

**City of Salmon Arm
Regular Council Meeting**

**Monday, October 28, 2024, 1:00 p.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC**

Pages

- 1. CALL TO ORDER**
- 2. IN-CAMERA SESSION**
 Motion for Consideration
 THAT: pursuant to Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; (c) labour relations or other employee relations; (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the *Community Charter*, Council move In-Camera.
- 3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**
We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.
- 4. ADOPTION OF AGENDA**
 Motion for Consideration
 THAT: the Agenda be adopted as presented.
- 5. DISCLOSURE OF INTEREST**
- 6. CONFIRMATION OF MINUTES**
 - 6.1 Regular Council Meeting Minutes of October 15, 2024 5 - 17
 Motion for Consideration
 THAT: the Regular Council Meeting Minutes of October 15, 2024 be adopted as circulated.
- 7. COMMITTEE REPORTS**
 - 7.1 Development and Planning Services Committee Meeting Minutes of October 21, 2024 18 - 22
 - 7.2 Downtown Parking Commission Meeting Minutes of October 15, 2024 23 - 25
 - 7.3 Agricultural Advisory Committee Meeting Minutes of October 9, 2024 26 - 29
 - 7.4 Community Heritage Commission Meeting Minutes of October 21, 2024 30 - 32
- 8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE 33 - 36**

9. STAFF REPORTS

- 9.1 Deputy Corporate Officer – Rogers Communications Canada Inc. (formerly Shaw Cablesystems Limited) Facility Attachment Agreement Renewal 37 - 38

Motion for Consideration

THAT: the Mayor and Corporate Officer be authorized to execute the five (5) year license renewal agreement with Rogers Communications Canada Inc., dated October 1, 2024 allowing Wireless Fidelity (Wi-Fi) Access points in identified City parks and facilities to extend free limited Wi-Fi hotspot services to all visitors and residents in exchange for location access;

AND THAT: all costs associated with the wireless communication facilities be borne by Rogers Communications Canada Inc.

- 9.2 Director of Engineering & Public Works – West Bay Connector Trail Update 39 - 45

- 9.3 Manager of Utilities – Budget Amendment – WPCC Centrifuge Rebuild 46 - 48

Motion for Consideration

THAT: the 2024 Budget contained in the 2024 – 2028 Financial Plan Bylaw be amended to reflect additional funding in the amount of \$160,000, from the Sewer Major Maintenance Reserve Fund, for the rebuild of the existing Pieralisi centrifuge at the Water Pollution Control Center;

AND THAT: the City’s purchasing Policy No.7.13 be waived in the procurement of the Pieralisi materials to authorize the sole sourcing of same to Peak Air Industrial;

AND FURTHER THAT: the rebuild of the existing Pieralisi centrifuge be awarded to Peak Air Industrial in the amount of \$135,739.00 plus shipping and applicable taxes.

10. INTRODUCTION OF BYLAWS

- 10.1 Zoning Amendment Bylaw No. 4673 49 - 89

Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
Civic: 821 & 861 - 28 Street NE
Owner: Fireside Electric Ltd., J. Thompson
Agent: Crowne Pacific Development Corp. / B. Giese

Motion for Consideration

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4673 be read a first, second and third time.

- 10.2 Zoning Amendment Bylaw No. 4676 90 - 111

Legal: Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481, Except Plans KAP61466 and EPP69793
Civic: 2270 10 Avenue SW and 2220 10 Avenue SW
Owner: 546531 BC Ltd.
Agent: D. Blackburn

Motion for Consideration

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4676 be read a first and second time.

11. RECONSIDERATION OF BYLAWS

11.1 Fire Prevention and Fire Department Amendment Bylaw No. 4672 112 - 115
Motion for Consideration
THAT: the Bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672 be read a final time.

11.2 Permissive Tax Exemption Bylaw No. 4671 116 - 123
Motion for Consideration
THAT: Bylaw entitled City of Salmon Arm 2025 Permissive Tax Exemption Bylaw No. 4671 be read a third and final time.

