

## **REGULAR COUNCIL**

Minutes of a Regular Meeting of Council of the City of Salmon Arm held in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, December 11, 2017.**

### **PRESENT:**

Deputy Mayor K. Flynn  
Councillor T. Lavery  
Councillor L. Wallace Richmond  
Councillor A. Harrison  
Councillor Eliason  
Councillor K. Jamieson

Deputy Chief Administrative Officer/Chief Financial Officer M. Dalziel  
Corporate Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Recorder B. Puddifant

### **ABSENT:**

Mayor N. Cooper

#### **1. CALL TO ORDER**

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

#### **2. IN-CAMERA SESSION**

0492-2017

Moved: Councillor Jamieson

Seconded: Councillor Lavery

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

**CARRIED UNANIMOUSLY**

Council moved In-Camera at 1:30 p.m.

Council returned to Regular Session at 2:26 p.m.

Council recessed until 2:30 p.m.

#### **3. REVIEW OF AGENDA**

Additions under item 23.1 correspondence received from G. Jhajj, R. Jaswal and J. Power on behalf of The Comfort Inn, emails received from M. Boudreau and email from D. Podollan on behalf of Podollan Inn.

#### **4. DISCLOSURE OF INTEREST**

Deputy Mayor Flynn declared a conflict with Items 22.2, 23.1 and 24.1 as two hotels in Salmon Arm are clients of his firm.

**5. PRESENTATIONS / DELGATIONS****1. C.H. Crowley – Senate 150 Commemorative Medal Presentation**

Councillor Ken Jamieson presented Connie Harris Crowley with a Senate 150 Commemorative Medal, Certificate from the House of Commons and letter from Mayor Cooper dated December 5, 2017, in recognition of her outstanding community volunteer work in building and promoting community trails as a legacy for the future. Council congratulated Ms. Crowley and expressed appreciation for her exceptional service to the City of Salmon Arm and surrounding communities.

**6. CONFIRMATION OF MINUTES****1. Regular Council Meeting Minutes of November 27, 2017**

0493-2017

Moved: Councillor Lavery  
Seconded: Councillor Wallace Richmond  
THAT: the Regular Council Meeting Minutes of November 27, 2017, be adopted as circulated.

CARRIED UNANIMOUSLY

**2. Special Council Meeting Minutes of December 4, 2017**

0494-2017

Moved: Councillor Harrison  
Seconded: Councillor Jamieson  
THAT: Special Council Meeting Minutes of December 4, 2017, be adopted as circulated.

CARRIED UNANIMOUSLY

**7. COMMITTEE REPORTS****1. Development and Planning Services Committee Meeting Minutes of December 4, 2017**

0495-2017

Moved: Councillor Wallace Richmond  
Seconded: Councillor Harrison  
THAT: the Development and Planning Services Committee Meeting Minutes of December 4, 2017, be received as information.

CARRIED UNANIMOUSLY

**2. Social Impact Advisory Committee Meeting Minutes of October 24, 2017**

0496-2017

Moved: Councillor Wallace Richmond  
Seconded: Councillor Eliason  
THAT: the Social Impact Advisory Committee Meeting Minutes of October 24, 2017, be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS - continued**

2. **Social Impact Advisory Committee Meeting Minutes of October 24, 2017 - continued**

0497-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

WHEREAS housing is a key component of a healthy community;

AND WHEREAS it is widely recognized that affordable housing is at a critical point;

AND WHEREAS there may be a window of opportunity for support from the Federal and Provincial Governments;

THEREFORE BE IT RESOLVED THAT Council establish a Housing Task Force to engage more people in this important discussion and in doing so identify and prepare for opportunities;

AND THAT: the Task Force have a clear Terms of Reference, short mandate and include representation from the following groups:

- Developers
- Landlords
- Salmon Arm Economic Development Society
- Bankers
- Mortgage Brokers
- Social Services Agencies

AND THAT: a staff report be prepared with respect to Terms of Reference and Mandate;

AND FURTHER THAT: the outcome of the Housing Task Force research be reported to Council by February 28, 2018.

CARRIED UNANIMOUSLY

3. **Traffic & Safety Committee Meeting Minutes of November 2, 2017**

0498-2017

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Traffic & Safety Committee Meeting Minutes of November 2, 2017, be received as information.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS - continued**

4. **Greenways Liaison Committee Meeting Minutes of November 23, 2017**

0499-2017

Moved: Councillor Jamieson

Seconded: Councillor Harrison

THAT: the Greenways Liaison Committee Meeting Minutes of November 23, 2017, be received as information.

Councillor Wallace Richmond left the meeting at 3:11 p.m. and returned to the meeting at 3:13 p.m.

CARRIED UNANIMOUSLY

5. **Environmental Advisory Committee Meeting Minutes of November 2, 2017**

0500-2017

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Environmental Advisory Committee Meeting Minutes of November 2, 2017, be received as information.

CARRIED UNANIMOUSLY

8. **INTRODUCTION OF BYLAWS**

1. **Zoning Amendment Bylaw No. 4237 [ZON-1112; Peters-Durston, C.; 2790 - 25 Street NE; R-1 to R-8] - first and second readings**

0501-2017

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4237, be read a first and second time;

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

Councillor Harrison left the meeting at 3:15 p.m.

