhaps be better suited to either the current R-1 zoning or another, lower density option. Although it may not maximize the profitability for the developer, it would better take into consideration the character and development already existent in the neighbourhood while at the same time, not creating undo strain on the infrastructure already in place.

Respectfully submitted,

Lisa and Justin Fradette

February 15, 2019

Reply to proposed amendment to zoning bylaw No. 2303:

Rezone Parcel A (DD20184F) of the north ½ of the northeast ¼ of section 12, township 20, range 10, W6M, KDYD, except plans 5250, 8442 and 12764 from R-1 single family residential zone to CD-19 comprehensive development zone.

Dear Mayor Harrison and Members of Council,

I am the homeowner of 1220 24 street SE Salmon arm BC, we purchased this home in August 2018.

We understand the property of discussion is currently zoned R-1 and would support the development as R-1 in alignment with the salmon Arm OCP, however we are SHOCKED that this is no longer the case and we will not be supporting any re-zoning of this property to CD-19 for the following reasons:

Drainage, the integrated storm water management plan is too much of a risk for our home at lower elevation we absolutely will not support this system, proper storm drains need to be installed to protect our home from any excessive saturation due to drainage from this development. The snow is intended to be piled behind our yard and during melting would increase the risk of water saturation levels. Piling the snow against our fence line could also cause damage to our fence and cause it to rot at a higher rate, which we should not have to be financially liable for, therefore there needs to be a better spot to pile snow where this will not cause more drainage issues.

Once all the vegetation is removed it increases the risk of saturation again into all neighboring properties, this removal also increases the risk for landslide, mudslide, snow-slides, earth movements that would be something that the developer and the city would be responsible for financially, as insurance does not cover these.

The roadway is a major safety concern for the children playing in their backyards when there are no setbacks required or proper safety barriers. There should be some type of setback with proper retaining walls for the safety when kids are playing in their backyards, we should not have to worry about a vehicle sliding on the ice coming through our

fence. This will also be a privacy concern; therefore there should be a proper fence put up and trees for both sides of privacy.

The bare land strata is also a concern for us because this means that the city will not be our support system and essentially the "strata" can make their own rules, an area of concern would be garbage collection if the city does not do this collection and the strata has a garbage bin for 22 potential homes this could create an extremely offensive odor as well as attract many wildlife making our backyards unsafe for our children.

We currently have 3 trees in our backyard and the root systems will be damaged from the removal for building and the developer needs to be responsible for properly removing these trees from our property without causing damage to our fence and also supplying us with the equivalence financially to what the 3 trees in our yard will be worth so we can plant trees to accommodate the loss of these.

Sincerely,

Tanis Stenabaugh

Joanna & Andrew Hamilton
1040 24th Street SE, Salmon Arm,
BC V1E 2J3

February 20th, 2019

Re: Zoning Bylaw Amendment Application No. 1136.
Owner: Hillcrest Mews Inc.

His Worship Mayor Harrison and Members of Council,

We moved into our property on 24th St SE in September 2013, over the years we have seen the Hillcrest area develop and grow substantially, all of which has been very positive and we are proud to be part of such a thriving neighbourhood.

In May, 2016 Andrew attended the public hearing for the rezoning of 2520 10th Avenue SE and was in agreement for the rezoning from A-2 to R-1.

We are not opposed to the development of this parcel of land, however, in regard to the new zoning from R-1 to CD-19 we have some questions and concerns.

1. **Land Stability & Drainage**

Our primary concern is one of safety.

Our home (situated at the North West corner of the proposed development) has a flat back yard, a natural rock retaining wall and a bank, made up of sand and fine textured topsoil, that elevates steeply and meets the property line; the property line is at the apex of the bank.

We feel we have a very legitimate concern regarding the stability of our bank and how this will be affected by the proposed development and setbacks.

As we mentioned, the bank is very loose in its makeup and any amount of surface water, rain or irrigation, will run freely over and the soil is easily loosened and moved. This new development will increase surface runoff considerably due to its now largely impervious nature; and with the proposed setbacks, the concern is that any excess surface water, due to saturation or heavy rainfall will not have the necessary area to drain naturally. We believe our bank and retaining wall are going to be unduly affected.

As per the geotechnical section in the Zoning Amendment Application File No. ZON-1136 "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.*" **We believe this geotechnical report should be presented prior to the rezoning to be able to make an informed decision about the rezoning.** As per point 6. In the Zoning Amendment Application File No. ZON-1055E "Erosion and sediment control will be required at time of construction." This again emphasizes the fact that land stability and drainage is a concern.

2. **Buffer and Privacy**

The proposal states that "*neighbouring properties may lose a certain level of buffering in their back yards.*" We are certain that if the rezoning is approved we will most certainly lose significant levels of buffering and privacy.

Nowhere in the report does the height difference between the proposed development and existing properties get mentioned. A 6 foot fence will make little difference since presumably the proposed buildings will be overlooking first floor level. **To eliminate these concerns we have already requested, via Chris Larson, that cross sections of the proposed development, adjacent to existing properties are provided.**

We would also like a more detailed landscape plan. The proposal gives very little detail as to what screening and landscaping will be provided and we believe that without these details it is difficult for any person to make an informed decision about the rezoning.

3. **Affordable Housing**

According to CMHC: In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income.

Per the 2016 census, the median pre-tax household income in Salmon Arm was \$61,899, with two-or-more person households coming in at \$80,331.

Based on our calculations, with an \$80,000 household income the maximum affordability is still only \$366,000, well below the estimated price of \$399,000 - \$429,000

The proposed units do not fall under the category of affordable housing, as they are not attainable for the average income.

As per Appendix 1 - Proposal by Lawson Engineering & Development "*The overall general intent that the developers are looking to achieve with this development is to provide a more affordable housing option to people in a family orientated neighbourhood.*"

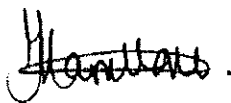
Based on this information we feel that rezoning of this property to CD-19 to create affordable housing is not realistic and believe that the land should remain R-1 zoning.

We appreciate your consideration of our concerns.

Sincerely,



Andrew Hamilton



Joanna Hamilton







Patricia & Greg Perkins
1240 24th Street SE
Salmon Arm, BC V1E 0E3

February 19, 2019

Mayor Alan Harrison and Members of Council
City of Salmon Arm
500-2 Avenue N.E.
Salmon Arm, B.C., V1E 4N2

Your Worship Mayor Harrison and Members of Council,

RE: **Proposed Amendment to Zoning Bylaw No. 2303: Rezone Parcel A** (DD20184F) of
the North ½ of the Northeast ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans
5250, 8442 and 12764 from R-1 Single Family Residential Zone to CD-19 Comprehensive
Development Zone

As residents of 1240 24th Street SE, our property directly borders the subject property to the west. We wish to **formally inform you of our opposition** to this proposed rezoning from R-1 Single Family Residential to CD-19 Comprehensive Development Zone. We ask that council **defeat this motion**.

We understood when we purchased our property that the subject property had been recently rezoned to R-1 (in 2016), and we felt assured by this fact. We are aware that the property will be developed at R-1, and we are in support of that level of development. Our concerns with this proposal are the costs this rezoning would 'lict upon the existing neighbourhood, and the fact that we are being asked to bear these costs in the name of affordable housing, which this development will not provide. Neighbouring properties in particular, and the Hillcrest area more generally, are being asked to accept costs including, but not limited to:

- **Greatly reduced rear setbacks** (from 6m to 3m) on an extremely steep slope, leading to an unacceptable loss of privacy for all lots on 24th ST SE which border the subject property, and grave concerns about slope stability
- **A bareland strata development which allows infrastructure standards well below** those minimums set by the City of Salmon Arm, leading to concerns for neighbouring properties with respect to wastewater management, among other issues
- **Removal of all tree cover from a steeply sloped property** which currently provides a visual barrier for the entire Hillcrest area from the largest Hydro transmission tower in Salmon Arm (this is in contradiction to the OCP, which states that the aesthetic value of neighbouring properties should be maintained).
- **A level of density that has already been determined by the City of Salmon Arm to be incongruous with the neighbouring properties.** CD-19 is most similar in parcel area, width, coverage, and setbacks to R-4 medium density, and city planning staff have been clear that they would not support R-4 for this property as it is not in line with the OCP. CD-19 is essentially R-4 under a new name, and it is inappropriate for this area.
- **Reduced setbacks from 10th Avenue** giving less visibility for cars turning onto 10th, a road that many children use when walking to and from Hillcrest Elementary and Shuswap Middle School

Our neighbourhood is being asked to absorb these costs and more so that this development can provide our community with more affordable housing stock. If this is the goal, we must examine whether this project will achieve it and thus whether the costs are justified.

According to the Salmon Arm Official Community Plan (OCP), **housing is affordable when it costs less than 30% of the pre-tax income of a household at 80% of the median income level.** Based on the 2016 census data, the median annual household income in Salmon Arm was just under \$62,000.00; 80% of this figure is \$49,600.00. At this household income, assuming a modest down-payment of under 20% and a stress-tested¹ mortgage rate of 5.35%, one could qualify for a mortgage of \$150,000.00² amortized over 25 years³ **The applicant has estimated that the sale price for these units will be between \$399,000.00 and \$429,000.00.** To qualify for a mortgage for a purchase price of \$430,000 with a 10% down payment **requires a household income of \$100,000.00.**

It is relevant to note that there is **no requirement that the estimated prices given by the applicant be adhered to.** This means that the prices can, and likely will, increase, driving them even further from any attempt at "affordability". Council, and the community, is given no guarantee whatsoever that they will gain a single affordable housing unit if this rezoning proceeds.

From our perspective, there are only two reasons this rezoning application should be approved: the applicants' claim that it will provide Salmon Arm with affordable housing, and the opportunity for the applicants to increase their profit. The first of these is demonstrably false, and the second is no reason for the existing residents to incur the high costs of this rezoning.

We appreciate the opportunity to communicate our concerns to council, and sincerely hope that this motion to rezone is defeated.

With best regards,



Patricia & Greg Perkins

¹ Canadian Government regulations state that mortgage applicants must qualify at either the Bank of Canada posted rate or their lender's rate plus 2%.

² Canadian Mortgage and Housing Corporation (CMHC) requires that strata fees, heating costs, and property taxes be included in the affordability calculation.

³ Thirty-year amortizations are only available to mortgage applicants possessing a 20% or higher down payment (\$80,000.00 on a \$400,000.00 purchase price).

Michael Ogloff & Lauren Koch
1260 24th Street SE

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

February 20, 2019

Dear Mayor Alan Harrison and City Councilors,

RE: Proposed Amendment to Zoning Bylaw No. 2303: Rezone Parcel A (DD20184F) of the North 1/2 of the Northeast 1/4 of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 Single Family Residential Zone to CD-19 Comprehensive Development Zone

As resident property owners who will be highly impacted by this proposed rezoning, we are writing to **express our strong opposition** to rezoning the property to CD-19. We ask that City Council deny the motion to rezone this property on the basis that it is in direct contradiction of the Official Community Plan (OCP). We have provided additional resources to support our opposition in the appendices to this letter.

OFFICIAL COMMUNITY PLAN

The OCP states that “its primary use is to guide decisions by City Council when considering applications for development” and rezoning. This document explains how areas near the downtown core are designated for medium and high density, while low density is designated for areas further away but still within the Urban Containment Boundary (UCB). As per the OCP’s “Map A-1b Land Use”, the subject property is located just within the UCB, in a designated Low Density Residential (LDR) area.

Residents look to the OCP for guidance when making property purchases, and trust that the City would follow their own planning document when considering the future development of surrounding areas. This was a major factor as to why we chose this area to live in, and this neighbourhood to call home. Before purchasing our house in 2017, we were reassured that the subject property, located behind our house, had been recently rezoned to R-1 and would be developed in that manner and in accordance with the OCP.

GREENWAY DEDICATION

The Engineering Report¹ indicates that a 3.0m (minimum) wide greenway dedication is required along the southern boundary of this property at time of development. This greenway dedication is to contain a Type 2 trail as shown in the Greenways Strategy’s² “Map 2 - Existing and Proposed Greenways”. We conducted our own field survey to confirm the slope along this 3.0m strip and found it to be approximately 34%, not the 15-25% as stated in the Developer’s Report³. Please refer to Appendix 1 for an annotated photograph showing this slope.

The design standards for a Type 2 trail indicate a maximum longitudinal slope of 8% where possible, otherwise 15%. If the trail were to be built within the 3.0m greenway dedication, it would be much too steep (34% vs. 8%) to safely use, especially for children and the elderly. According to the Local Government Act, up to 5% of the subdivided (stratified) land can be acquired for parkland. The 3.0m strip has an area of 160.3m², which equates to 1.6% of the parcel area. We feel additional greenway dedication is required to meet trail standards and make it safe for children to use on their way to school.

¹ City of Salmon Arm Memorandum from the Engineering and Public Works Department, October 30, 2018

² City of Salmon Arm Greenways Strategy: “Weave It Green”

³ Comprehensive Development Plan & Project Outline for Rezoning & Subdivision Application, October 20, 2018

SIZE OF THE SUBJECT PROPERTY

We would like to request that City Council question the actual size of the subject property, relevant because it alters whether the property can be accurately called low density. The property size appears to be reported differently depending on what is being requested, and we are concerned that City Council is being provided with conflicting information.

When this property was rezoned on June 13, 2016, the Development Committee Report⁴ reported the parcel size as approximately **0.96 hectares**. In the current rezoning application, the Development Committee Report⁵ notes that the parcel size is now approximately **1.02 hectares**, a difference of 600m². This discrepancy is important as the applicant is trying to push the limits of the low density requirements (22 units per hectare) for this proposed development.

The zoning bylaw states that a parcel area is “the net area of a parcel (i.e. after highway, park and/or watercourse dedication)”. This parcel of land includes two BC Hydro right-of-ways that are deemed undevelopable and an area of future greenway dedication as mentioned above. If these areas were removed from the parcel area (which the zoning bylaw clearly indicates that they should be), the proposed development would **exceed low density requirements when built with 21 or 22 units** as illustrated in Appendix 2. With the additional greenway dedication required to build a safe and useable trail, the proposed 20 units would also exceed the low density requirements.

CD-19: R-4 ZONING BY ANOTHER NAME

We strongly disagree that the proposed CD-19 should be considered low density. During the Development and Planning meeting held on February 4th, 2019, the city planner stated that this proposed development would be similar to the “Maplewoods” subdivision. We disagree with this assessment and feel that it is misleading. Maplewoods is zoned CD-7, with its purpose to provide **medium density**, single family dwellings with secondary suites. For City Council’s review, a comparison of the setbacks for R-4, CD-7, and CD-19 are provided below. The proposed CD-19 has **equal to or smaller** setbacks than R-4 & CD-7 (both medium density), so we question it being labeled as a low density zone.

Zone	Density	Front Setback	Rear Setback	Interior Setback	Exterior Setback
CD-19 (Proposed)	Low ?	2/3 m	3 m	1.2/1.8 m	2/3 m
R-4	Medium	2/5 m	3/5 m	1.2/1.8 m	2/5 m
CD-7	Medium	5 m	5 m	1.2 m	5 m

Even the applicant acknowledges that the reduced setbacks “would be consistent with setbacks for other **medium density** type strata developments in Salmon Arm” and “**are looking to work around the requirements of the current OCP designation**”.

We have attached Appendix 3 to our letter to demonstrate how the proposed CD-19 compares to all the existing zones found within the LDR area of the OCP. The table compares the different parameters, most importantly setbacks, for each of these zones.

⁴ City of Salmon Arm Development Services Department Memorandum, May 5, 2016

⁵ City of Salmon Arm Development Services Department Memorandum, January 28, 2019

It is important to point out that R-4 recognizes when it backs onto a non-R-4 property; its rear setback increases from 3.0m to 5.0m. This zoning requirement respects that if an R-4 zoned property is surrounded by any different type of zone, it gives those neighbours more space. **No such respect exists with the proposed CD-19.** To be consistent with all other residential properties within the LDR area, the rear setback for the proposed CD-19 should be 6.0m, not 3.0 m as outlined in the proposed CD-19 zoning standards.

In Appendix 4, we provide several figures (1:750 scale) to illustrate the proposed bare land strata developed under R-1, R-4, CD-7, and CD-19 zoning requirements. For this example, only the first 10 lots are considered and the parcels are sized to meet minimum area requirements to ensure an “apples to apples” comparison. You can see the similarities between the proposed CD-19 and R-4 & CD-7. Special building setbacks (Zoning Bylaw Section 4.9) have been disregarded in these figures as they have been conveniently omitted from CD-19 zoning requirements. The proposed CD-19 allows for the principal building to essentially have the same size as an R-4 principal building but with a much greater building envelope to parcel ratio.

During our meeting with Chris Larson on February 13th, 2019, it was stated that the City’s Development & Planning Services Committee would not approve R-4 zoning for this property. Why is City Staff recommending that the proposed CD-19 be adopted when it clearly does not align with setbacks of other low density zones?

SETTING A PRECEDENCE AGAINST THE OCP

If City Council chooses to act against the OCP and approve this rezoning, it will create precedence for other parcels of land along the UCB to undergo similar medium density development. Salmon Arm’s own Development Committee Report⁵ warns against this, with “the long-term consequence of developing low density designated lands at a higher density would be increased pressure on municipal services including increased traffic and subsequent congestion; related wear on existing infrastructure, and long-term increase in maintenance”. Does City Council consider this sustainable growth? Does this align with the OCP’s vision for a compact community?

The OCP defines quality of life as, “the peace, quiet, enjoyment, health, safety and aesthetic character of adjoining or nearby properties”, and aims to preserve these important components when considering rezoning and development applications. The rezoning application before us would alter every one of these important aspects of quality of life for residents of the Hillcrest neighbourhood, and that is unacceptable. **We respectfully ask that City Council deny the motion to rezone this property.**

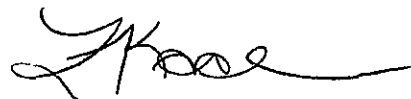
We are happy to provide additional comment and discuss any of the items above. Please note that we are unable to attend the public hearing on February 25th, but will be represented by a proxy. If City Council has any questions for us prior to the meeting, we encourage them to contact us (details below).