12. CORRESPONDENCE

12.1 Informational Correspondence

12.1.1 Calendar of Events 124 - 125

12.1.2 A. Krebs, Board Chairperson, SD 83 - letter dated October 9, 2024 - Salmon Arm-Inashiki Twinning Program 126 - 126

12.1.3 A. Varnes, Program Director, Salmon Arm Arts Centre - email dated October 15, 2024 - WOW 2024 Thank You City 127 - 128

12.1.4 Informal Petition - received October 16, 2024 - Raven and Steel Vintage Venue Farm 129 - 131

12.1.5 L. M. Larson - letter received October 11, 2024 - Request for Crossing Light 132 - 132

12.1.6 M. Joyce, Pickleball Club President - Received October 22, 2024 - Entrance Improvements 133 - 135

12.1.7 T. Mandewo, UBCM President - letter dated August 23, 2024 - First Community Works Fund Payment 136 - 136

13. NEW BUSINESS

14. PRESENTATIONS

14.1 Presentation 4:00-4:15 (approximately) 137 - 140
Sgt. Scott, Salmon Arm RCMP Detachment
Quarterly Policing Report July to September, 2024

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

20. QUESTION AND ANSWER PERIOD

21. DISCLOSURE OF INTEREST

22. HEARINGS

22.1 Development Permit Application No. 455 141 - 173
Legal: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
Civic: 231 - 7 Street SE
Owner: 438198BC Ltd.
Agent: J. Purewal

Motion for Consideration

THAT: Development Permit No. 455 be authorized for issuance for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527 in accordance with the site plan and elevation drawings attached as Appendix 6, 7 & 8 in the staff report dated October 7, 2024.

AND THAT: the following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

Section 10.4 – Maximum Height of the Principal Building – increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft).

Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

AND THAT: a bylaw be prepared for Council’s consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527.

AND THAT: issuance of Development Permit No. 455 be withheld subject to:

- i. the Registration of a Land Title Act Section 219 Covenant; and
- ii. the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

22.2 Development Permit Application No.456
 Legal: Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170, Except Plan EPP78302
 Civic: 2401 9 Avenue SW
 Owner: Sunshine Traders LTD., INC No.288892
 Agent: Vicki Topping – MQN Architects

174 - 200

Motion for Consideration

THAT: Development Permit No. 456 be authorized for issuance for Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170 Except Plan EPP78302 in accordance with the drawings attached to the Staff Report dated October 21, 2024 as Appendix 5;

AND THAT: Development Permit No. 456 vary Zoning Bylaw No.2303 as follows:

1. Section 19.4 – Maximum Height of Principal Buildings– increase the maximum height from 10.0 m to 10.4 m.

AND FURTHER THAT: Issuance of Development Permit No. 456 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the Estimate) for landscaping.

- 23. STATUTORY PUBLIC HEARINGS
- 24. RECONSIDERATION OF BYLAWS
- 25. QUESTION AND ANSWER PERIOD
- 26. ADJOURNMENT

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm

October 15, 2024, 1:00 p.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor D. Gonella

ABSENT: Councillor S. Lindgren

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Chief Financial Officer C. Van de Cappelle
Director of Planning and Community Services G. Buxton
Corporate Officer R. West
Deputy Corporate Officer B. Puddifant
Executive Assistant M. Evans-Bunkis

Other Staff Present: General Manager, Shuswap Recreation Society and Manager of
Roads & Parks D. Gerow; Planner A. Jeffrey; Planner M. Paiement;
Deputy Fire Chief C. Guidos; Fire Chief B. Shirley; Manager of
Planning & Building M. Smyrl

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

Moved by: Councillor Flynn

Seconded by: Councillor Wallace Richmond

THAT: pursuant to Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; (c) labour relations or other employee relations; (d) the security of the property of the municipality; (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the *Community Charter*, Council move In-Camera.

Carried Unanimously

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

The meeting returned to Regular Session at 2:27 p.m. and recessed until 2:30 p.m.

4. ADOPTION OF AGENDA

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Flynn

THAT: the Agenda be adopted as presented with the addition of a submission from M. Trodden relating to Item 23.1 - Development Permit Application No. 455.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest relating to Item 11.1 - Zoning Amendment Bylaw No. 4615 (ZON-1279) the owner is a client of his firm.