CARRIED UNANIMOUSLY

Councillor Harrison returned to the meeting at 3:17 p.m.

9. **RECONSIDERATION OF BYLAWS**

1. **Cemetery Amendment Bylaw No. 4234 - final reading**

0502-2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the bylaw entitled Cemetery Amendment Bylaw No. 4234 be read a final time.

CARRIED UNANIMOUSLY

9. **RECONSIDERATION OF BYLAWS - continued**

2. **Fee for Service Amendment Bylaw No. 4235 [GST Amendment] – final reading**

0503-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4235 [GST Amendment] be read a final time.

CARRIED UNANIMOUSLY

3. **Fee for Service Amendment Bylaw No. 4236 [Water Rates] – final reading**

0504-2017

Moved: Councillor Eliason

Seconded: Councillor Harrison

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4236 [Water Rates] be read a final time.

CARRIED UNANIMOUSLY

10. **CORRESPONDENCE**

1. **Informational Correspondence**

6. **C. Langenfeld, Executive Director, Shuswap Hospice Society – letter dated November 29, 2017 – Marine Peace Park Sandcastle**

0505-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: Council authorize the Shuswap Hospice Society to use Marine Peace Park in the summer of 2018 to host the sandcastle event subject to determination of the time frame in conjunction with staff and the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

12. **J. Payne, Deputy Corporate Officer, District of Sicamous – email received November 29, 2017 – Prevention of Quagga and Zebra Mussels**

0506-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Council issue correspondence to the Minister of Environment and Climate Change Strategy regarding the prevention of quagga and zebra mussels.

CARRIED UNANIMOUSLY

11. **STAFF REPORTS**

1. **Director of Development Services – Agricultural Land Commission Application No. ALC-372 [Schaefer, W. & E. / Schaefer, W. & E.; 1940 – 60 Street NW; Subdivision within the ALR]**

0507-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Agricultural Land Commission Application No. ALC-372 be authorized for submission to the Agricultural Land Commission.

CARRIED

Councillors Jamieson and Eliason Opposed

2. **Director of Engineering & Public Works – Purchase Recommendation for Replacement of Unit #61 – Parks Tractor**

0508-2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: Council approve the purchase of the Unit #61 Tractor Replacement for the best value quotation from Avenue Machinery for a Kubota M6-101 plus options at the quoted price of \$108,340.50 plus taxes.

CARRIED UNANIMOUSLY

3. **Director of Engineering & Public Works – Highway 97B & 10 Avenue SE Intersections**

Received for information.

4. **Corporate Officer - Transit Bench Advertising Agreement**

0509-2017

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Mayor and Corporate Officer be authorized to execute the Transit Bench Advertising Agreement with Carene Wooster for a two (2) year period from January 1, 2018 to December 31, 2019, subject to Community Charter advertising requirements at the rate of \$45 per bench, per year.

CARRIED UNANIMOUSLY

12. **NEW BUSINESS**

13. **COUNCIL STATEMENTS**

1. **Committees of Council/Agency Representatives**

Members of Council reported on the Committees and Agencies they represent.

14. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

Board in Brief – November 2017 – Received for information.

**15. SALMON ARM SECONDARY YOUTH COUNCIL**

Adam Berls and Allie Landry, students from the Politics 12 class, addressed 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.

The Meeting recessed at 4:17 p.m.

The Meeting reconvened at 7:00 p.m.

**PRESENT:**

Mayor N. Cooper  
Councillor A. Harrison  
Councillor T. Lavery  
Councillor K. Flynn (left the meeting at 7:23 p.m.)  
Councillor C. Eliason  
Councillor L. Wallace Richmond  
Councillor K. Jamieson

Deputy Chief Administrative Officer/Chief Financial Officer M. Dalziel  
Corporate Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Recorder B. Puddifant

**ABSENT:**

**20. PRESENTATIONS / DELEGATIONS**

**1. Salmon Arm Sockeyes, Medals awarded at the British Columbia Summer Swimming Association Provincial Championships 2017 – Certificate Presentation**

Council presented the medal recipients with certificates in recognition of their success at the BCSSA Provincial Championships in the summer of 2017.

**21. DISCLOSURE OF INTEREST**

Councillor Flynn declared a conflict with Items 22.2, 23.1 and 24.1 as two hotels in Salmon Arm are clients of his firm.

22. **HEARINGS**

1. **Development Variance Permit No. VP-467 [581835 BC Ltd. / Lawson Engineering and Development Services Ltd.; 2670 – 10 Avenue (TCH) SW – Servicing]**

0510-2017

Moved: Councillor Lavery

Seconded: Councillor Harrison

THAT: Development Variance Permit No. VP-467 be authorized for issuance on Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP74719, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 by waiving the requirement to upgrade the Trans Canada Highway frontage road;

AND THAT: Development Variance Permit No. VP-467 be applicable for the two buildings shown on Schedule A of the staff report dated November 15, 2017 for the two (2) year duration of the Permit.

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

Submissions were called for at this time.