Regards,



Michael Ogloff, P.Eng.

E: mike_ogloff81@hotmail.com
P: 250-803-2514



Lauren Koch

E: lauren.elizabeth.koch@gmail.com
P: 250-463-2135

APPENDIX 1

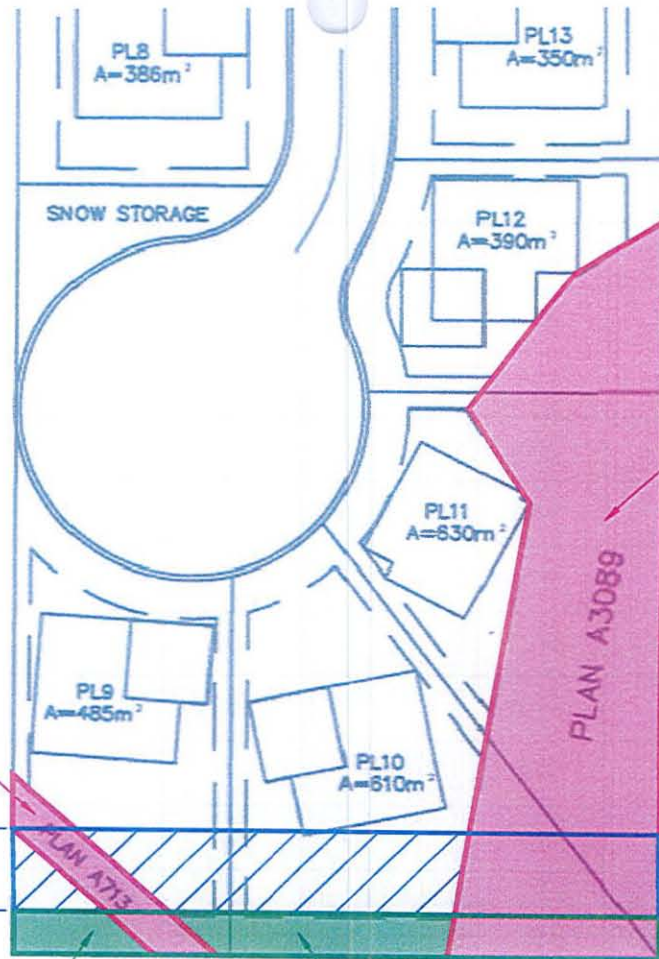


APPENDIX 2

Existing BC Hydro R/W
Approximate Area = 86.8m²

Additional Greenway
Dedication Required

Greenway Dedication
Approximate Area = 39.9m²



Existing BC Hydro R/W
Approximate Area = 632.6m²

Minimum 3.0m
Greenway Dedication (Total Area = 160.3m²)

Greenway Dedication
Approximate Area = 58.8m²

$$\text{Parcel Area} = 10,200\text{m}^2 - (632.6\text{m}^2 + 86.8\text{m}^2 + 39.9\text{m}^2 + 58.8\text{m}^2) = 9,381.9\text{m}^2 (0.94\text{ha})$$

Developed with 22 units: $22/0.94 = 23.4$ units/ha > low density requirements

Developed with 21 units: $21/0.94 = 22.3$ units/ha > low density requirements

Developed with 20 units: $20/0.94 = 21.3$ units/ha < low density requirements; however, will exceed 22 units per hectare when accounting for the additional greenway dedication required to construct a safe trail that meets Type 2 standards

APPENDIX 3

Existing Zoning within the Official Community Plan - Low Density Residential Land Use Area										
Zone		Minimum Parcel Area	Minimum Parcel Width	Maximum Parcel Coverage	Maximum Density	Maximum Height	Front Setback	Rear Setback	Interior Setback	Exterior Setback
R-1	Single Family Residential	450 m ²	14 m	45%	22 units/ha	10 m	6 m	6 m	1.5 m	6 m
R-2	Single Family/Duplex Residential	450/800 m ²	14/24 m	45%	22 units/ha	10 m	6 m	6 m	2 m	6 m
R-3	Waterfront Residential	400 m ²	12 m	40%	22 units/ha	10 m	3 m	6 m	1.5 m	3 m
R-4*	Medium Density Residential	300 m ²	10 m	55%	40-50 units/ha	13 m	2/5 m	3/5 m	1.2/1.8 m	2/5 m
R-6	Mobile Home Park Residential	420/450 m ²	4 m (Mobile Home)	-	17 units/ha	-	-	-	-	-
R-7	Large Lot Single Family Residential	1,330 m ²	22 m	40%	-	10 m	6 m	6 m	2 m	6 m
R-8	Residential Suite**	450 m ²	14 m	45%	22 units/ha	10 m	6 m	6 m	1.5 m	6 m
R-9	Estate Residential	4,000 m ²	45 m	15%	-	10 m	6 m	6 m	6 m	6 m
P-3	Institutional	465 m ²	15 m	40%	-	12 m	6 m	1/6 m	3 m	6 m
A-1	Agriculture	80,000 m ²	150 m	-	-	10 m	6 m	6 m	3 m	6 m
A-2	Rural Holding	40,000 m ²	100 m	-	-	10 m	6 m	6 m	3 m	6 m
A-3	Small Holding	20,000 m ²	50 m	-	-	10 m	6 m	6 m	6 m	6 m

*Only One (1) R-4 Development within LDR Land Use Area - Raven's Croft (Raven)

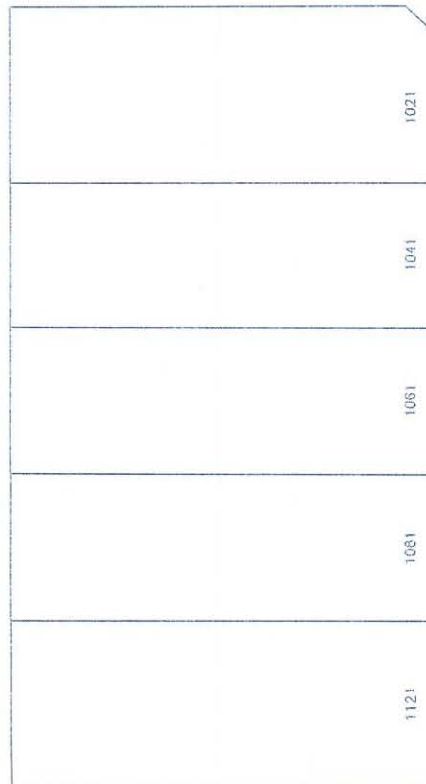
**Secondary Suite Contained within a Single Family Dwelling

CD-19	Comprehensive Development Zone - 19	325/650 m ²	10/20 m	50%	22 units/ha	10 m	2/3 m	3 m	1.2/1.8 m	2/3 m
CD-7	Comprehensive Development Zone - 7	325 m ²	11 m	45%	40 units/ha	10 m	5 m	5 m	1.2 m	5 m

APPENDIX 4

R-1 ZONING - LOW DENSITY RESIDENTIAL

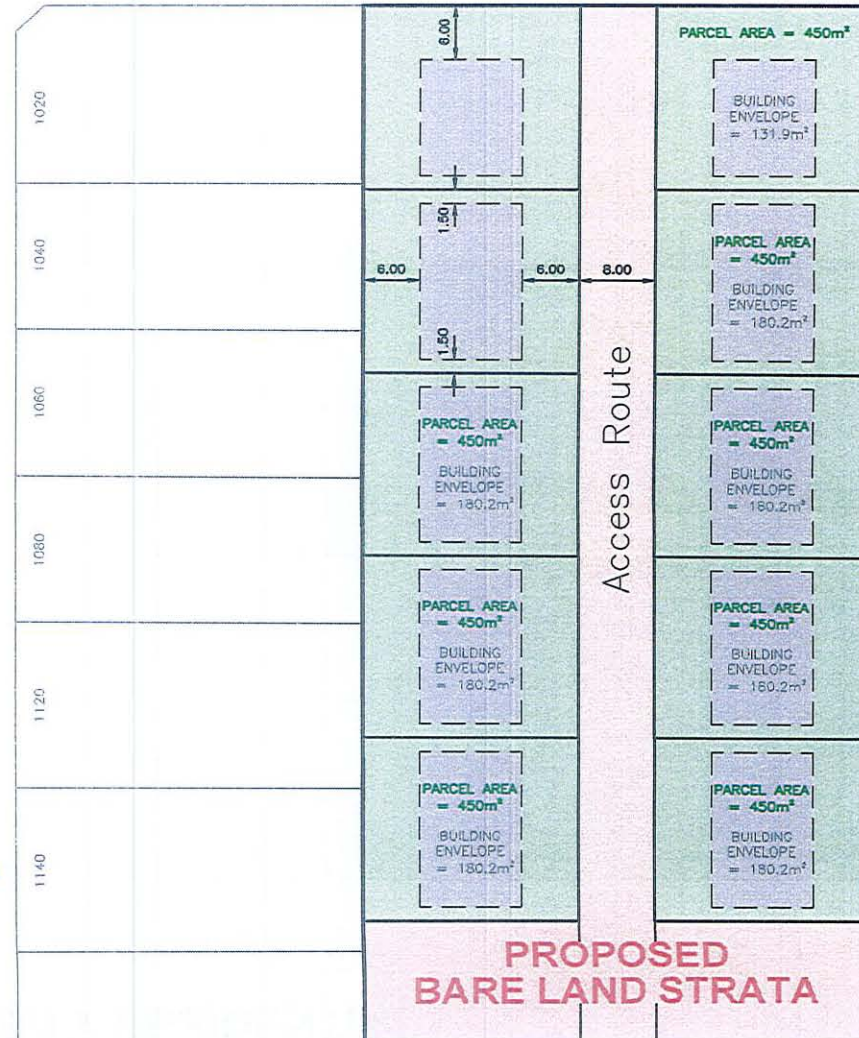
10th Avenue SE



24th Street SE

MAXIMUM PARCEL COVERAGE = 45%
(Principal Building = 202.5m²)

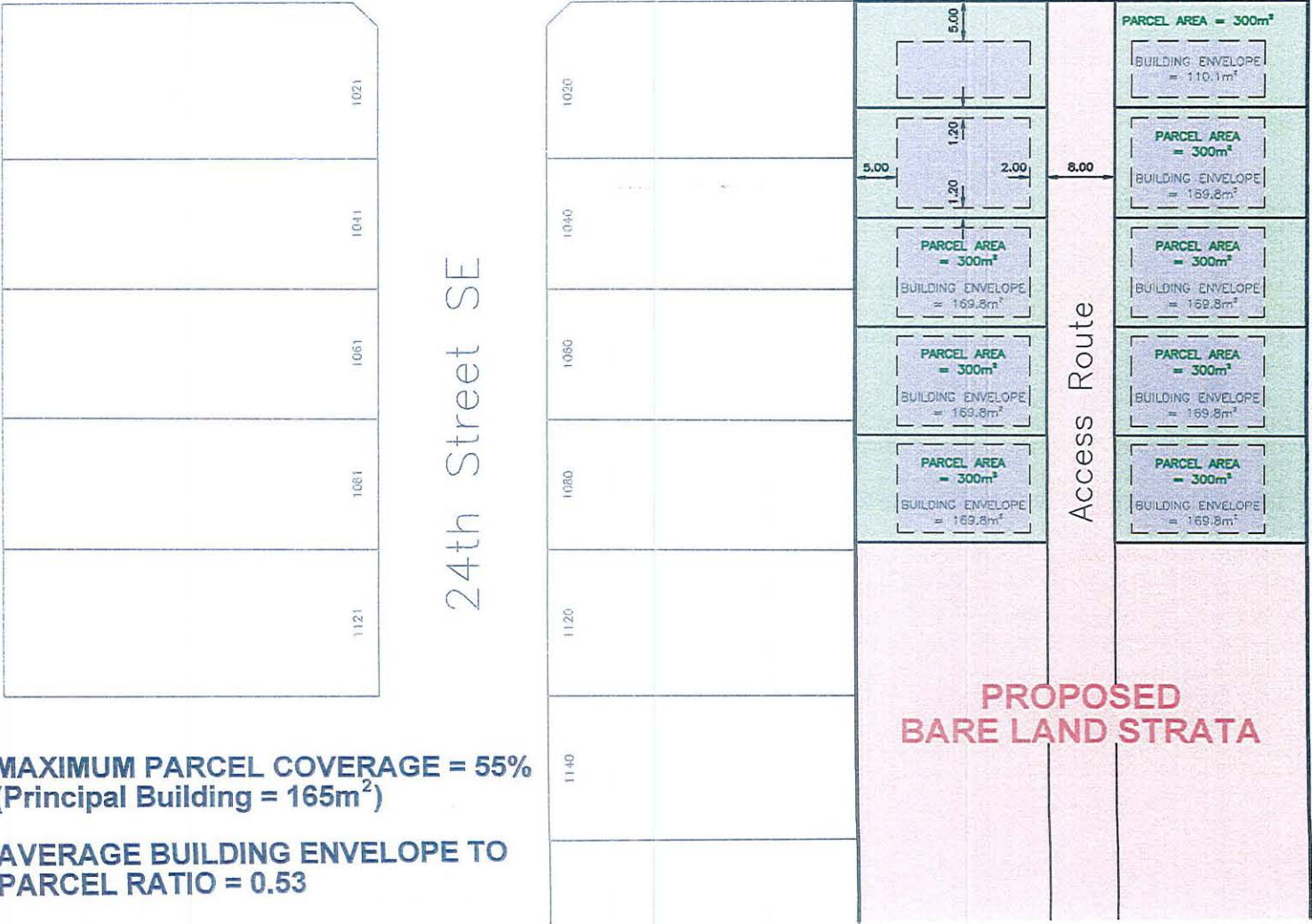
**AVERAGE BUILDING ENVELOPE TO
PARCEL RATIO = 0.38**



APPENDIX 4

R-4 ZONING - MEDIUM DENSITY RESIDENTIAL

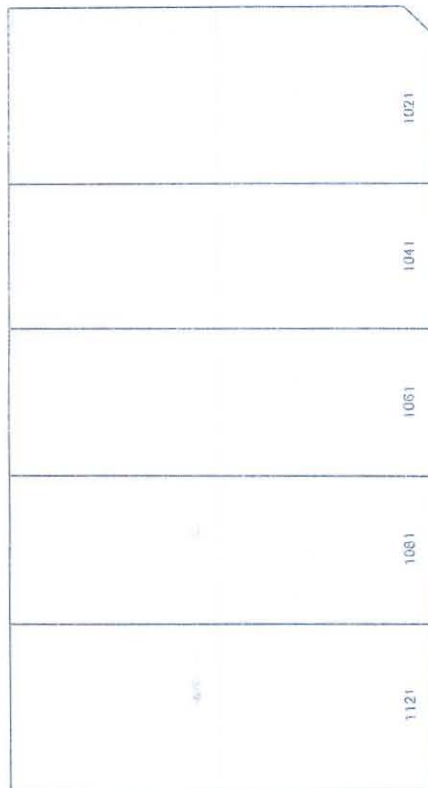
10th Avenue SE



APPENDIX 4

CD-7 ZONING - MEDIUM DENSITY RESIDENTIAL

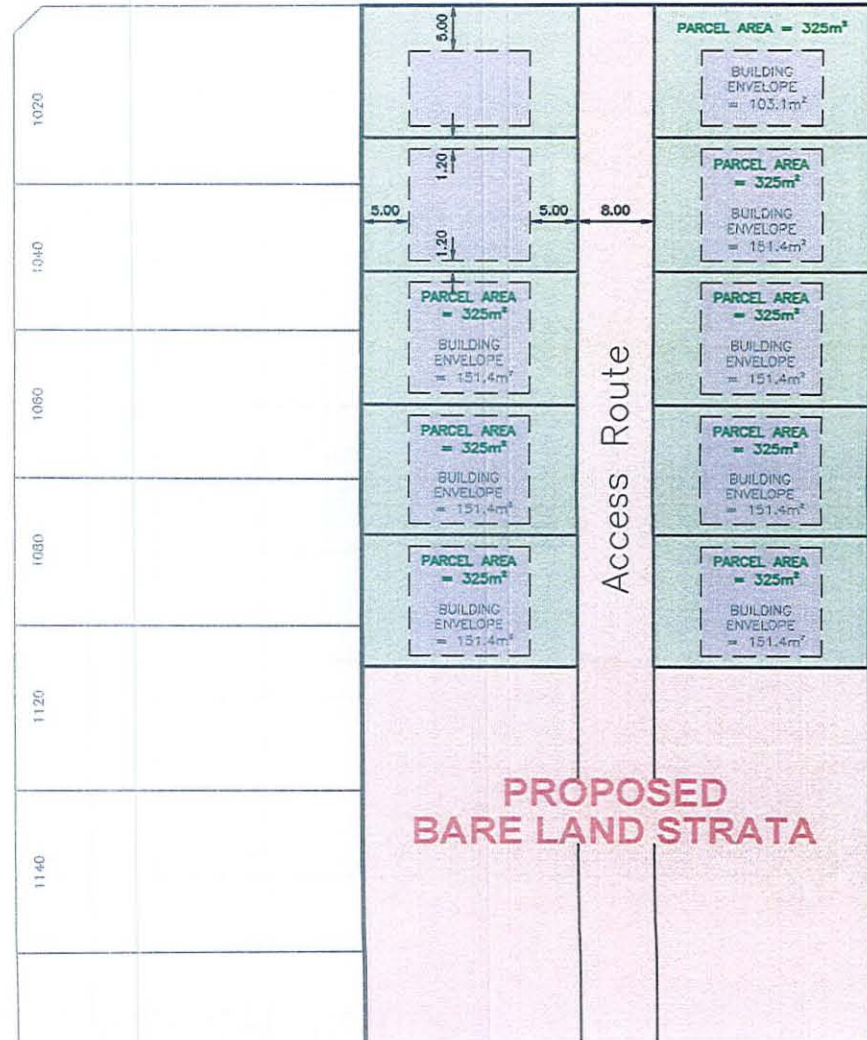
10th Avenue SE



24th Street SE

MAXIMUM PARCEL COVERAGE = 45%
(Principal Building = $146.3m^2$)