Councillor Gonella declared a conflict of interest relating to the following items:

- Item 9.9 - Firehall No. 2 Expansion Funding Request and Award - as the owner of McDiarmid Construction is a board member for the Salmon Arm Folk Music Society;
- Item 14.2 - Presentation from the Salmon Arm Folk Music Society and Item 22.5 - Public Input 2025 Budget from the Salmon Arm Folk Music Society - as Councillor Gonella is an employee of the Salmon Arm Folk Music Society; and
- Item 22.10 - Public Input 2025 Budget from the Salmon Arm and Shuswap Lake Agricultural Association as the Salmon Arm Folk Music Society rents space from the Applicant.

6. CONFIRMATION OF MINUTES

6.1 Regular Council Meeting Minutes of September 9, 2024

Moved by: Councillor Gonella

Seconded by: Councillor Lavery

THAT: the Regular Council Meeting Minutes of September 9, 2024 be adopted as circulated.

Carried Unanimously

7. COMMITTEE REPORTS

7.1 Development and Planning Services Committee Meeting Minutes of October 7, 2024

- 7.2 Environmental Advisory Committee Meeting Minutes of September 10, 2024
- 7.3 OCP Steering Committee Meeting Minutes of September 10, 2024
- 7.4 Airport Operations Committee Meeting Minutes of September 18, 2024
- 7.5 Greenways Liaison Committee Meeting Minutes of September 26, 2024
- 7.6 Environmental Advisory Committee Meeting Minutes of October 1, 2024
- 7.7 Active Transportation Advisory Committee Meeting Minutes of October 7, 2024
- 7.8 Community Heritage Commission Meeting Minutes of September 16, 2024

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

For information.

9. STAFF REPORTS

- 9.1 General Manager, Shuswap Recreation Society – Postal Code Collection

For information.

- 9.2 Development Permit Application No. 458

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392

Civic: 1160 4 Avenue SW

Owner: SA Valley Tire Ltd. / W. Laird

Agent: W. Laird

Moved by: Councillor Gonella

Seconded by: Councillor Flynn

THAT: Development Permit No. 458 be authorized for issuance for Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392 in accordance drawings attached as Appendix 7.

Carried Unanimously

- 9.3 Director of Engineering and Public Works – Lining of the Foreshore Sanitary Main - Phase 2 Construction Tender Award

Moved by: Councillor Lavery

Seconded by: Mayor Harrison

THAT: the 2024 Budget contained in the 2024 to 2028 Financial Plan be amended to reallocate \$122,000 of additional funding to the Foreshore Sanitary Main – Phase 2 Construction project to be funded from the 4 Ave SW (TCH to 10 St SW) Construction Project;

AND THAT: Council approve the award of the Lining of the Foreshore Sanitary Main – Phase 2 Construction to Michels Canada Co. in accordance with the terms and conditions of the tender in the amount of \$1,459,963.59 plus taxes as applicable;

AND FURTHER THAT: Council authorizes a pre-approved contingency in the amount of \$146,000 (approximately 10%) to support the project.

Carried Unanimously

9.4 Community Heritage Commission – Commission Member Applications

Moved by: Councillor Lavery
Seconded by: Mayor Harrison

THAT: Council appoint Lorne Reimer to the City of Salmon Arm Community Heritage Commission for a term ending August, 2025.

Carried Unanimously

9.5 Manager of Roads & Parks - McGuire Lake Walkway Lighting - Memorandum of Understanding - Salmon Arm Daybreak Rotary Club

Moved by: Councillor Flynn
Seconded by: Councillor Wallace Richmond

THAT: Council authorize the Mayor and Corporate Officer to execute the Memorandum of Understanding with Salmon Arm Daybreak Rotary Club for the funding agreement in relation to the McGuire Lake Walkway Lighting Project.

Carried Unanimously

9.6 Manager of Utilities – Purchase Recommendation – Water Treatment Plant Generator

Moved by: Councillor Gonella
Seconded by: Councillor Wallace Richmond

THAT: Council approve the purchase of the Water Treatment Plant Generator from Canada Power Generator Inc. for the quoted amount of \$134,996.42 plus taxes, as applicable.

Carried Unanimously

9.7 Director of Engineering & Public Works - Airport Appreciation Day – June 29, 2025

Moved by: Councillor Wallace Richmond
Seconded by: Mayor Harrison

THAT: the 2025 Budget include \$28,975.00 for the 2025 Airport Appreciation Day funded from the Airport Marketing and Promotion Reserve; with 75% of the gate revenue going to the Salmon Arm Flying Club and 25% to the City to mitigate expenses, subject to the City procuring adequate liability insurance.