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

J. Grieve, real estate agent, spoke regarding the quality of the development and integrity of the developer.

Following three calls for submissions and questions from Council, the Hearing for DP-416 was declared closed at 7:20 p.m.

**CARRIED UNANIMOUSLY**

Councillor Flynn declared a conflict and left the meeting at 7:23 p.m.

23. **PUBLIC HEARING**

1. **Zoning Amendment Application No. ZON-1110 [Turner, G., Turner, R. & Turner-Grave, J./ Hollypark Hotels Corporation; 790 – 16 Street NE; R-1 to C-6]**

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

Submissions were called for at this time

S. Dhillon, and C. Gaval, on behalf of Hollypark Hotels Corporation, were available to answer questions from Council.

J. Power, 2573 Golf View Crescent, Blind Bay, on behalf of The Comfort Inn, expressed concerns about supply and demand and the effect that another hotel establishment will have on the economics of existing hotels, motels, bed and breakfast and the effect on current employment in those businesses.



**23. PUBLIC HEARING - continued****1. Zoning Amendment Application No. ZON-1110 [Turner, G., Turner, R. & Turner-Grave, J. / Hollypark Hotels Corporation; 790 - 16 Street NE; R-1 to C-6] - continued**

G. Jhaji, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, expressed concerns about the impact a new hotel will have on existing hotel businesses. Mr. Jhaji inquired as to whether the developer had a marketing plan to draw additional customers to Salmon Arm. He feels that the City has a responsibility to existing businesses.

B. Jaswal, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, spoke regarding the impact a new hotel will have on existing hotel business and expressed concern over perceived lack of research by Council.

R. Jaswal, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, inquired as to whether the applicant had conducted a feasibility study.

J. Boudreau, 451 20 Street SE, stated that five years ago, their application for rezoning on 6 Avenue NE had restrictions in place by the Ministry of Transportation and Infrastructure because of traffic concerns.

B. Jaswal, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, expressed concerns regarding the location of a hotel in close proximity to a school.

G. Jhaji, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, spoke regarding peak traffic times for the school and the hotel being similar.

C. Gavel, on behalf of Hollypark Hotels Corporation, stated that school hours are 8:00 a.m. to 2:00 p.m. and should not be a concern with check in and check out times.

G. Jhaji, 7809 Graystone Drive, Coldstream, on behalf of The Comfort Inn, stated that 8:00 a.m. to 9:00 a.m. are the busiest times for hotel traffic.

S. Dhillon, on behalf of Hollypark Hotels Corporation indicated that the purchase of property is conditional upon the rezoning application.

Council received the written submissions for consideration.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4233 was declared closed at 8:05 p.m.

**24. RECONSIDERATION OF BYLAWS****1. Zoning Amendment Bylaw No. 4233 [ZON-1110; Turner, G., Turner, R. & Turner-Grave, J. / Hollypark Hotels Corporation; 790 - 16 Street NE; R-1 to C-6] - third reading**

0511-2017

Moved: Councillor Jamieson

Seconded: Councillor Eliason

THAT: the bylaw entitled Zoning Amendment Bylaw No. 4233 be read a third time.

CARRIED UNANIMOUSLY

**25. HEARINGS****1. Development Permit Application No. DP-416 [Turner, G., Turner, R. and Turner-Grave, J. / Hollypark Hotels Corporation; 790 - 16 Street NE - 95 unit hotel building]****0512-2017**

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Development Permit No. 416 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121 (790 - 16 Street NE) in accordance with the drawings as shown on Schedule A of the staff report dated November 27, 2017;

AND THAT: Development Permit No. 416 include the following variances to Zoning Bylaw No. 2303:

1. Section 26.4 - Maximum Height - increase the permitted maximum height of a principal building from 19 metres (62.3 feet) to 23.5 metres (77 feet);

AND FURTHER THAT: Issuance of Development Permit No. 416 be withheld subject to:

1. Adoption of the associated Zoning Amendment Bylaw;
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan; and
3. Approval by the Ministry of Transportation and Infrastructure.

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

Submissions were called for at this time.

Councillor Wallace Richmond left the meeting at 8:25 p.m.

S. Dhillon, and C. Gaval, on behalf of Hollypark Hotels Corporation, were available to answer questions from Council.

G. Simms, 1788 Salmon River Road, expressed concerns regarding traffic and the close proximity of the planned hotel to the school as there is substantial bus traffic. G. Simms expressed concerns regarding height of the building and how well it would fit into the community.

Councillor Wallace Richmond returned to the meeting at 8:27 p.m.

Following three calls for submissions and questions from Council, the Hearing for DP-416 was declared closed at 8:32 p.m. and the motion was:

CARRIED UNANIMOUSLY

25. QUESTION AND ANSWER PERIOD

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

26. ADJOURNMENT

0513-2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the Regular Council Meeting of December 11, 2017, be adjourned.

CARRIED UNANIMOUSLY

CERTIFIED CORRECT:

The meeting adjourned at 8:37 p.m.

"E. JACKSON"  
CORPORATE OFFICER

Adopted by Council the 15<sup>th</sup> day of January, 2018.

"N. COOPER"  
MAYOR