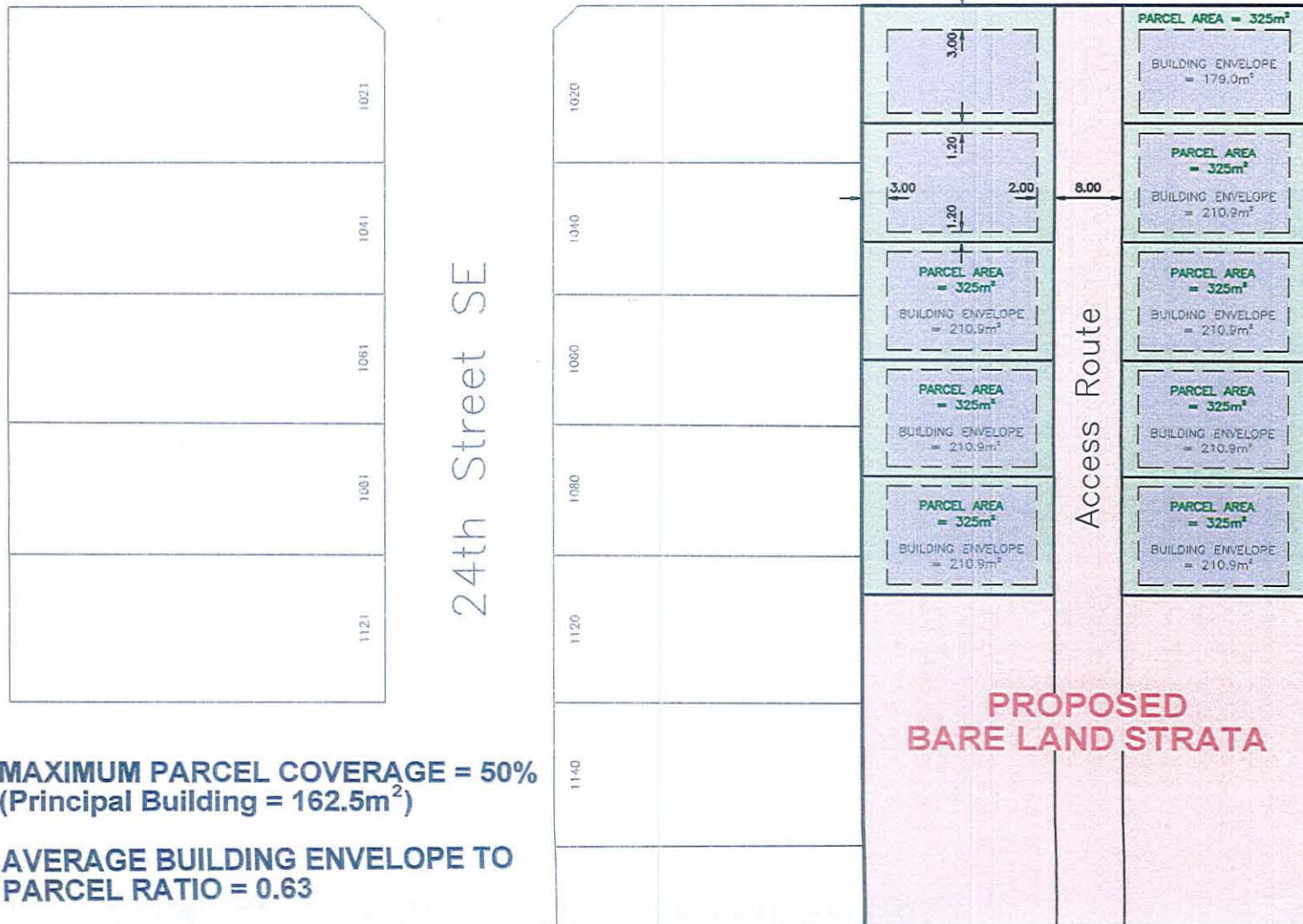
**AVERAGE BUILDING ENVELOPE TO
PARCEL RATIO = 0.44**



APPENDIX 4

CD-19 ZONING - LOW DENSITY RESIDENTIAL ???

10th Avenue SE



----- Forwarded Message -----

From:

To: "Ryan Keswick"

Sent: Wednesday, February 20, 2019 3:28:50 PM

Subject: Letter to Council

February 19th, 2019

Dear Mayor Harrison and Council Members,

The intent of this letter is to add our voice to the concerns expressed by our Neighbors on 24th St SE, Salmon Arm, regarding the proposed re-zoning application put forth by the Developers of the property of 2520 10th Ave SE, Salmon Arm. We believe the property, 2520 10th Ave SE, should remain as an R-1 designated Single-Family Residential Zone as it stands currently. The re-zoning of said property to a medium-density development, of up to 22 homes/duplexes, may negatively impact the integrity of the neighborhood in a variety of ways. Potential impacts on the neighborhood include, but are not limited to, the following: increased traffic and parking issues on and around 10th Ave, water/sewer concerns, snow removal and storage concerns, safety and privacy concerns and unsightly views. In summary, if the property of 2520 10th Ave SE were to be developed as an R-1 Single-Family/low density Residential Zone it would be a more welcome addition to an already established family neighborhood.

Thank you for your time,

Ryan and Lori Keswick

Paul A. Mundy
1241 – 24th St. S. E.
Salmon Arm, B.C.
February 19, 2019

To: His Worship Mayor Harrison
Members of Council

Re: Zoning Bylaw Amendment Application No. 1136
2520 10th Avenue S.E. Salmon Arm. "Hillcrest Mews Inc"
From R-1 to CD – 19
Applicant: Lawson Engineering and Development

This property was re-zoned from A-2 to R-1 in 2016. All documentation provided to purchasers in the area, from all legal sources, including the City of Salmon Arm, address this as its designation. This gave me the confidence that when this parcel of land was finally developed, that it would fall within the parameters of this R-1 zoning criteria.

Physical exploration of the property also solidified the confidence that the land itself best suited 10 or 12 homes, and or combination of duplexes with similar aesthetics to the surrounding new development we were now willing to buy into. What more we could research as part of our due diligence I am not sure.

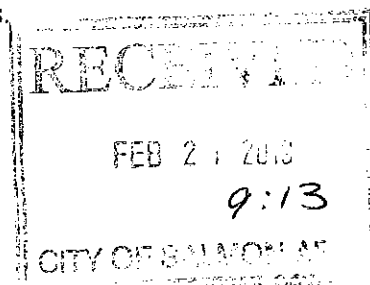
Please allow me to be clear that I am not opposed to the development of this property, and anticipated it, as part of our choosing to reside here. The extreme impact that this specific application and development is asking for, is however, what causes me to question and speak out.

As you are aware this application is dependant upon re-zoning for the purpose of allowing for a driveway entrance, as opposed to a City Engineered Residential Street. The property is not wide enough to allow houses on both sides of a municipal cul-de-sac, or, it must be developed with even less density than R-1 zoning maximums allow. The developers desire to allow for reduced end costs to the consumer in attempts to fill a market niche for "Affordable Housing" is commendable, but at what expense to its direct neighbours. Strata fee's in Salmon Arm ranging from \$80 to \$300 per month depending on the strata type may also impact the Affordable Housing goal.

There are 12 homes that are severely impacted by development set back allowances attained through this proposed zoning change. These set back changes not only create drastic lifestyle changes to privacy, noise, and aesthetics for those most impacted, but also create specific issues regarding grading, drainage, geotechnical, and building construction. Most of which can not truly be answered at this stage in the process.

This in itself creates the largest and most immediate concern for me. There is no fixed plan, no visual renderings of grades and slopes, no protection guarantee's, and, **no allowances for future input for those most directly impacted, once this first step is granted.**

Secondly, my concern is that once the City allows a developer to commence a phased strata development, it relinquishes its ability to fully control Quality Standards, and Future Safety on behalf of its neighbouring citizens.



.../2

-2-

Strata – Long Term Impact:

Having owned and lived in a Residential / Interface, Bare Land Strata for seven years, we learned quickly the standards, to which our services, roadways, retaining walls etc, were constructed by the original phased developers. Although presumably passed at time of construction, these were often bare minimum, with short cuts taken to simply make it work. Also with our Strata Council and independent bylaws, little could be done if a 51% vote decided tree's were to be cut, garbage collection sites changed, parking allowances manipulated, and short term rentals allowed.

The City of Vernon registered a Covenant on our Bare Land Strata as a Liability Disclaimer, that if access is impeded – due to lack of Strata Bylaw Enforcement, of storage, parking, snow clearing, or driveway grades, and Fire Apparatus could not physically attend close proximity, - the City was not Liable.

The application before you is not at all like "Maplewoods" as has been referenced by staff, and has no physical resemblance to that development. This is an application for a very compact, Bare Land Strata. One that will have even greater issues, because of it's density and space restraints. This creates safety issues to immediate neighbours as well, when setbacks are reduced to allow density increases. Although this Strata is geared towards young families entering the market, there is no provision for children. There is simply no room as this plan is presented, for any back yard play, or common property recreation area. Children must walk on a lengthy round about trail system, or along 10th Ave for 1.5 blocks to access the school playgrounds. Although perhaps not seen as being that far, it does mean kids are not in the security of their own yards.

This first step in development to re-zone the land is too much without further information and consultation. As stated I am not opposed to development, nor am I opposed to the goal of "Affordable Housing" as a target market.

What I desire to see for this development is

- **minimum impact** to the 12 homes bordering the property line, ie: 6 m. set back.
- **guarantee's** by the City and Developers that Safety issues such as Slope Stability, future Drainage, and Potential Adverse Construction issues will be controlled by City Inspection standards – not just private enterprise.
- **the ability** for a select group of homeowners whom are most directly affected by this development, **to pro-actively consult, and find solutions, with City Staff and the Developer**, that enable this development to meet its full potential while still "Being Sensitively Integrated with Neighbouring Land Uses", and users.

Again – I am not opposed to development within the original R -1 scope and allowances for rear setbacks, but feel this application to again re-zone, requires too large a jump forward – with **no opportunity for future input / consultation, and no fixed plan or guarantees**. Therefore I am opposed to this Application as it stands.

Thank you for your consideration in this matter.

Sincerely

Paul A. Mundy
Paul A. Mundy

Sharen Berger
2061 – 10th Ave SE
Salmon Arm BC
V1E 2J4

February 16, 2019

Chris Larson, Planning and Development Officer
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

**Re: Proposed Amendment to City of Salmon Arm Zoning Bylaw No. 2303
2520 10th Ave. Salmon Arm**

I am writing this letter to voice my opposition to the proposed amendment to the City of Salmon Arm Zoning Bylaw No. 2303 (Bylaw No. 2303) in respect of the property located at 2520 10th Ave. SE. The proposed development of 22 units conflicts with the existing type of development in the surrounding residential areas. Bylaw No. 2303 zones the subject property R1 – Single Family Residential, which is consistent with the residential development in this area.

Section 1.0 of the City of Salmon Arm Official Community Plan (OCP) Bylaw No. 4000 (Bylaw No. 4000) states that the OCP:

- expresses a community vision, developed through the planning process;
- contains statements regarding the City's plans to accommodate future growth and to integrate various land uses such as: residential, commercial, industrial, agricultural, institutional and recreational uses; and
- provides an outline of the City's plans for land uses and for servicing development.

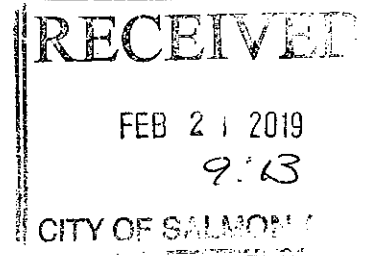
Additionally, the Local Government Act requires that an OCP contain and identify the approximate location, type and density of residential development and housing policies for affordable housing, rental housing and special needs housing.

The City of Salmon Arm adopted Bylaw No. 4000 less than eight (8) years ago, and at that time the subject property was not designated for affordable housing units. The developers are not proposing to amend the OCP, which would require a more vigorous consultation process, instead, as noted in their proposal, they acknowledge "that the City of Salmon Arm underwent a comprehensive review of the City's needs in their most recent OCP," and admit that "***the developers are looking to work around*** the requirements of the current OCP designation" by applying for a Comprehensive Development Zone which would vary many of the R1 requirements. (Bold and italics for emphasis).

The developers state that their goal is to create "affordable housing", and while the creation of true affordable housing is an admirable goal, the cost of the proposed dwelling units - \$399,000-\$429,000 certainly falls far outside of the realm of affordable housing. Bylaw No. 4000 defines affordable housing as follows:

"Affordable Housing" means housing which has a market price or rent that does not exceed 30% of the income of households which have an income that is less than 80% of the median household income for the community."

.../2



-2-

Additionally, affordable housing units should be developed within walking distance of amenities and the down town core, as individuals requiring this type of housing may not have the necessary transportation to get to work, doctor appointments, etc. There are existing properties near the downtown core and within the three residential development areas the City has identified (Residential Development Areas A, B and C), that are more appropriate for in-fill or redevelopment for affordable housing.

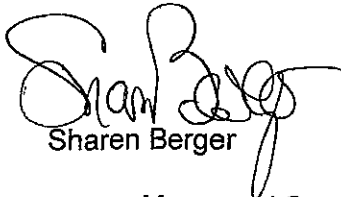
The two properties adjacent to the subject property were redesignated and rezoned less than three years ago – from an Agricultural designation and A2 zone to Residential Low Density designation and the R1 zone. As a resident living close to these two properties, I supported the redesignation and rezoning because the proposed designation and zoning were consistent with surrounding land uses.

The applicants were aware of the constraints to developing the property when they purchased it, and the OCP policies and Zoning regulations are clear. While amending the Zoning Bylaw to allow for: reduced minimum rear and front yard setbacks; decreased parcel size and width; road design zero clearance from the adjoining subdivision, etc. would maximize the developers' profit, it would certainly do a disservice for the neighbouring property owners. The developers note that the amendments to the R1 zone which they are proposing in the Comprehensive Development Zone are similar to those of the City of Salmon Arm's CD-7 Zone, which provides for "medium density residential". If the developers proposal is more in line with medium density residential than with low density residential, it should not be considered in this location without an open and transparent OCP amendment process.

Individuals who purchased and built on the properties in the two subdivisions adjoining the subject property relied on the statements in the OCP, believing it to be a guide to future land uses and as such future development in the area would be consistent with the existing land use in the area. The zoning regulations should support the policy statements of the OCP, and not be manipulated in order to circumvent the visions of that document. If Council allows developers to "**work around the OCP requirements**" by varying the zoning regulations to accommodate developers' visions rather than those of the residents, it makes a mockery of the OCP and the public process for amendments. The OCP will no longer be a document that expresses a community vision that new residents can look to for guidance when purchasing property, and the zoning amendment process is intentionally unclear and disingenuous.

The property should be developed consistent with the current OCP and the regulations of the Zoning Bylaw which allows for 12 single family residential lots.

Yours truly,



Sharen Berger

cc: Mayor and Council

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CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

249

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, February 25, 2019 at 7:00 p.m.**

2) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204 from R-1 Single Family Residential Zone to R-8 Residential Suite Zone

Civic Address: 2150 - 21 Street NE

Location: Northeast of the 20 Avenue
& Lakeshore Road NE Intersection

Present Use: Single family dwelling

Proposed Use: Single family dwelling with a suite

Owner / Applicant: Simpson, M. & M.

Reference: ZON-1138/ Bylaw No. 4307



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 12 to February 25 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Director of Corporate Services

21.2/22.2

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 22, 2019

Subject: Zoning Bylaw Amendment Application No. 1138

Legal: Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204

Civic: 2150 – 21 Street NE

Owner/Applicant: Simpson, M.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed secondary suite meets Zoning Bylaw and BC Building Code requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2150 21 Street NE (Appendix 1 and 2) and contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a *secondary suite* within the existing single family dwelling.

BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in an area largely comprised of R-1 zoned parcels containing single family dwellings. There are presently 15 R-8 zoned parcels within the vicinity of the subject parcel.

The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone. Site photos are attached as Appendix 5.

A "Stop Work" order was issued to the subject property in June 2018 for renovations to create a basement dwelling unit undertaken without a Building Permit. The intent of this application is to develop a conforming *secondary suite* within the basement of the single family dwelling, as shown in the plans attached as Appendix 6.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Medium Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space for an additional off-street parking stall.

COMMENTS

Engineering Department

No objections to the proposed rezoning. Comments attached as Appendix 7.

Building Department

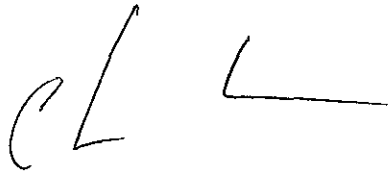
BC Building Code will apply. A Building Permit application has not yet been received.

Fire Department

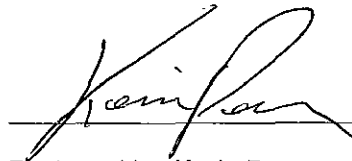
No concerns.