Carried Unanimously

- 9.8 Deputy Fire Chief – Community and Emergency Preparedness Fund – Volunteer and Composite Fire Departments Equipment and Training Grant 2024

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: the 2024 Budget contained in the 2024-2028 Financial Plan Bylaw be amended to include \$40,000.00 for firefighting equipment and training (\$8,000.00 – 2 Thermal Cameras, \$10,000.00 for 4” hose, \$4,000.00 for radios and \$18,000.00 for Hazardous Material Response Training), funded from the Community Emergency Preparedness Grant;

AND THAT: Council authorize submission of a grant application under the Community Emergency Preparedness Fund – Volunteer and Composite Fire Departments Equipment and Training in the amount of \$40,000.00.

Carried Unanimously

- 9.9 Fire Chief – Firehall No. 2 Expansion Funding Request and Award

Councillor Gonella declared a conflict and left the meeting at 3:36 p.m.

Moved by: Councillor Flynn

Seconded by: Councillor Lavery

THAT: the 2024 Budget contained in the 2024-2028 Financial Plan be amended to reflect additional funding for the expansion of Fire Hall No. 2 in the amount of \$211,000 which includes additional funds required to award the tender, contingencies, building permit, and engineering costs; reallocated from the Canada Community Building Fund (Community Works Fund);

AND THAT: Council award the Fire Hall No. 2 Expansion project to 478868 BC Ltd o/a McDiarmid Construction in accordance with the tendered price in the amount of \$582,081.00 plus taxes as applicable.

Carried Unanimously

10. INTRODUCTION OF BYLAWS

- 10.1 Fire Chief - Fire Prevention and Fire Department Amendment Bylaw No. 4672

Councillor Gonella returned to the meeting at 3:40 p.m.

Moved by: Councillor Flynn

Seconded by: Councillor Wallace Richmond

THAT: the Bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672 be read a first, second and third time.

Carried Unanimously

- 10.2 Chief Financial Officer - Permissive Tax Exemptions – New Applications - 2025

Moved by: Councillor Gonella
Seconded by: Councillor Lavery

THAT: Bylaw entitled City of Salmon Arm 2025 Permissive Tax Exemption Bylaw No. 4671 be read a first and second time.

Carried Unanimously

11. RECONSIDERATION OF BYLAWS

11.1 Zoning Amendment Bylaw No. 4615 (ZON-1279)

950 30 Street SW & 3101 9 Avenue SW
Owner: 406900 BC Ltd.
Agent: Browne Johnson BC Land Surveyors (Melanie Howard)
A-3 and C-3 to A-3, C-3 and C-4

Councillor Flynn declared a conflict as the owner is a client of his firm, and left the meeting at 3:47 p.m.

Moved by: Councillor Lavery
Seconded by: Councillor Gonella

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4615 be read a final time.

Carried Unanimously

12. CORRESPONDENCE

12.1 Informational Correspondence

Councillor Flynn returned to the meeting at 3:49 p.m.

12.1.8 M. Cooperman, Salmon Arm NatureKids Club - Letter dated October 2, 2024 - Bat Hotel

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Flynn

THAT: Council authorize NatureKids BC to place a Bat Hotel on a tree at the South Canoe Trails after consultation with City staff and BC Community Bats program as to a suitable location.

Carried Unanimously

12.1.3 J. Pickard, President, Salmon Arm Fish and Game Club - Letter dated August 19, 2024 - Request for Covered Archery Area

Moved by: Mayor Harrison
Seconded by: Councillor Gonella

THAT: Council authorize the Salmon Arm Fish and Game Club to construct a covered archery area in accordance with the plans submitted subject to the issuance of a Building Permit.

Carried Unanimously

- 12.1.11 M. Piciacchia, Manager Indigenous Relations and Government Affairs,
CPKC - Email dated October 7, 2024 - Holiday Train

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: Council direct Administration to work with CPKC staff to ensure a safe, family-friendly CPKC Holiday Train event takes place on December 17, 2024 at Canoe and Salmon Arm.

Carried Unanimously

- 12.1.10 C. Watson, Executive Director, Salmon Arm Arts Centre - Letter dated
October 10, 2024 - Request for support for annual Pride activities

Councillor Gonella declared a conflict of interest as the Salmon Arm Folk Music Society is a sponsor of the Pride activities and left the meeting at 4:02 p.m.