Planning Department

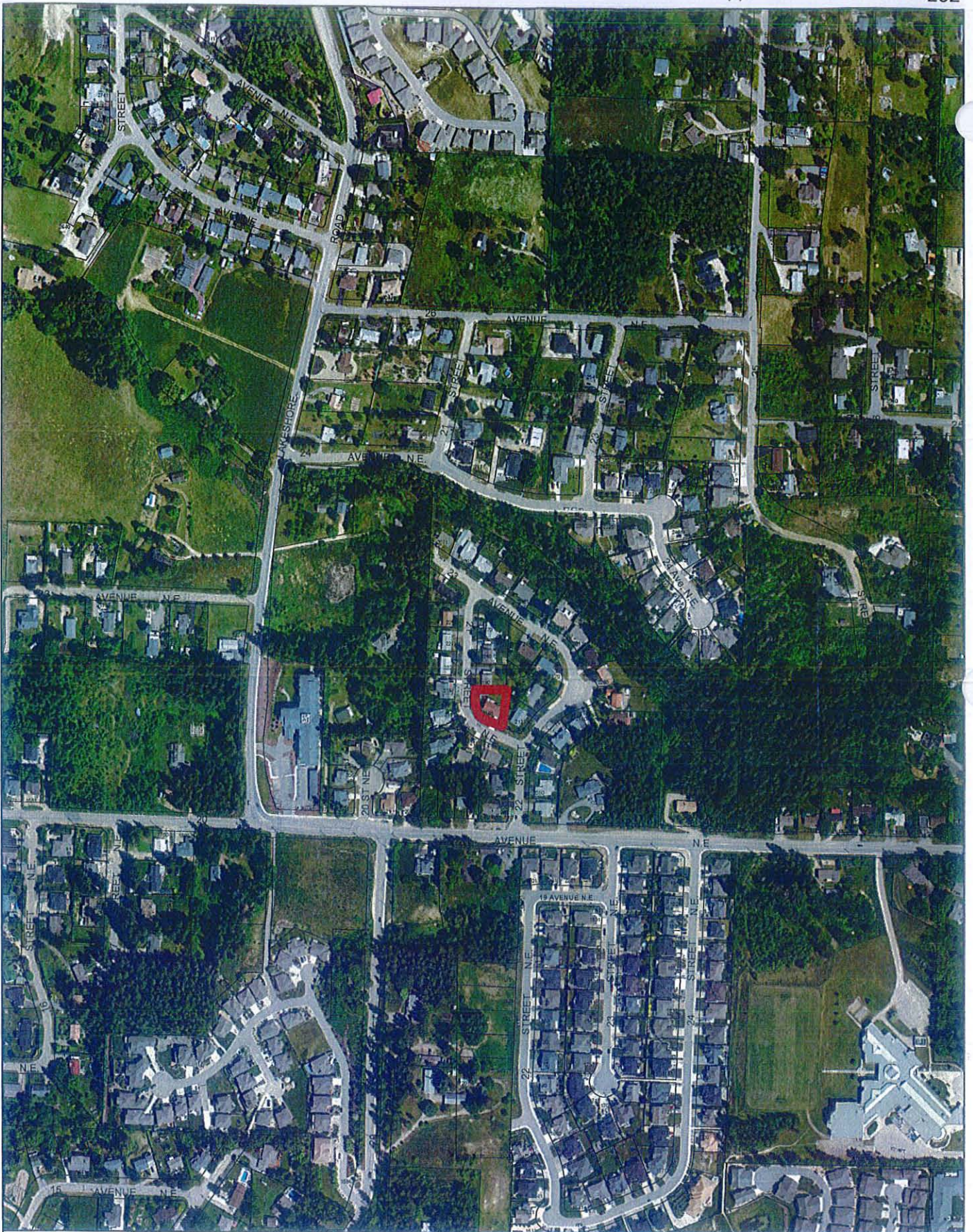
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The site plan provided indicates that all R-8 Zone requirements can be met, including the provision of onsite parking. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 55 110 220 330 440 Meters



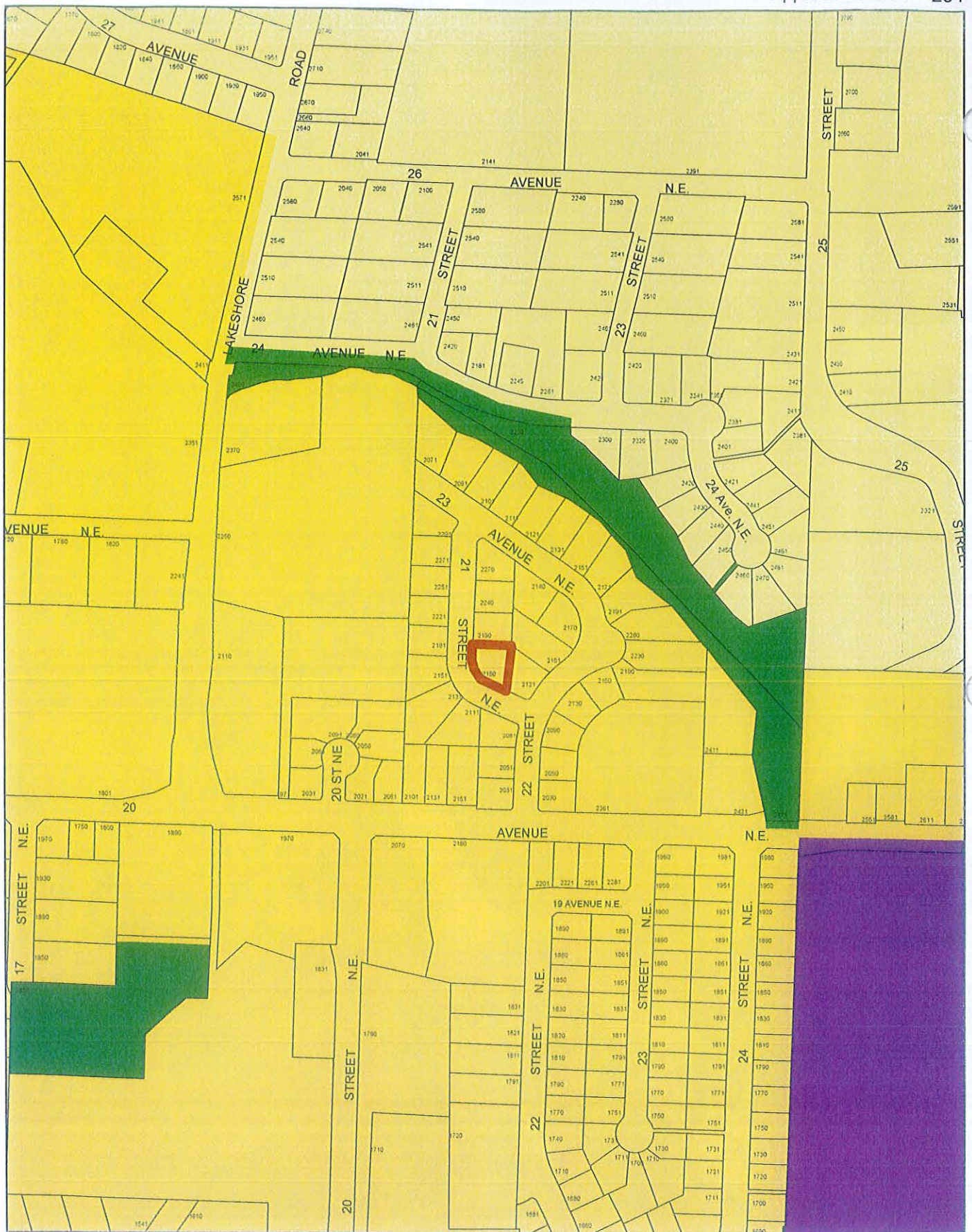
Subject Parcel



0 4.5 9 18 27 36 Meters



Subject Parcel



0 1530 60 90 120
Meters



Subject Parcel



Park



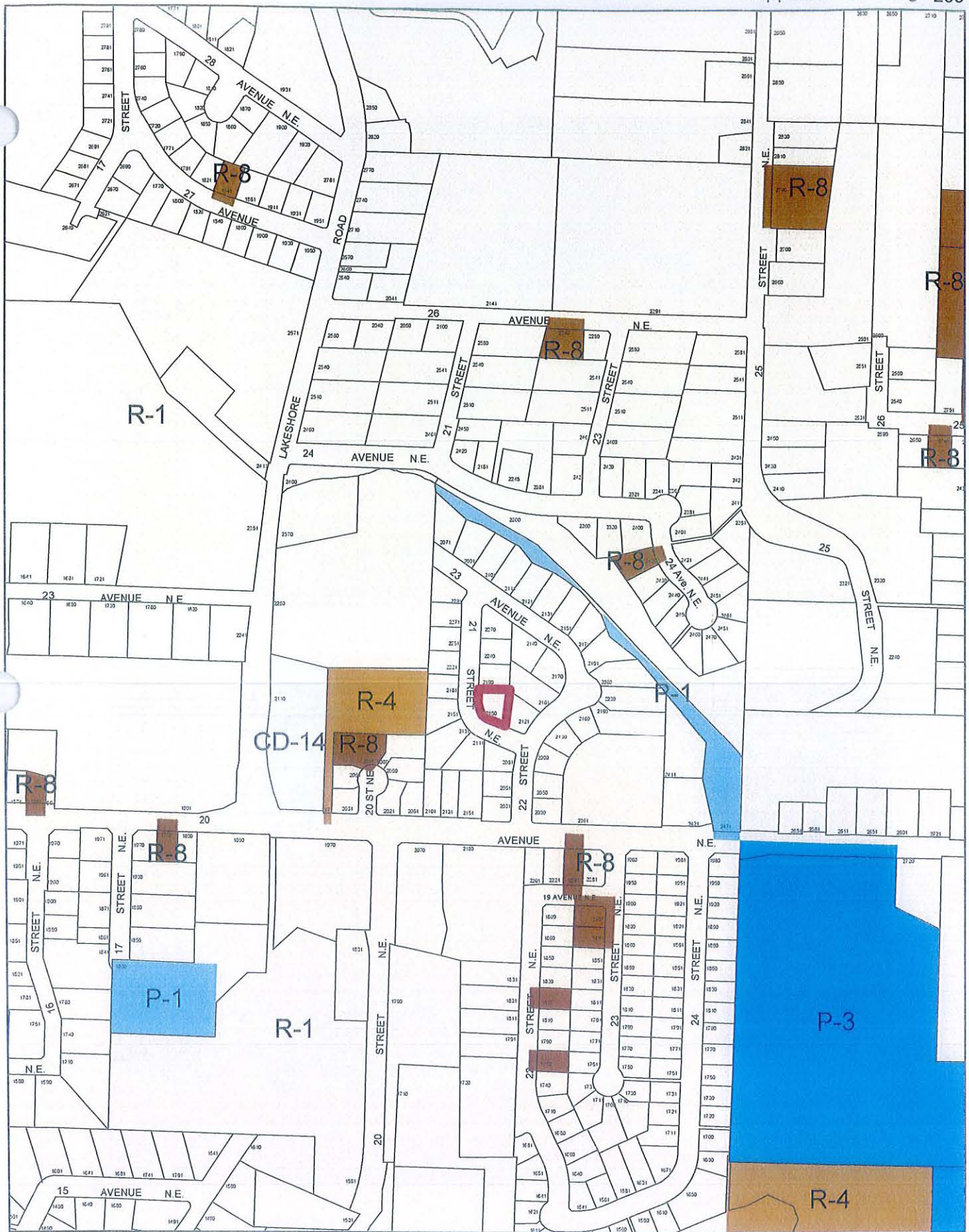
Low Density Residential



Medium Density Residential



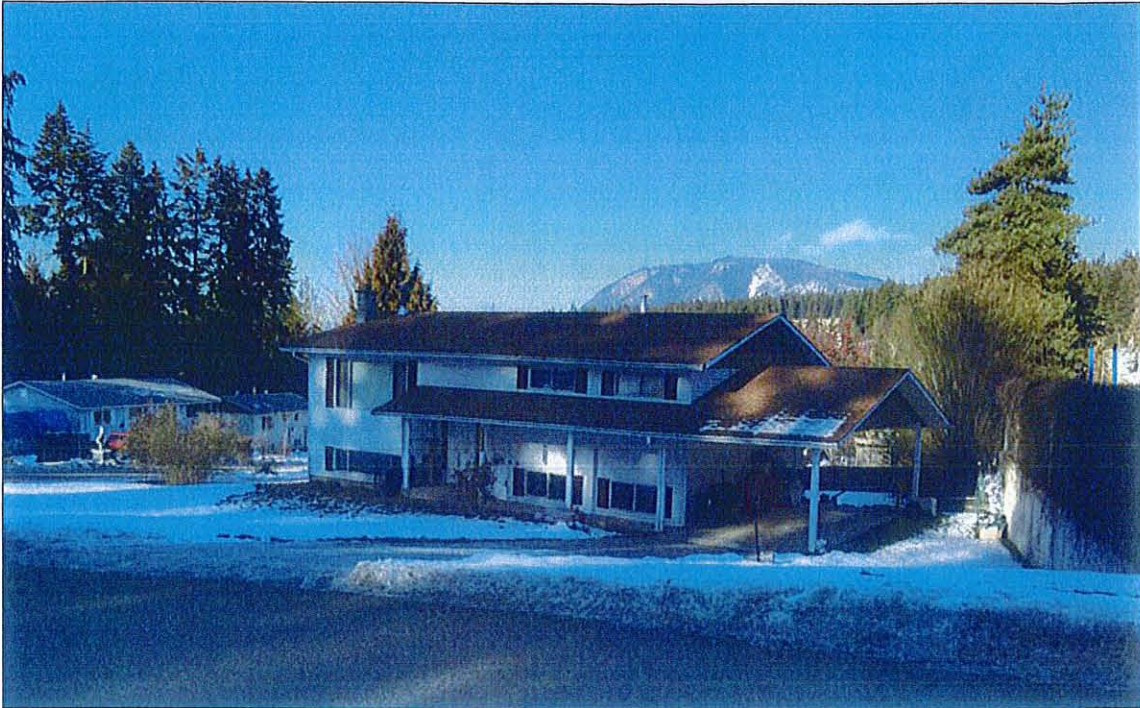
Institutional



0 55 110 220 330 440 Meters



Subject Parcel



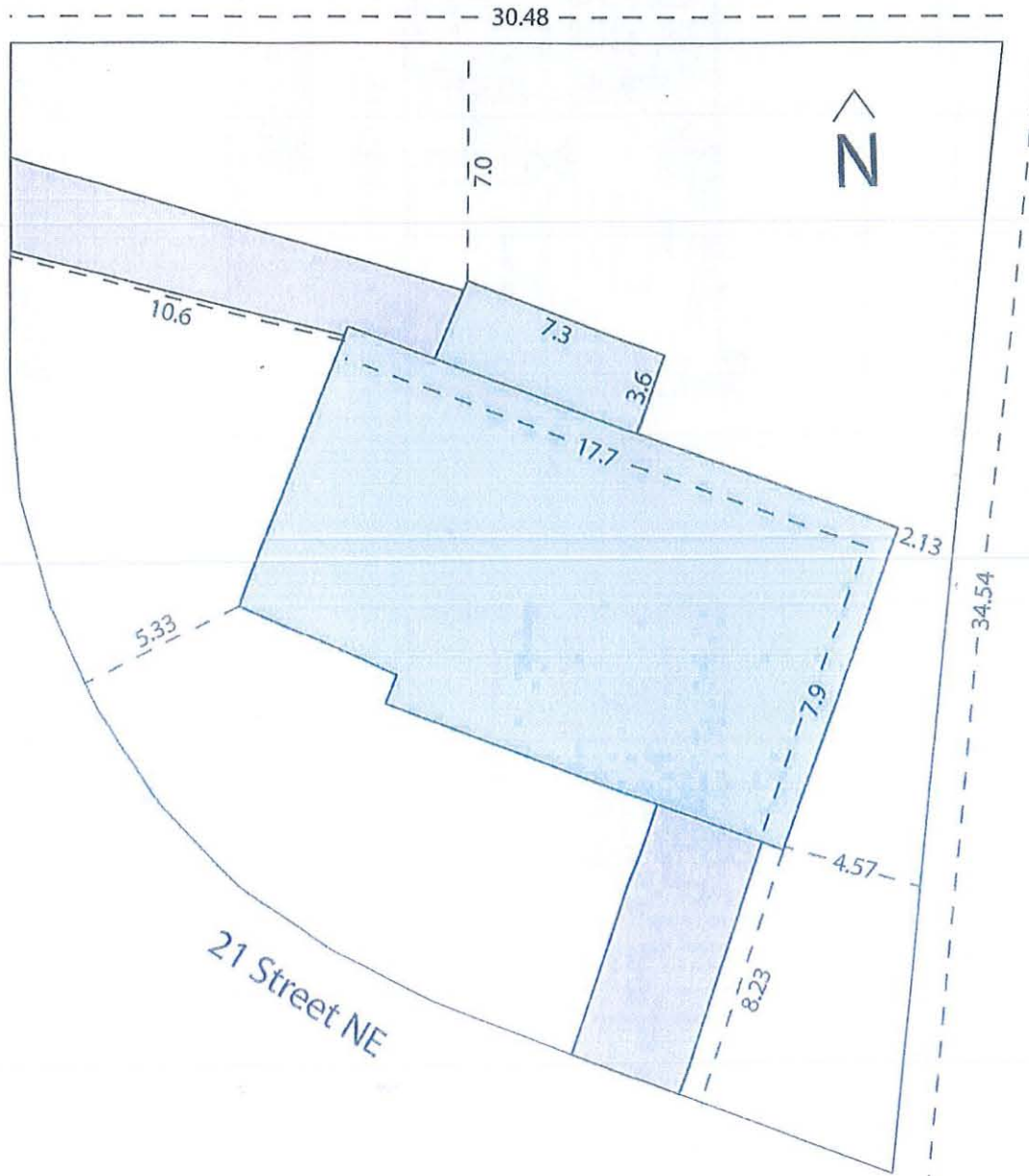
View north of subject property from 21 Street NE.



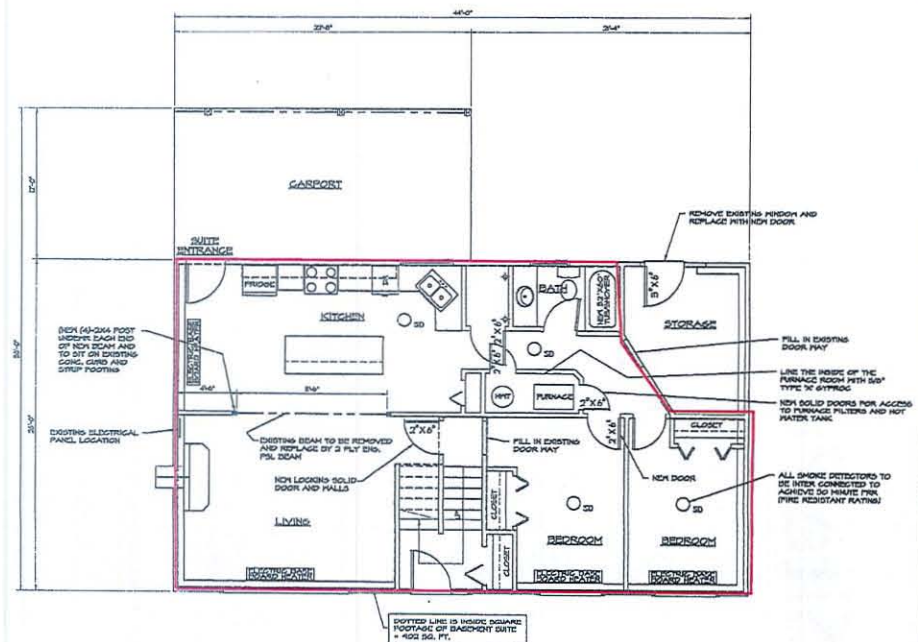
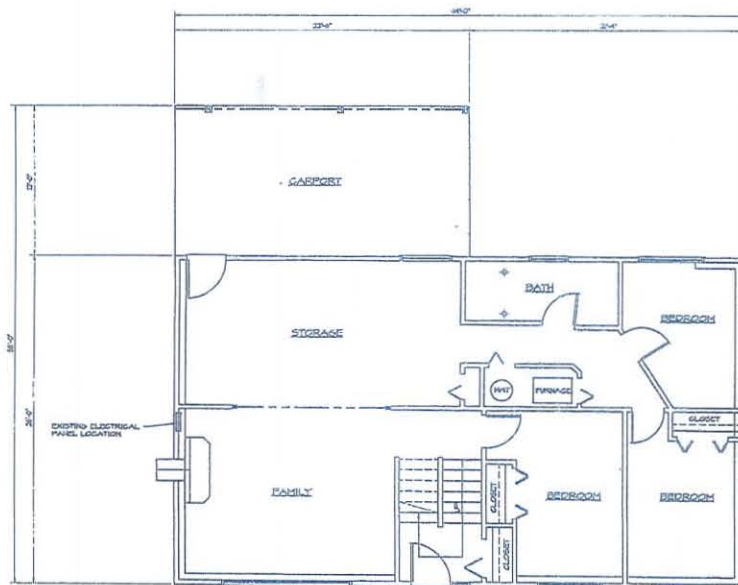
View east of subject property from 21 Street NE.


Site Plan

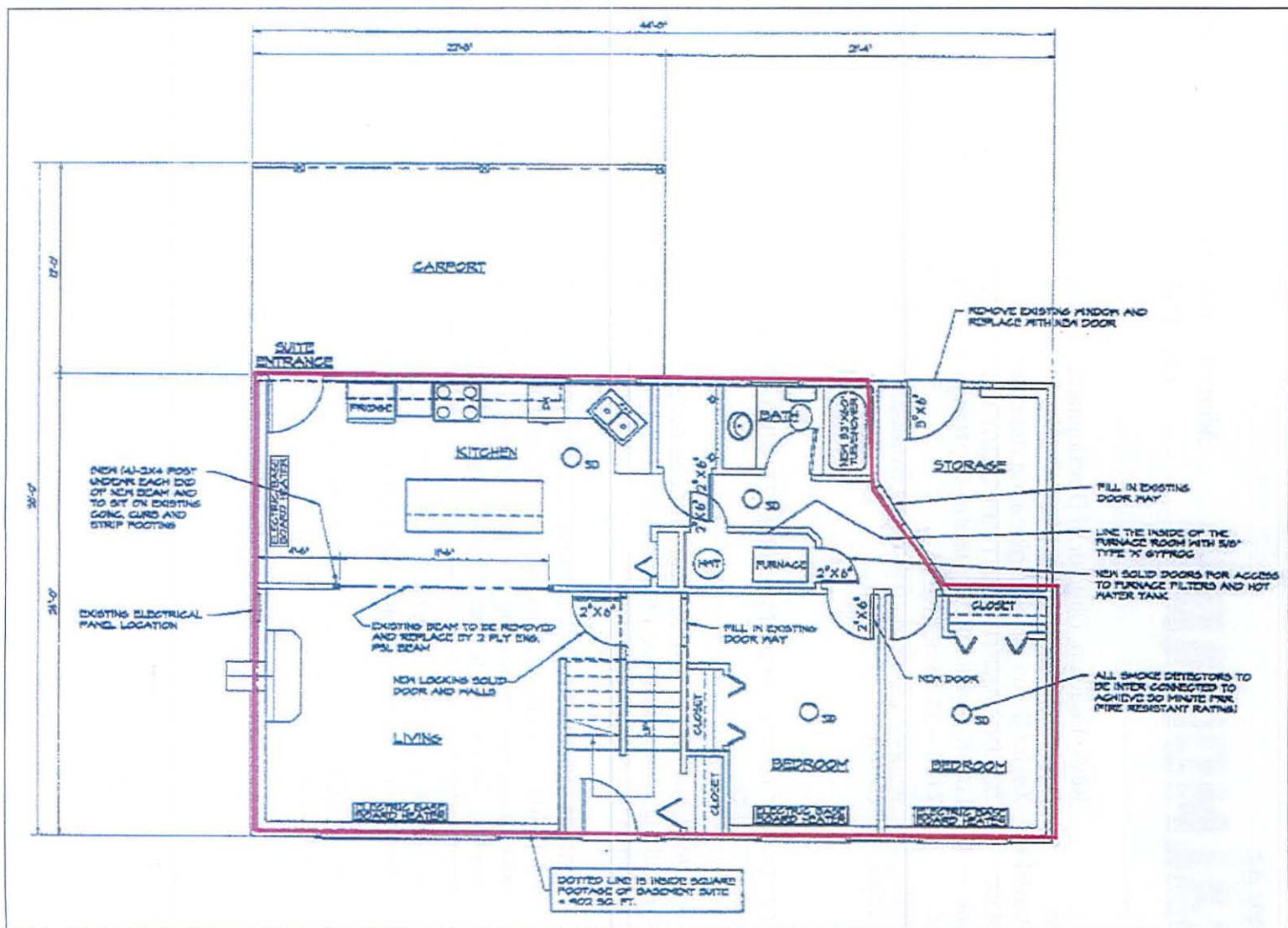
2150 21st NE
Salmon Arm, BC



1/10th scale



 PEDERSON DRAFTING & DESIGN LTD.			CLIENT: MIKE SIMPSON 200 - 257 STREET, N.E. SALMON ARK B.C.	
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REVISION NO. [] DATE [] DESCRIPTION []			REVISION NO. []	
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2560 - 251 AVE. N.E. VANCOUVER, B.C. V6P 6K4 TEL: 604-463-4444 FAX: 604-463-4445 WWW.PEDERSONDRAFTING.COM			PROJECT NO. [] DRAWING NO. [] SHEET NO. []	



CITY OF SALMON ARM


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

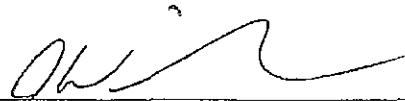
To: Kevin Pearson, Director of Development Services
 Date: December 18, 2018
 Prepared by: Xavier Semmelink, Engineering Assistant
 Subject: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1138**
 Legal: Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204
 Civic: **2150 – 21 Street NE**
 Owner: Simpson, M. & M., 5135 – 45 Avenue, Delta, BC V4K 1K5
 Applicant: Owner

Further to your referral dated November 27, 2018, the Engineering Department has reviewed the site.

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:

- Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 21 Street NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. To request an estimate to upgrade the water service please contact the Engineering Department, otherwise an estimate will be provided at the time of the building permit. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
- The subject property is a corner lot and an additional access is allowed. Sufficient onsite parking shall be provided.


 Xavier Semmelink
 Engineering Assistant


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

page 1 of 2

To: Salmon Arm City Council Feb 15, 2019
to be read in Council Chambers at the public
hearing Feb 25, 2019, 7:00 PM, in regard to the
Proposed Amendment to Zoning Bylaw 2303, concerning
rezoning the residence at 2150 - 21 St NE from
R-1 to R-8, Reference ZON-1138/Bylaw # 4307

From: J. Douglas Noakes
2111 - 21 St NE Salmon Arm

Councillors and Attending Public:

Apologies for not being able to attend in person,
thank you for listening to the reading of my letter.

I live directly across the street from the front
of the property for which rezoning is being requested,
noted above. I am strongly opposed to the rezoning
for the following reasons.

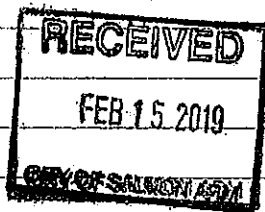
1. Our neighbourhood, the Bastion Subdivision, is all
zoned R-1, single family. I bought my property there
about a year ago on the basis that it was and
would remain R-1. I have found it to be a
wonderful community, quiet and apparently safe
with neighbours who truly care and look out for
each other. I do not want the character of my
community to be altered by the proposed rezoning
and would feel disappointed and deceived if it
was approved.
2. I do not want the extra activity, traffic and
noise that accompanies higher density. This is
especially problematic because the property under
discussion is a very exposed corner lot and the
present renters already provide daycare service.

Extra parking on the street is a problem because the street is narrow and forms a sloped corner around the house so parked cars make access difficult for other traffic.

- 3 A rental house adds the possibility of many negative issues for its neighbours as we have already experienced. Adding a suite compounds these issues, especially if the rental owner does not live nearby, as is the case being considered. Maintaining R-1 zoning will help reduce the potential negatives if a house is rented out.

In conclusion, in my opinion and with reasonable expectations as an owner of an adjacent R-1 property, our neighbourhood's character should be preserved by maintaining R-1 zoning without exception.

signed J. Noakes



McBry

Feb 15, 2019

To: City of Salmon Arm

RE: Zoning amendment ZON-1138/ Bylaw No.4307 to encompass 2150 21 Street NE

To whom this may concern, please accept this letter as confirmation of our household's opposition to the proposed amendment. While we acknowledge existing un-enforced illegal suite activity in the area just brought forward, our concern is offset by the sheer fact that those home owners maintained actual residence there and contributed to the neighbourhood, taking full ownership of property upkeep. As long-term home owners in the area we would reinforce the following points already brought forward to the board for consideration.

- *House is currently owned by an absentee owner (Lower Mainland) who intends to use the property exclusively as a rental property.*
 - *Owner has no history or interest in the character of the neighbourhood*
 - *Current tenants also have no interest in the character of the neighbourhood*
- *Current owner attempted to renovate the basement into a suite without approvals or permits and was shut down. Renovation contractors were not local and their qualifications unknown.*
- *Almost all of the existing homeowners in the subdivision are long-term owners who purchased with the understanding (and desire) that this was a single-family residential subdivision (because the zoning specifically requires it).*
- *Because of the long-term ownership within the subdivision, a great deal of comradery and character has developed. The subdivision has been safe for our children and ourselves.*
- *The introduction of un-caring rental tenants has manifested itself in many ways:*
 - *Tenants do not maintain the property – because it's a highly-visible corner lot, that has the potential to de-value all properties in the subdivision.*
 - *Despite the one-bag garbage bag limit, every collection day sees between 3 and 6 bags on the curb (which the contracted service dutifully picks up)*
 - *Although conventional window coverings are relatively inexpensive, the tenants have chosen to use towels, blankets and anything else to keep the light and temperature out.*
 - *Tenants have introduced 2 dogs and 2 cats. Dogs are chained to the front porch to relieve themselves and while outside, bark at anything that moves – especially if passers-by have a dog on leash. Cats have been left to fend for themselves outside for the most part – neighbours who feed birds and keep nice gardens pay the price.*
 - *Tenants are storing an RV on the property, likely for additional income.*
 - *Tenants offer a daycare service, likely for additional income.*
 - *Vehicle activity after 10pm is frequent.*
- *Neighbours canvassed have indicated that they wish that the property wasn't a rental unit. This should clearly indicate that there is no appetite for even more rental capacity at the same location.*
- *There are currently 36 lots in this subdivision. All are zoned R-1. At least 5 already have illegal suites. That is sufficient rental capacity – please don't create more.*

Sincerely



Mark Koprowsky

2240 21 ST NE

City of Salmon Arm

500-2nd Avenue

February 20, 2019

SALMON ARM, BC V1E4N2

Attn: Administration Dept.

(Delivered by Hand)

Re: Proposed Amendment to Zoning Bylaw 2303

City Reference ZON-1138/ Bylaw 4307

We wish to be recorded as being **opposed** to the proposed amendment.

We have been owners and sole residents of our home (located directly across from the subject property) for 32 years and have enjoyed the value, character and safety of this subdivision. We feel that this proposal and its circumstances will compromise those values.

We offer the following for your consideration;

- The current owners of the subject property do not live in Salmon Arm and have no interest, knowledge or concern for the neighbourhood's history or attributes - or regard for municipal regulation.
This is most certainly evidenced by the owners' attempts to proceed earlier with renovations and construction of a secondary suite without permits or requisite municipal land use authority.
- The current tenants also have no interest, knowledge or concern about the neighbourhood. The lack of maintenance and appearance of the house along with their activity and lifestyle speak for themselves. As one example (there are many), anywhere between 3 and 6 bags of garbage appear on the curb on collection day and are dutifully collected*.

- Because the subject property is located on a very visible corner lot, the lack of care and maintenance are immediately apparent and reflect poorly in a neighbourhood where caring homeowners have expended a great deal to improve their homes and yards. The situation has the potential to de-value all properties in the neighbourhood.
- The activity at this location prompted several homeowners to examine whether or not there were other secondary suites in the neighbourhood – there are no less than 5. Based on existing zoning, they are all non-conforming. This matter was identified to the City and the verbal response was “..there’s nothing we can do about it”*
- Perhaps most importantly, we, along with most other home owners in this subdivision, intentionally purchased on the basis of current zoning – R1, Single Family Residential. We pay fees and taxes accordingly.

There are additional factors to consider.

- This is a “looped-road” subdivision – one way in/out. Increased tenancy will increase traffic and noise and will erode the safety that is not available with “through-road” subdivisions.
- The same applies to parking. City services are already challenged by the grades and corners within the subdivision. Additional on-street parking (which is already occurring because of density) will make matters worse.
- *Asterisks identify areas where the City has been unwilling, or unable to enforce its own bylaws. This presents yet another level of concern with the proposal at hand.

In closing, we would suggest that with at least 5 existing secondary suites in the subdivision, there is very little appetite for more – especially considering absentee property ownership.

Thank you for your consideration of this matter.

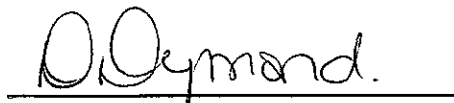
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Doug Dymond', written over a horizontal line.

Doug Dymond

2081 22nd Street NE

Salmon Arm BC V1E3E5

A handwritten signature in black ink, appearing to read 'Debbie Dymond', written over a horizontal line.

Debbie Dymond

February 18, 2019

RE: Proposed Amendment to Zoning Bylaw No. 2303 (2150 21st Street NE)

From: **Doug and Linda Wiebe**
2181 21st Street NE
Salmon Arm, BC

It has come to our attention the registered owners of the house located at civic address 2150 21st Street NE have made a Rezoning application – to change the zoning of this lot from R-1 Single family to R-8 Residential Suite Zone. The entire area is zoned R-1 and no other people have requested such a zoning change nor would I expect that to ever happen.

While we are relatively new to this community, one of the features that attracted about this specific street was the single family, low density aspect; we came from an area outside of Salmon Arm where higher density created important subsequent issues – parking chaos, noise, garbage and a lack of connectiveness with residents. Another huge issue arising from higher density neighbourhoods is the complete lack of accountability and literal ownership of property and the resultant social issues.

The above-identified owner of this house has applied for rezoning looking to put a suite in the home – what is not identified is that the home will not have an owner present on site (or even in the city) to provide any degree of accountability to the people of this neighbourhood. Since the first month of change of ownership, the property has not been maintained with regard to simple lawn maintenance, weed removal and general external house upkeep – in short, it has become an eyesore. Even when the owner has, on brief occasions visited, had concerns brought to his attention, they have not been dealt with – i.e. lawn, weeds, driveway concerns. This home is/has been an eyesore with the owner several hours away in the Lower Mainland and has proven to be unwilling/unlikely to provide any remediation.

We understand illegal suites exist all over Salmon Arm and likely on our street as well; we understand people rent houses. What is completely unacceptable to us is having a completely absentee landlord asking for more rental capacity in a home so both floors of a house have no one accountable to the people who live in the neighbourhood around them – there is little need for them to be good neighbours who strive to maintain the identity of the neighbourhood they live in.

In conclusion, we are requesting the application for re-zoning be rejected now and in the future.

Yours sincerely



Doug Wiebe
Linda Wiebe

THIS LETTER CONTAINS ALL of MY CONCERNS
about THIS PROPERTY & Neighbourhood

I-OPPOSE

Rezoning Notes

I ALSO SPEAK for
PROPERTY OWNERS

RUTH + GERRY
HAY

- House is currently owned by an absentee owner (Lower Mainland) who intends to use the property exclusively as a rental property.
 - Owner has no history or interest in the character of the neighbourhood
 - Current tenants also have no interest in the character of the neighbourhood
- Current owner attempted to renovate the basement into a suite without approvals or permits and was shut down. Renovation contractors were not local and their qualifications unknown.
- Almost all of the existing homeowners in the subdivision are long-term owners who purchased with the understanding (and desire) that this was a single family residential subdivision (because the zoning specifically requires it).
- Because of the long-term ownership within the subdivision, a great deal of comradery and character has developed. The subdivision has been safe for our children and ourselves.
- When this home became a rental unit, the results were immediate. So a group of homeowners canvassed the neighbourhood and discovered that there are no less than 5 existing illegal rental suites in the subdivision. This was reported to the City and the verbal response was "...well, there's not much we can do about it". There has still been no written response to the written complaint.*
- The introduction of un-caring rental tenants has manifested itself in many ways:
 - Tenants do not maintain the property – because it's a highly-visible corner lot, that has the potential to de-value all properties in the subdivision.
 - Despite the one-bag garbage bag limit, every collection day sees between 3 and 6 bags on the curb (which the contracted service dutifully picks up)*
 - Although conventional window coverings are relatively inexpensive, the tenants have chosen to use towels, blankets and anything else to keep the light and temperature out.
 - Tenants have introduced 2 dogs and 2 cats. Dogs are chained to the front porch to relieve themselves and while outside, bark at anything that moves – especially if passers-by have a dog on leash. Cats have been left to fend for themselves outside for the most part – neighbours who feed birds and keep nice gardens pay the price.
 - Tenants are storing an RV on the property, likely for additional income.
 - Tenants offer a daycare service, likely for additional income.
 - Vehicle activity after 10pm is frequent.
- Neighbours canvassed have indicated that they wish that the property wasn't a rental unit. This should clearly indicate that there is no appetite for even more rental capacity at the same location.
- There are currently 36 lots in this subdivision. All are zoned R-1. At least 5 already have illegal suites. That is sufficient rental capacity – please don't create more.