Moved by: Councillor Lavery

Seconded by: Councillor Wallace Richmond

THAT: Council authorize financial support for the Loud and Proud Celebration on October 18, 19 and 20, 2024 in the amount of \$5,000 from the Cultural Amenities Reserve.

Carried Unanimously

13. **NEW BUSINESS**

Councillor Gonella returned to the meeting at 4:10 p.m.
The meeting recessed at 4:10 p.m.
Mayor Harrison left the meeting at 4:10 p.m.
The meeting reconvened at 4:16 p.m.

14. **PRESENTATIONS**

- 14.1 Presentation 4:00-4:15 (approximately)

Shuswap Sport and Recreation Council

J. McEwan and C. Lang, Shuswap Sport and Recreation Council, provided an overview of the Shuswap Sports and Leisure Society and were available to answer questions from Council.

Mayor Harrison joined the meeting at 4:19 p.m.

- 14.2 Presentation 4:15-4:30 (approximately)

Salmon Arm Folk Music Society

Councillor Gonella declared a conflict and left the meeting at 4:52 p.m.

T. Starkell, Administrative Services Manager and K. Tobin, Artistic Director, Salmon Arm Folk Music Society, provided an overview of the Society and were available to answer questions from Council.

T. Starkell, Salmon Arm Folk Music Society, provided an overview of the funding request relating to Item 22.5 and was available to answer questions from Council.

15. COUNCIL STATEMENTS

Councillor Gonella returned to the meeting at 5:10 p.m.

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

19.1 Release from In-Camera

THAT: Council direct staff to conduct a review of the Downtown Parking Commission and report back with recommendations for update to City of Salmon Arm Downtown Parking Commission Bylaw, 1989, No. 1844 by October 28, 2024.

20. QUESTION AND ANSWER PERIOD

Moved by: Councillor Flynn

Seconded by: Councillor Gonella

THAT: pursuant to Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; (c) labour relations or other employee relations; (d) the security of the property of the municipality; (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the Community Charter, Council move In-Camera.

Carried Unanimously

7:00 PM: MEETING RESUMES

21. DISCLOSURE OF INTEREST

22. PUBLIC INPUT - 2025 BUDGET

22.1 Notice of Public Budget Meeting

22.2 R.J. Haney Heritage Village and Museum

Presenter: Norma Harisch, President and Susan Mackie, General Manager
Request: Funding for tree maintenance and removal.

N. Harisch and S. Mackie provided an overview of the funding request and were available to answer questions from Council.

22.3 TechCrete Processors Ltd.

Presenter: Bill Laird

Request: Sanitary sewer service to 13 Avenue SW - Industrial Area (7 properties)

B. Laird provided an overview of the funding request and was available to answer questions from Council.

22.4 Ivan Idzan

Presenter: Ivan Idzan

Request: Continuation/completion of Auto Road Sidewalk

I. Idzan provided an overview of the funding request and was available to answer questions from Council.

22.5 Salmon Arm Folk Music Society

Presenter: Toni Starkell, Administrative Services Manager

Request: Multi-year Funding

This item was reviewed by Council in Item 14.2.

22.6 Salmon Arm Citizens Patrol Society

Presenter: Paula Weir, President

Request: Grant in Aid for 2025

22.7 Amy Vallarino

Presenter: Amy Vallarino

Request: Funding for William Baker Park (Canoe Ball Fields) for tree removal, slope stabilization, and for stadium lighting on ball field

A. Vallarino provided an overview of the funding request and was available to answer questions from Council.

22.8 Cedar Crescent Mobile Home Park (0852494 BC Ltd)

Presenter: Joanne Rowell-Wong, Manager

Request: Sanitary Sewer to Cedar Crescent Mobile Home Park

J. Rowell-Wong, Cedar Crescent Mobile Home Park and Nikki Pettit of Hidden Valley Mobile Home Park, provided an overview of the funding request and were available to answer questions from Council.