*denotes failure by the City to enforce its own bylaws.

BRIAN BUCHANAN
2270 21 ST NE
SALMON ARM BC
V1E 3E8

Feb 19/19
250 517 0742

Brian Buchanan

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

269

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, on **Monday, February 25, 2019 at 7:00 p.m.**

3) Proposed Amendment to Zoning Bylaw No 2303:

Proposed Rezoning of Lot 12, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19260 from R-7 Large Lot Single Family Residential Zone to R-8 Residential Suite Zone & R-1 Single Family Residential Zone

Civic Address: 1461 - 17 Street SE

Location: Northwest of the 20 Street & 20 Avenue SE Intersection

Present Use: Single family dwelling

Proposed Use: Single family dwelling with a suite on proposed northern lot and single family dwelling on proposed southern lot.

Owner / Applicant: Green, S.

Reference: ZON-1139/ Bylaw No. 4308



The files for the proposed bylaws are available for inspection between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays from February 12 to February 25 2019, both inclusive, in the office of the Director of Corporate Services at the City of Salmon Arm, 500 - 2 Avenue NE.

Those who deem their interest affected by the proposed bylaw are urged to review the file available in the Development Services Department (or telephone 250-803-4021) to obtain the facts of the proposal prior to the Public Hearing.

Erin Jackson, Director of Corporate Services

21.3/22.3

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 25, 2019

Subject: Zoning Bylaw Amendment Application No. 1139

Legal: Lot 12, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19260
Civic: 1461 17 Street SE
Owner/Applicant: Green, S.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 12, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19260 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone) and R-1 (Single-Family Residential Zone) as shown in Schedule A.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is approximately 1,370 square metres (0.33 acres) in area and is located at 1461 17 Street SE (Appendix 1 and 2). The proposal is to rezone the northern portion of the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a new single family dwelling containing a *secondary suite*, and to rezone the southern portion of the parcel containing the existing single family dwelling from R-7 to R-1 (Single-Family Residential Zone), as shown in Schedule A.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The parcel is located west of Hillcrest School, a residential area largely comprised of R-1, R-7 and R-8 zoned parcels containing single family dwellings. There are currently over 40 R-8 zoned parcels within the vicinity of the subject parcel.

The subject parcel contains a single family dwelling and mature vegetation, and is approximately 1,370 m² in area. Site photos are attached as Appendix 5. The proposed parcels shown in Schedule A (Appendix 6) meet both the conditions of minimum parcel area and minimum parcel width as specified by the proposed zones. A subdivision application has been submitted (Sub-18.07).

The purpose of this amendment would facilitate the creation of a new parcel and allow the future development and use of a new *single-family dwelling* containing a *secondary suite* (the proposed R-8 parcel does not have sufficient area to permit a *detached suite*), while no changes are anticipated at this time to the existing house on the portion of the property to be rezoned to R-1. Development would require a building permit and be subject to meeting Zoning Bylaw and BC Building Code requirements.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

The Zoning Bylaw also requires a *secondary suite* to have one designated offstreet parking stall in addition to the two stalls required for the single family dwelling. The subject parcel has more than sufficient space to accommodate the offstreet parking requirement.

COMMENTS

Engineering Department

No Concerns.

Building Department

No Concerns subject to BC Building Code requirements.

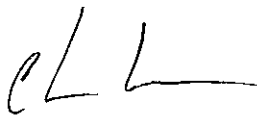
Fire Department

No concerns.

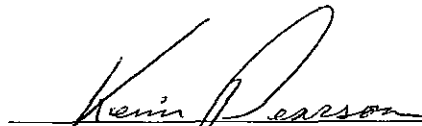
Planning Department

The proposed R-1 and R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The area and dimensions of the proposed lots are suitable for the proposed use and development: minimum setbacks, parcel coverage, building separation, parking and access should be easily achievable.

Any development of a single-family dwelling with a *secondary suite* would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer


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



0 45 90 180 270 360 Meters



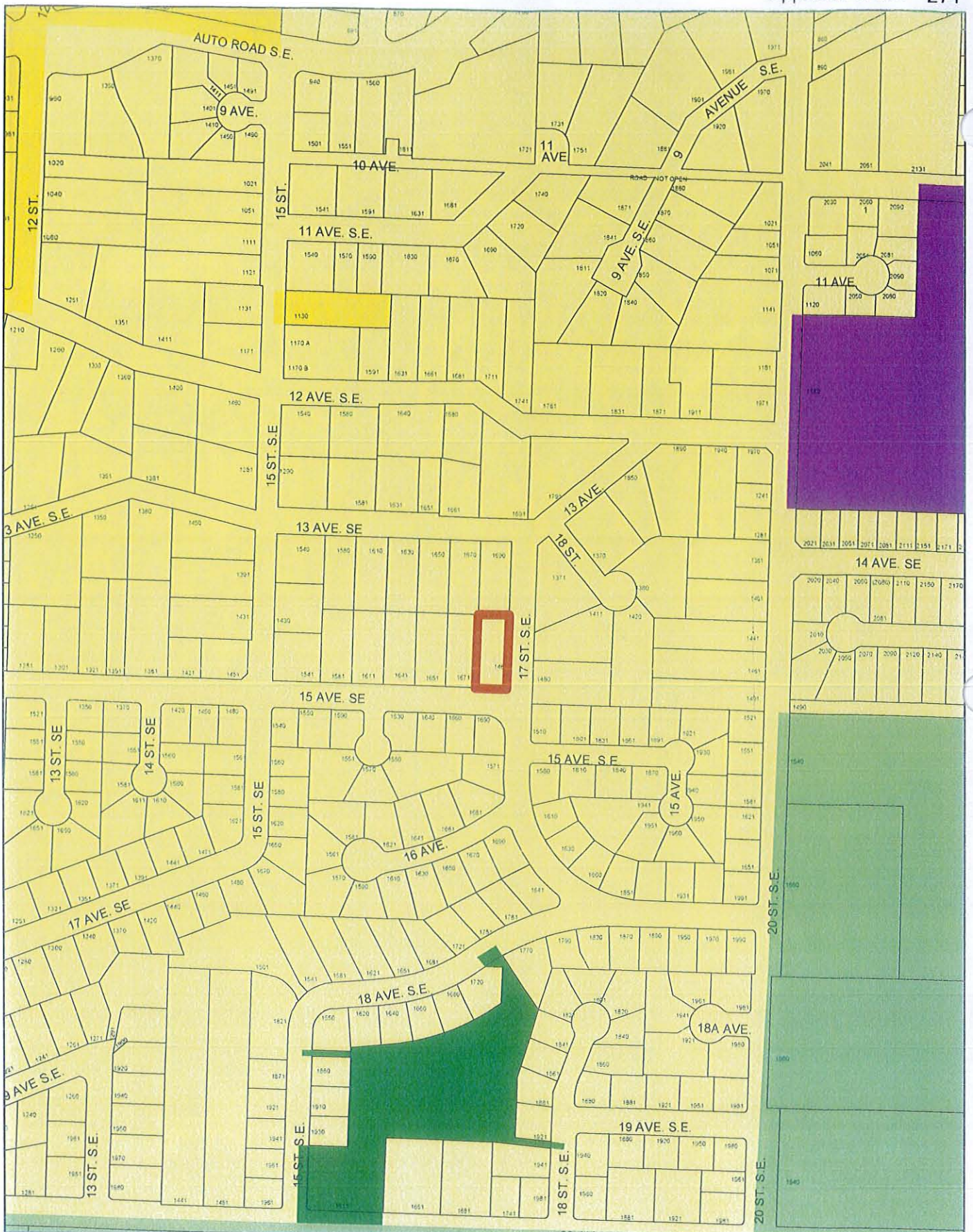
Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



0 1530 60 90 120
Meters



Subject Parcel



Acreage Reserve



Park



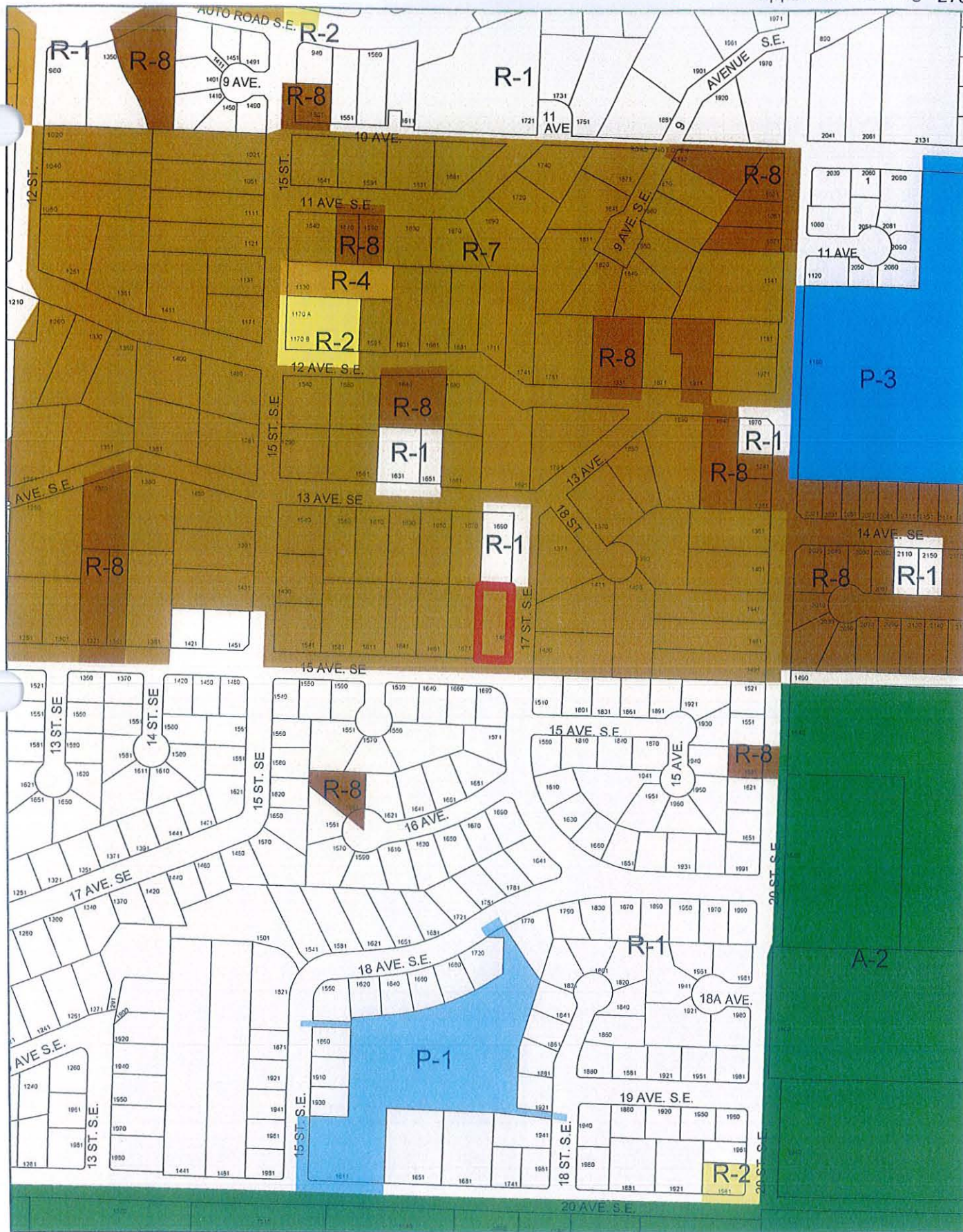
Low Density Residential



Medium Density Residential



Institutional



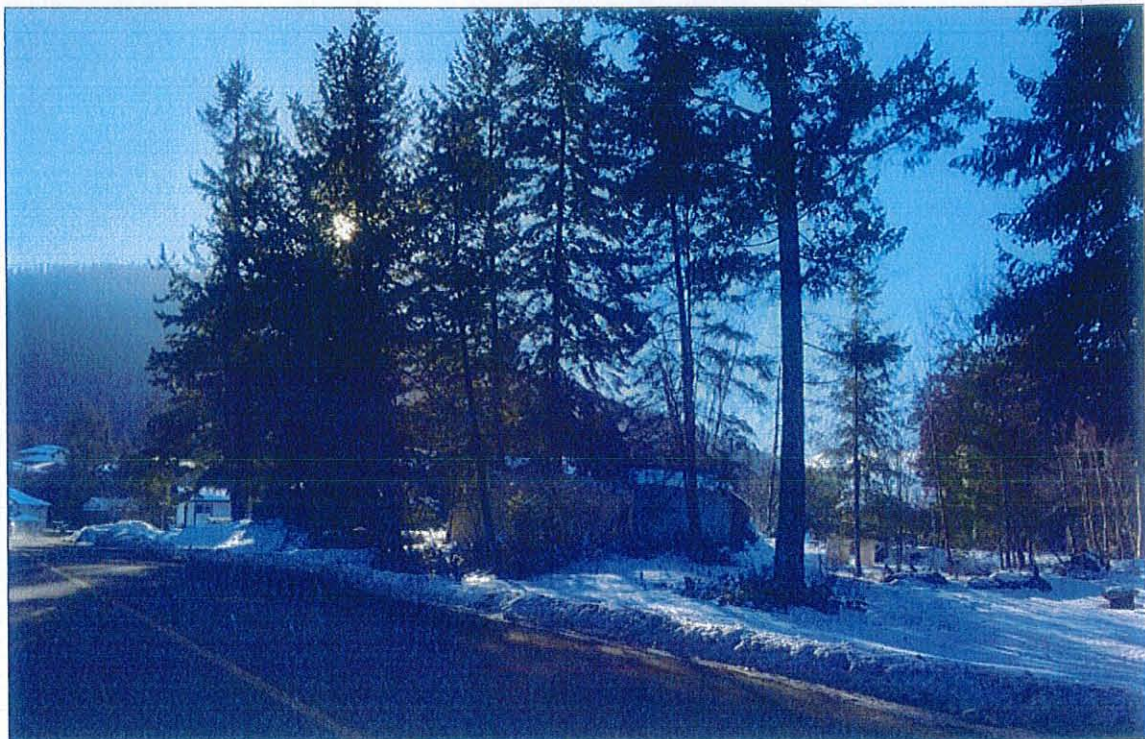
0 45 90 180 270 360 Meters



Subject Parcel



View north-west of subject property from 17 Street SE.



View south-west of subject property from 17 Street SE.

Subdivision Plan of Lot 12, Sec 12, Tp 20, R 10, W6M, KDYD, Plan 19260

BCGS 82L.064

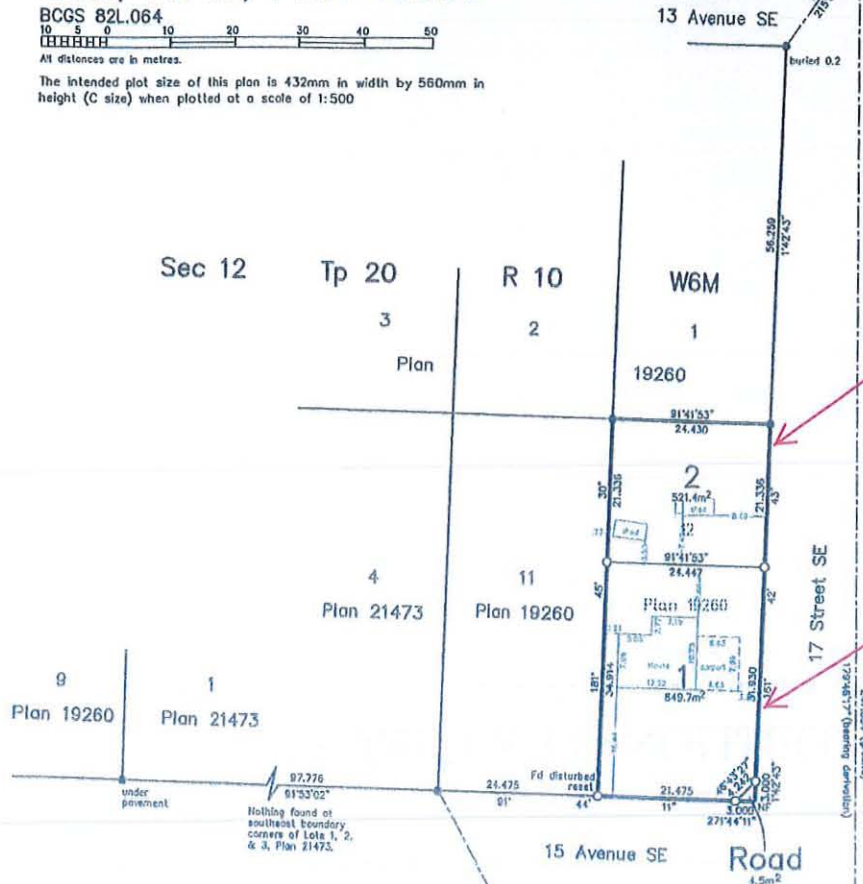
10 5 0 10 20 30 40 50

All distances are in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:500

GNSS 5000
NAD83(CRS) 2002.0
UTM Zone 11
N=5617891.517
E=340023.370
Point Combined
Factor=0.9998347
Estimated horizontal
positional accuracy=0.04m

PLAN EPP84479



Proposed R-7 to R-8

Proposed R-7 to R-1

LEGEND

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

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998343. The average combined factor has been determined based on an ellipsoidal elevation of 510.7 metres.

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

- Standard Iron Post Found (OIP)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Placed
- NF Denotes Nothing Found
- Fd Denotes Found

A covenant in the name of the City of Salmon Arm pursuant to Section 219 of the Land Title Act to a condition of approval for this subdivision.

This plan lies within the jurisdiction of the Approving Officer for the City of Salmon Arm.

This plan lies within the Columbia Shuswap Regional District.

The field survey represented by this plan was completed on the 25th day of June, 2018
Brad G. Cooper, BCLS (886)

GNSS 5001
NAD83(CRS) 2002.0
UTM Zone 11
N=5617874.906
E=340023.355
Point Combined
Factor=0.9998339
Estimated horizontal
positional accuracy=0.04m

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 277-18 Fb.R130 p.59
277-18.rdw

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Item 22.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4306 be read a third time.

[ZON-1136; Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4306

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, on at the hour of 7:00 p.m. was published in the and issues of the Salmon Arm Observer;

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

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

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

Rezone Parcel A (DD20184F) of the North ½ of the Northeast ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 Single Family Residential Zone to CD-19 Comprehensive Development Zone attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4306

5. CITATION

This bylaw may be cited as “City of Salmon Arm Zoning Amendment Bylaw No. 4306”

READ A FIRST TIME THIS 11th DAY OF February 2019

READ A SECOND TIME THIS 11th DAY OF February 2019

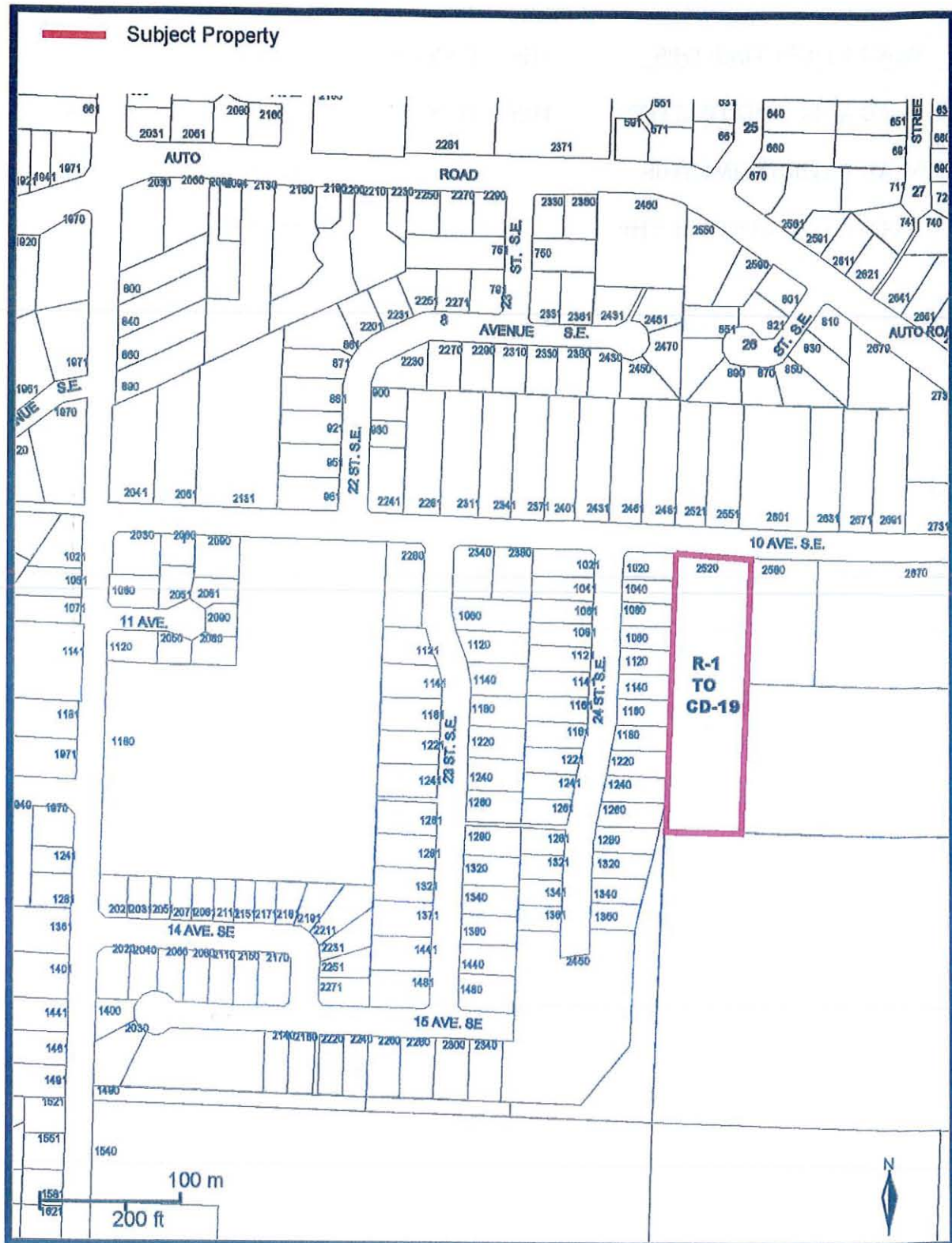
READ A THIRD TIME THIS DAY OF 2019

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 22.2

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4307 be read a third time.

[ZON-1138; Simpson, M.; 2150 21 Street NE; R-1 to R-8]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

BYLAW NO. 4307

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, on at the hour of 7:00 p.m. was published in the and issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204 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.

City of Salmon Arm
Zoning Amendment Bylaw No. 4307

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4307"**

READ A FIRST TIME THIS 11th DAY OF February 2019

READ A SECOND TIME THIS 11th DAY OF February 2019

READ A THIRD TIME THIS DAY OF 2019

ADOPTED BY COUNCIL THIS _____ DAY OF _____ 2019

MAYOR

CORPORATE OFFICER

SCHEDULE "A"



Item 22.3

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4308 be read a third and final time.

[ZON-1139; Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1]

Vote Record

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

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

CITY OF SALMON ARM

BYLAW NO. 4308

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, on at the hour of 7:00 p.m. was published in the and issues of the Salmon Arm Observer;

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

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

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

Rezone Lot 12, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19260 from R-7 Large Lot Single Family Residential Zone to R-8 Residential Suite Zone & R-1 Single Family Residential Zone attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

City of Salmon Arm
Zoning Amendment Bylaw No. 4308

5. CITATION

This bylaw may be cited as **"City of Salmon Arm Zoning Amendment Bylaw No. 4308"**

READ A FIRST TIME THIS 11th DAY OF February 2019

READ A SECOND TIME THIS 11th DAY OF February 2019

READ A THIRD TIME THIS DAY OF 2019

ADOPTED BY COUNCIL THIS DAY OF 2019

MAYOR

CORPORATE OFFICER

Subject Property

1051 1051 1001 1781 1850 1241 1281 2021 20

1030 1050 1070 1090 1041 1051 1071 1481

R-7 to R-8
R-7 to R-1

17 ST. S.E.

15 AVE. S.E.

13 AVE. 18 ST. 1370 1371 1380 1411 1420 1400 1441 1481 1491 1400 1510 1901 1831 1861 1961 1021 1821 1551 1540 1571 1651 1641 1681 1690 1670 1841 1781 1751 1721 1051 1681 1690 1770 1780 1830 1870 1890 1050 1870 1090 1801 1061

15 AVE. S.E. 15 AVE. 1510 1801 1831 1861 1961 1021 1821 1551 1540 1571 1651 1641 1681 1690 1670 1841 1781 1751 1721 1051 1681 1690 1770 1780 1830 1870 1890 1050 1870 1090 1801 1061

20 ST. S.E.

50 m 200 ft

N

Item 23.1

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit Application No. VP-495 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 - 11; and Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062, which will vary Mobile Home Park No. 1435 as follows:

1. Section 4.06 Site Coverage - increase the maximum site coverage from 35% to 45%.

[Muto Holdings Ltd.; 1, 10, 15, 17, 18, 23 and 30 - 481 Highway 97B NE; Site Coverage Variance]

Vote Record

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

Opposed:

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

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: February 13, 2019

SUBJECT: Development Variance Permit Application No. VP-495
 Legal: Lot 1, Sec. 18, Twp. 20, R. 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 – 11; and, Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062
 Civic Address: #1, #10, #15, #17, #18, #23, #30 – 481 Highway 97B NE
 Owner / Applicant: Muto Holdings Ltd.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-495 be authorized for issuance for Lot 1, Sec. 18, Twp. 20, R. 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 – 11; and, Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062, which will vary Mobile Home Park Bylaw No. 1435 as follows:

1. Section 4.06 Site Coverage – increase the maximum site coverage from 35% to 45%.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject properties are located in the Carriage Lane bare-land strata development (Appendix 1). The applicant is requesting to increase the maximum parcel coverage from 35% to 45% to accommodate the construction of future modular homes with attached garages on the subject properties.

BACKGROUND

Carriage Lane is a phased bare-land strata development consisting of 30 bare-land strata lots. The first phase of strata lots were created in 2014. The property is designated Low Density Residential in the City's Official Community Plan (OCP) and in the Agriculture Land Reserve (ALR). Apart from the property to the North designated as Park (R.J. Haney Heritage Park & Museum), the development is surrounded by properties designated Acreage Reserve and in the ALR. The property is zoned R-6 (Mobile Home Park) in the City's Zoning Bylaw and the following are adjacent land uses:

North: R.J. Haney Heritage Park & Museum (P-1)
 South: Rural residential (A-2) and campground to the southeast (C-5)
 East: Common area / mobile home park residential and campground (C-5)
 West: Mobile home park residential (R-6) and rural residential (A-2)

STAFF COMMENTSFire Department

No response to date.

Building Department

No concerns.

Engineering Department

No response to date.

Planning Department

Since 2016 there have been three approved variances for strata lots 9, 19 and 21 to increase the maximum parcel coverage (Appendix 2). This application includes all the remaining vacant parcels which will eliminate future parcel coverage variances (Appendix 3). There have been several parcel coverage variances for Carriage Lane due to the fact that our Mobile Home Park Bylaw was adopted in 1982 and the form of mobile home parks today look a lot different to what they used to.

The R-6 Zone does not specify regulations for maximum parcel coverage or minimum setbacks. These two items are addressed in the Mobile Home Park Bylaw which dates back to when mobile home parks typically only contained single wide mobile homes. Carriage Lane is a new mobile home park and consists of double wide modular homes which closely resemble single family dwellings, most with attached garages (Appendix 4). Crystal Springs is comprised of similar looking modular homes, and at the time it was developed in 2002, parcel coverage variances were approved.


The R-1 Single Family Residential Zone allows for 45% parcel coverage with a minimum lot size of 450 m². The strata lots included in this application range in size from 458 m² to 849 m² so all the strata lots are more than the minimum parcel size of an R-1 zoned parcel. Thus, increasing the maximum parcel coverage from 35% to 45% is within the comparable provisions of the R-1 Zone.

CONCLUSION

The requested variance to increase the parcel coverage from 35% to 45% for these strata lots is not anticipated to have any significant impacts on the surrounding properties and is consistent with previous approvals.



Denise Ackerman
Development Services Assistant


Kevin Pearson, MCIP, RPP
Director of Development Services



- EPS2062



----- Original message -----

From: Rosemarie Muto

Date: 2019-01-07 12:13 PM (GMT-08:00)

To: Kevin Pearson

Subject: RE: Carraige Lane

Hello Kevin,

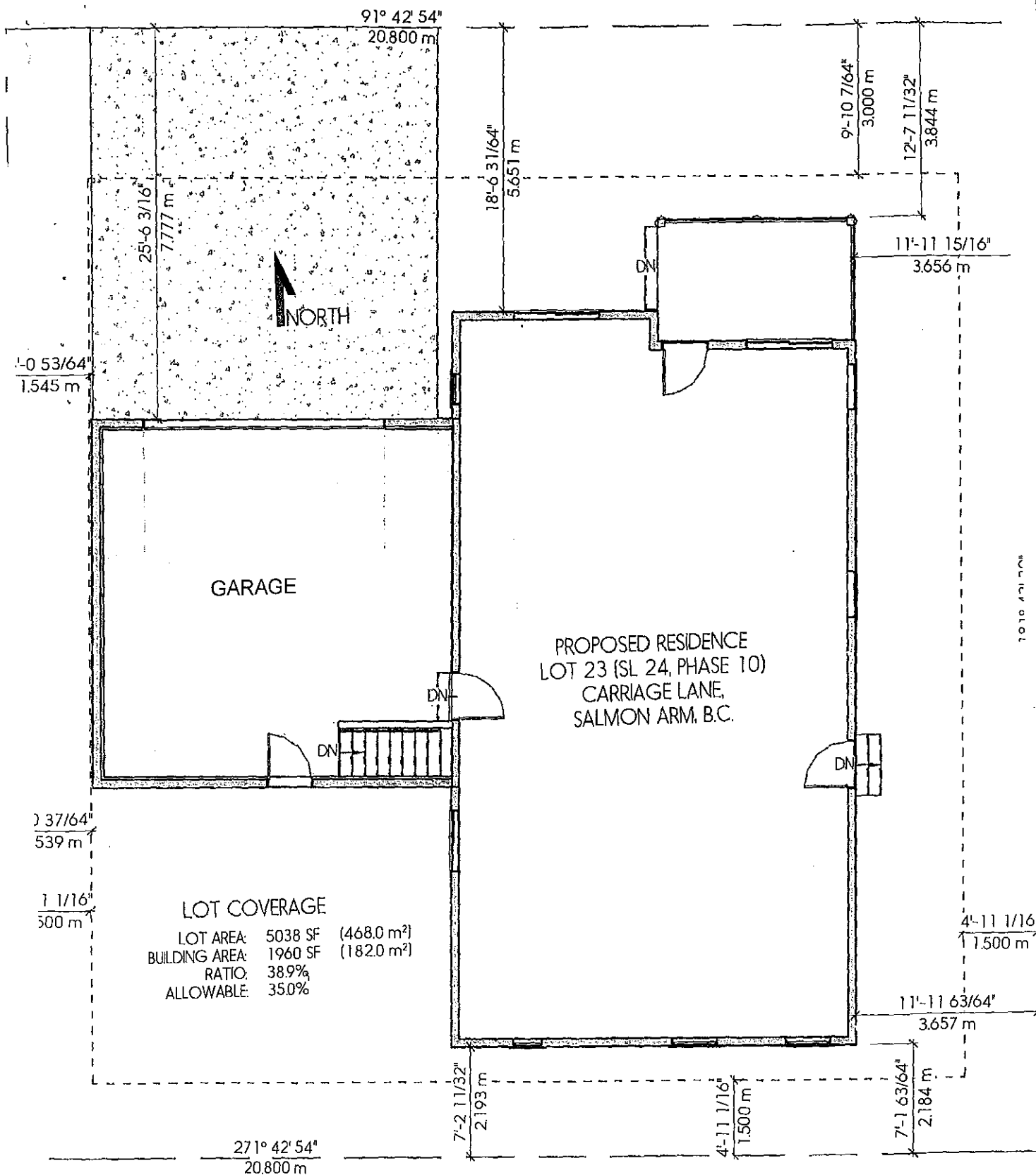
It seems we only will have lot 15,17 and 18 left after this and they are very big lots. However, it seems to be a wise approach and if it just requires an amendment to the application you are currently working with we would prefer just to have a blanket variance for the rest to the 45% coverage. Please just let me know what is required of us and I can attend to it this week.

Thankyou Kevin,

Rosemarie Muto, B.A., LL.B

APPENDIX 4

COMMON ACCESS



1 SITE PLAN

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Item 23.2

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor

Seconded: Councillor

THAT: Development Variance Permit Application No. VP-488 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property;
2. Waive the requirement to provide a fire hydrant on Auto Road SE; and
3. Waive the requirement to upgrade the north half of Auto Road SE to the Urban Interim Arterial Standard along the entire frontage of the subject property

AND THAT: Issuance of Development Variance Permit No. VP-488 be withheld subject to the registration of a Section 219 Land Title Act Covenant restricting any further subdivision or development on proposed Lot 1 until the lot is fully serviced to City standards.

[Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance]

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: February 7, 2019

SUBJECT: Variance Permit Application No. VP-488 (Servicing)
 Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170
 Civic Address: 1631 – Auto Road SE
 Owner/Applicant: A & Y Kawalle

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-488 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property;
2. Waive the requirement to provide a fire hydrant on Auto Road SE; and
3. Waive the requirement to upgrade the north half of Auto Road SE to the Urban Interim Arterial Standard along the entire frontage of the subject property.

Subject to: Issuance of Development Variance Permit No. VP-488 be withheld subject to the registration of a Section 219 Land Title Act Covenant restricting any further subdivision or development on proposed Lot 1 until the lot is fully serviced to City standards.

STAFF RECOMMENDATION

THAT The motion for consideration be adopted.

PROPOSAL

The subject property is located at 1631 - Auto Road SE (Appendix 1 and 2) and is under subdivision application (SUB-18.25) to create one new lot and a remainder. The applicant is requesting that Council vary the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4163 by waiving the requirements outlined in the Motion for Consideration. The proposed sketch plan of the subdivision (Appendix 3) and a letter of rational have been provided (Appendix 4).

BACKGROUND

The property is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw. The property is approximately 0.47 ha in size and has dual frontage on both Auto Road SE and 16 Street SE. There is an existing single family dwelling on the property, with the house to be retained on the Remainder Lot.

In June of 2000 a Memorandum of Agreement was signed between the City and the existing property owners for a Road Exchange, Easement, and Related Construction to accommodate re-alignment of Auto Road; a large capital project that spanned many years. In 2005, a two-lot subdivision involving the subject property was completed on the corner of 16 Street SE and Auto Road SE.

No sidewalk along the 16 Street SE frontage was required as part of that subdivision. The requirements to construct sidewalks were less clear under previous Subdivision and Development Servicing Bylaws and there was more discretion used by staff in making those decisions on the sidewalk requirements. The City ended up constructing a sidewalk along the north side of Auto Road along the new frontage of the subject property as part of the re-alignment project.

Although the City undertook the construction of Auto Road's re-alignment more than a decade ago, those upgrades were not completed to the full Urban Arterial Standard. The Engineering Department's Memorandum attached as APPENDIX 5 highlights some of the existing deficiencies along that frontage.

CONCLUDING COMMENTS

The applicant is requesting three variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate a subdivision to create one new parcel. The property is dual fronting on Auto Road SE and 6 Street SE. The parcel area of 0.47 ha does not qualify the subject property for the Infill Exemption of the Subdivision and Development Servicing Bylaw.

16 Street SE – Sidewalk

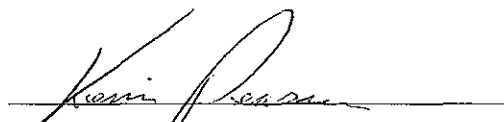
16 Street SE is currently constructed to an Interim Urban Paved Standard and is a dead end, cul-de-sac road approximately 215 m long. No sidewalks exist on either side of the road; however there is a pedestrian route along the north side linking it by a staircase to 17 Street SE. In general, this section of 16 Street NE is a low volume vehicle and pedestrian traffic road.

Auto Road SE – Frontage Improvements and Fire Hydrant

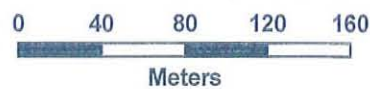
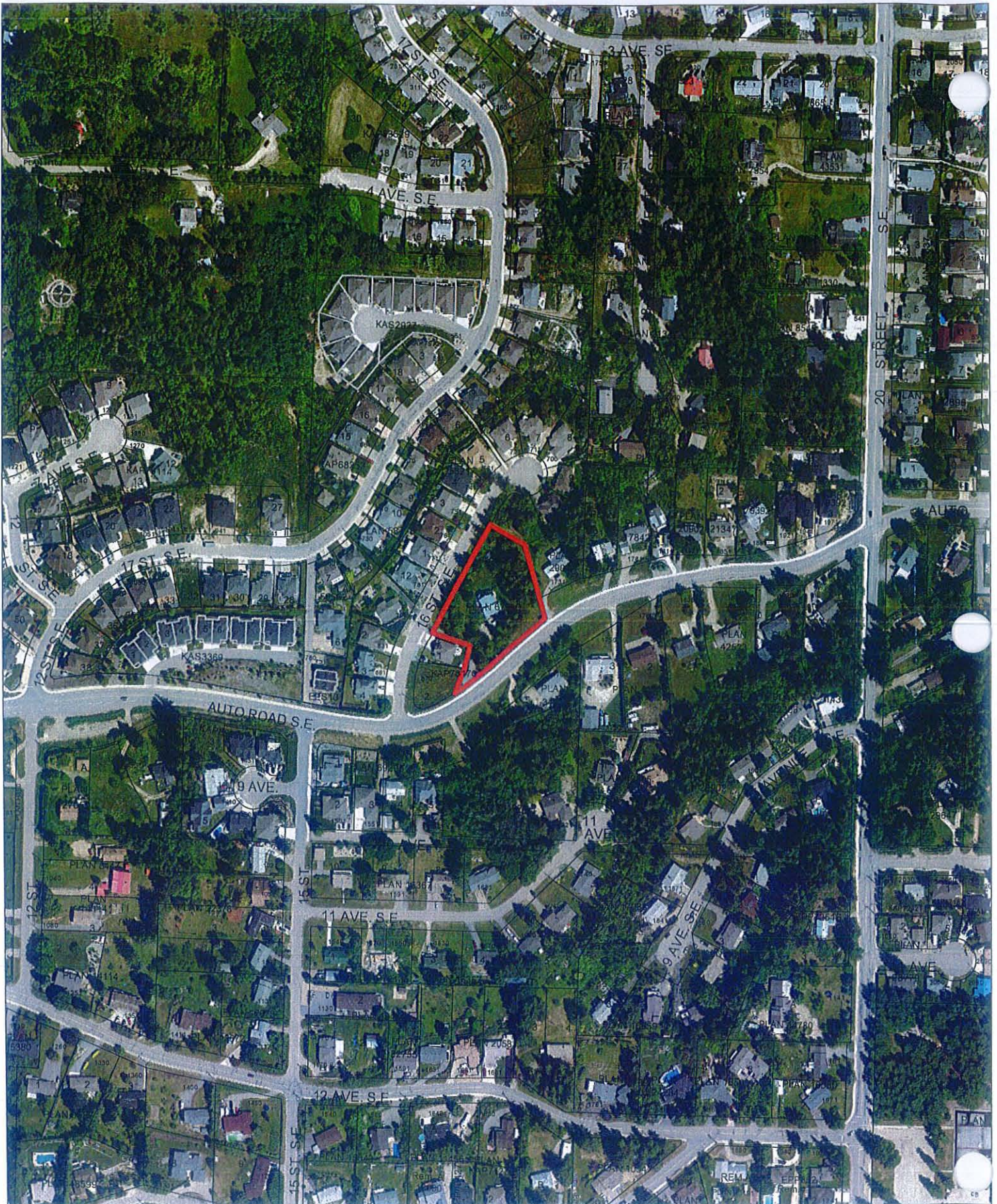
Auto Road SE is currently constructed to an Interim Paved Standard and requires upgrading to the Urban Interim Arterial Standard. Staff notes that while the upgrading of Auto Road SE (including fire hydrant) is necessary in the future, it is premature at this time and not needed at this location.

Generally with this type of application staff would request cost estimates provided by a third party engineer to aid in determination. Due to the factors specific to this particular application, staff did not require cost estimates to be submitted to bring forward the application.

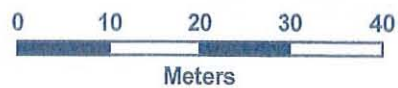
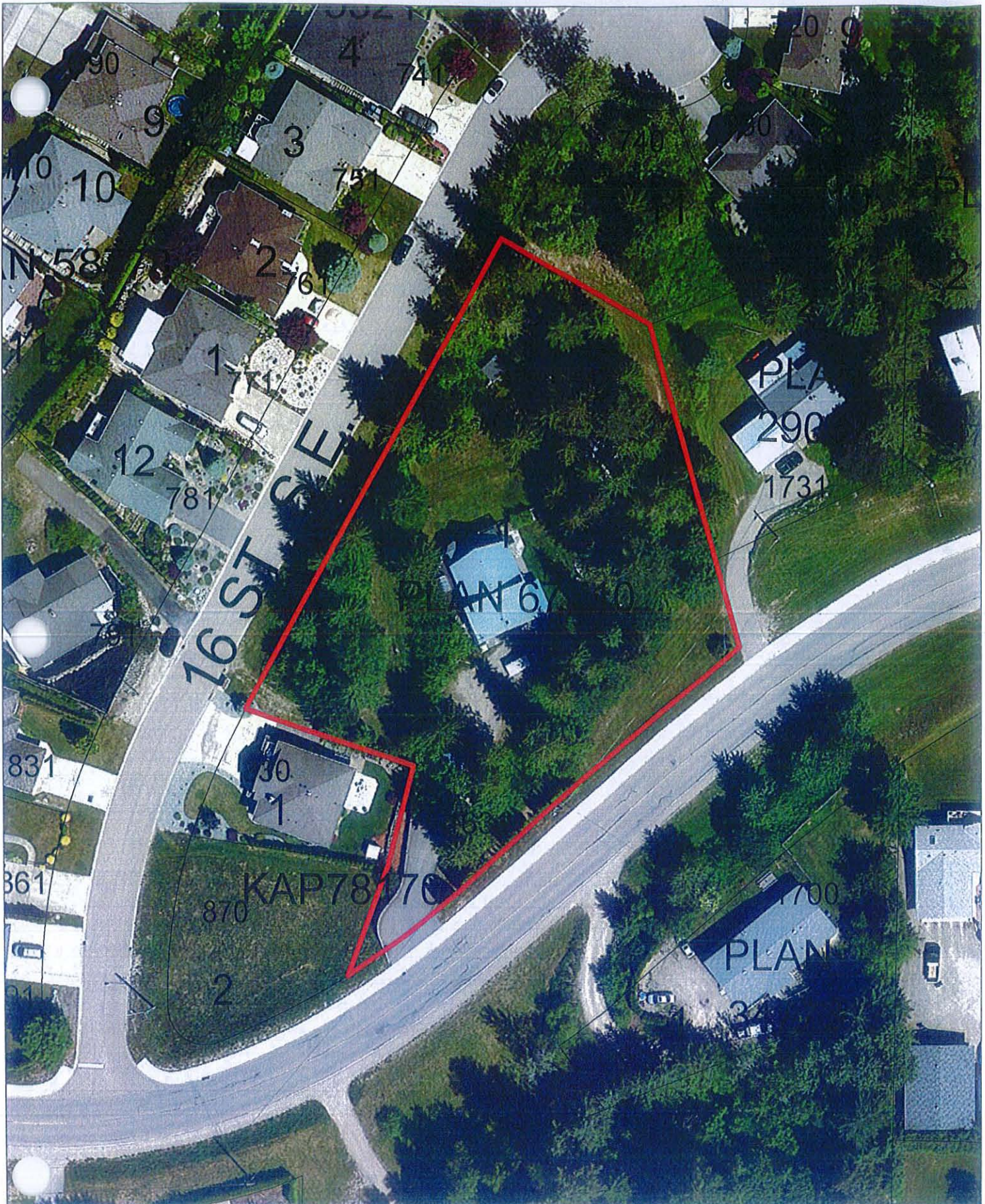
The owners agree to register a Section 219 Land Title Act covenant, which would prohibit further subdivision and development until the Remainder is fully serviced to the "Urban Standard". Staff considers this to be reasonable and consistent with other variance approvals by Council.



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



 Subject Parcel



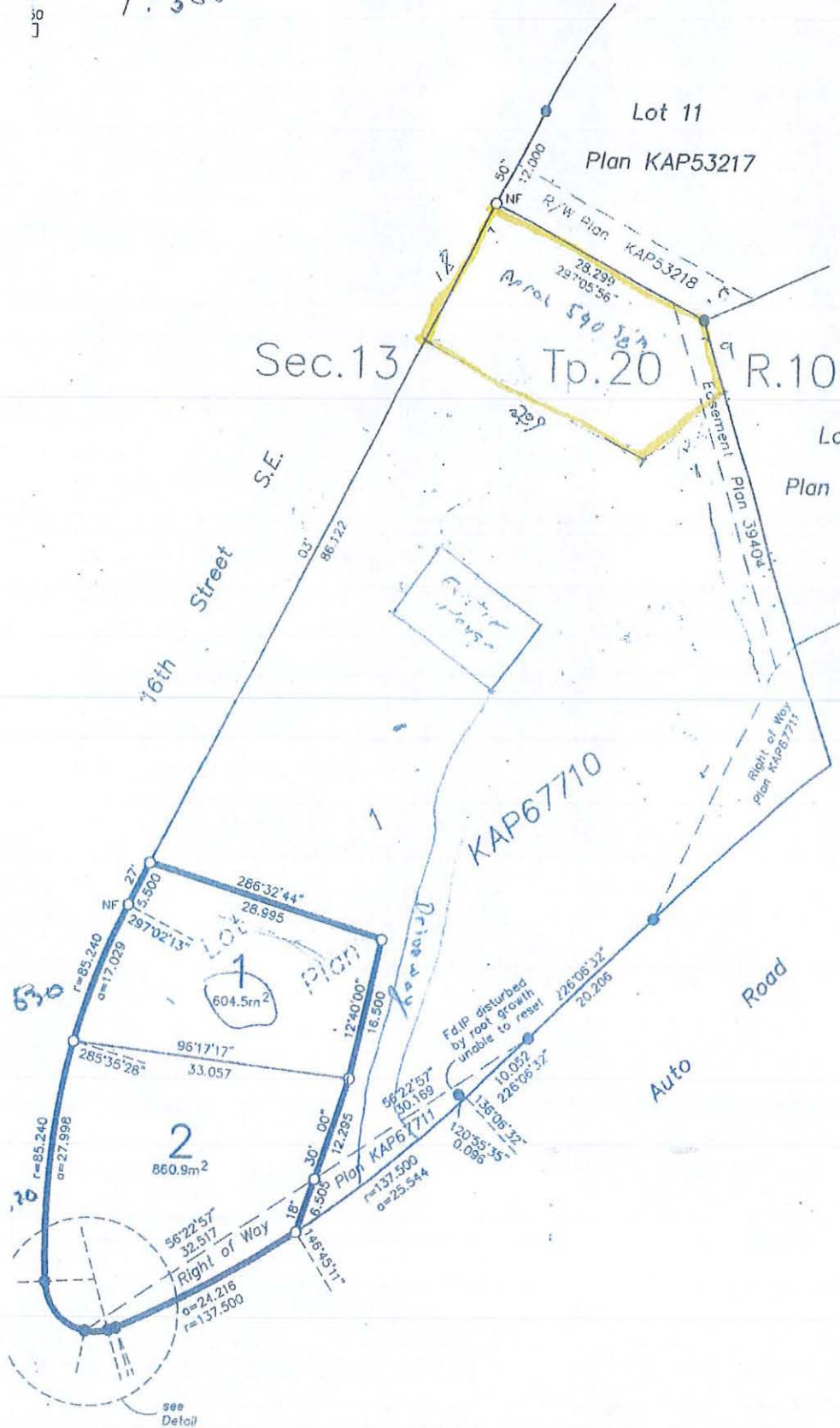
 Subject Parcel

KAP67710,
W6M, K:D.Y.D.

064

1:500

30
J



Variance

I am writing this letter to apply for a variance to your bylaw 4163. I am trying to divide a lot on 16th st se in the ne corner of my property. This lot will be serviced entirely from 16th st se.

Item 1: I am asking for a variance to the requirement that a sidewalk along the entire length of 16th st approx 87 meters, This was not required in 2005 when I subdivided two lots on the west end of 16th st. At that time I installed a sanitary line on 16th and leveled the boulevard to required grade seeded and I have maintained it since. this sidewalk would have no connection anywhere. This would also be too costly for 1 lot. The neighbors on 16th also insist that the snow is plowed to that side of the road

Item 2 In 2000 I was asked to do a property exchange to realign Auto rd which borders the south side of my property after that the road was realigned with curb and gutter and the waterline was relocated. at this time the hydrant that was located on auto rd at the se corner of my lot was removed and not replaced. Should it not have been replaced then? The lot I am trying to subdivide is serviced by the hydrant across 16th st approx 30 meters away, it is also directly across from my residence

Item 3 upgrade of Auto rd se to rd-4 This was also not required in 2005. I will not be near Auto rd with this lot. What is asked for would make my project unfeasible.

I would have no objections to a covenant to curtail further division till the servicing is addressed

Thank-you for your consideration

Al Kawalle



CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 18 January 2019
 PREPARED BY: Xavier Semmelink, Engineering Assistant
 OWNER: A. & Y. Kawalle, 1631 Auto Road SE, Salmon Arm, BC V1E 1P7
 AGENT: Owner
 SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-488
 LEGAL: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710,
 Except Plan KAP78170
 CIVIC: 1631 Auto Road SE
 ASSOCIATED: 18.25
 PREVIOUS: 05.02

Further to the request for variance dated 27 November 2018; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

1. Waive the requirement to build a sidewalk along 16 Street SE

16 Street SE is currently constructed to an Interim Local Paved Road standard. Upgrading to an Urban Local Road Standard is required, in accordance with Specification Drawing No. RD-2. Upgrading includes construction of sidewalk.

The subject property was previously subdivided in 2005 and at that time no sidewalk along 16 Street SE was installed. 16 Street SE has a low volume of vehicle and pedestrian traffic and future connection possibilities are limited.

Recommendation:

The Engineering Department recommends that the requested variance be granted.

2. Waive the requirement to upgrade the north half of Auto Road SE, including installation of a fire hydrant

Auto Road SE is currently constructed to an Interim Urban Paved Standard. Upgrading to the Urban Interim Arterial standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications.

The Engineering Department notes that the improvements along Auto Road SE are necessary; however would be premature at this time due to the isolated frontage. With consideration to the fact that the proposed lot fronts and is serviced off of 16 Street SE, that the remainder lot is

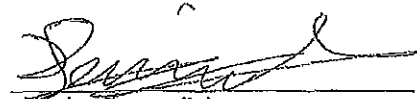

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-488

Page 2

subdividable in the future, and the above, the Engineering Department would be in support of postponing improvements on Auto Road SE.

Recommendation:

The Engineering Department recommends that the requested variance be granted, subject to a covenant on the remainder lot restricting further subdivision or development until such time as the required improvements are completed along Auto Road SE.


Xavier Semmelink
Engineering Assistant
Jenn Wilson, P.Eng. LEED® AP
City Engineer

781-16 St. SE
Salmon Arm, BC

Your worship, Mayor Harrison, Members of city Council:

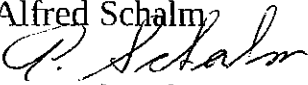
We, the undersigned, fully support Mr. A. Kawalle in his request for a variance pertaining to the property address of 1631 Auto Road. Unfortunately, we will be away on the day of the hearing. Please include this letter as part of your deliberations.

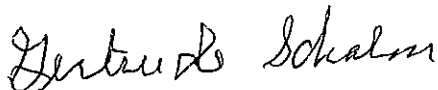
We live across the street from the subject property, and have done so since December 2000. Here is our take on the situation.

1. An additional fire hydrant on Auto Road does nothing for the lot being proposed. There is currently a hydrant right across the street of said lot.
2. The lot development has no impact on Auto Road, except to add one more residence on 16 St. that accesses Auto Road. It appears to us that, currently, Auto Road meets all the requirements proposed.
3. A sidewalk on a short stretch of 16th Street makes no sense whatever. We see people walk their dogs, get their mail, walk to Auto Road for whatever reason. At no time has there been a situation where a sidewalk would make things safer or more convenient. We suspect the city planner is well aware of the siting of the proposed lot, and would agree with our conclusion.

Thank you for the opportunity to address this matter.

Sincerely,

Alfred Schalm

Gertrude Schalm



Item 25.

CITY OF SALMON ARM

Date: February 25, 2019

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Regular Council Meeting of February 25, 2019, be adjourned.

Vote Record

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

Opposed:

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

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