22.9 Shuswap Sports and Leisure Society

Presenter: Stephanie O'Connor, Secretary

Request: Grant in Aid for 2025

22.10 Salmon Arm and Shuswap Lake Agricultural Association

Presenter: Jim McEwan

Request: Grant in Aid for 2025

22.11 Salmon Arm Bay Nature Enhancement Society

Presenter: Janet Aitken
Request: Grant in Aid for 2025

J. Aitken and M. Piper, Salmon Arm Bay Nature Enhancement Society, provided an overview of the funding request and were available to answer questions from Council.

Councillor Flynn left the meeting at 7:40 p.m.

22.12 BC SPCA

Presenter: Mairin Pybus-Keane
Request: Grant in Aid for 2025

22.13 The Shuswap Family Expo

Presenter: Missy Morrison and Taylor Bean
Request: Stage, Sound System and technical support including set up for the 2025 Shuswap Family Expo

M. Morrison and T. Bean, Shuswap Family Expo, provided an overview of the funding request and were available to answer questions from Council.

Councillor Flynn returned to the meeting at 7:42 p.m.

22.14 C. Day

Presenter: C. Day
Request: Construct a fully serviced dog park

C. Day provided an overview of the funding request and was available to answer questions from Council.

22.15 C. Day

Presenter: C. Day
Request: Planning document for dog parks in the City

C. Day provided an overview of the funding request and was available to answer questions from Council.

22.16 Ravonne Foulger and Daryl Archuk

Presenter: Ravonne Foulger and Daryl Archuk
Request: Parklet at the corner of 16 Street NE and 11 Avenue NE, landscaping and bench

22.17 Salmon Arm Mens Shed

Presenter: Richard Anderson
Request: Use of 31 Hudson Street NE

R. Reinmuth provided an overview of the request and was available to answer questions from Council.

22.18 Downtown Salmon Arm

Presenter: J. Broadwell
Request: Funding for Shade Sails

Councillor Gonella declared a conflict of interest as his employer, the Salmon Arm Folk Music Society, and the Roots and Blues Festival use the Ross Street Plaza space as an event stage and left the meeting at 8:06 p.m.

J. Broadwell provided an overview of the request and was available to answer questions from Council.

23. HEARINGS

Councillor Gonella returned to the meeting at 8:12 p.m.

23.1 Development Permit Application No. 455

Legal: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527

Civic: 231 - 7 Street SE

Owner: 438198BC Ltd.

Agent: J. Purewal

The Planning Official explained the proposed Development Permit Application.

Submissions were called for at this time.

M. Trodden - email dated October 14, 2024 - expressed concerns about access to his driveway during construction.

J. Karding expressed concerns about the height variance noting the surrounding area is mostly single-family homes and the lack of parking spaces for the project.

S. Brown expressed concerns about the height of the proposed building.

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

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 455 be authorized for issuance for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527 in accordance with the site plan and elevation drawings attached as Appendix 6, 7 & 8 in the staff report dated October 7, 2024.

AND THAT: the following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

Section 10.4 – Maximum Height of the Principal Building – increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft).

Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527.

AND THAT: issuance of Development Permit No. 455 be withheld subject to:

- i. the Registration of a Land Title Act Section 219 Covenant; and
- ii. the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

Moved by: Councillor Flynn
Seconded by: Councillor Gonella

THAT: the Hearing for Development Permit Application No. 455 remain open and continue at the October 28, 2024 Regular Council meeting.

Carried Unanimously

23.2 Development Variance Permit Application No. 605

Legal: Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283
Civic: 3361 16 Avenue NE
Owner: Daniel Folkman
Agent: Owner

Following a motion from the floor, the Planning Official explained the proposed Development Variance Permit Application.

D. Folkman, the owner, provided an overview of the project and was available to answer questions from Council.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Hearing closed at 8:35 p.m. and the Motion was:

Moved by: Councillor Flynn
Seconded by: Councillor Wallace Richmond

THAT: Development Variance Permit No. 605 be authorized for issuance for Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283 to facilitate the construction of an Accessory Dwelling Unit by varying Zoning Bylaw No. 2303, as follows:

- i) Section 6.12.2 reducing the rear parcel line setback from 3.0 m to 1.4 m; and
- ii) Section 6.12.4 reducing the interior side parcel line setback from 2.0 m to 1.4 m

Carried Unanimously

- 24. STATUTORY PUBLIC HEARINGS
- 25. RECONSIDERATION OF BYLAWS
- 26. QUESTION AND ANSWER PERIOD
- 27. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 8:37 p.m.

CORPORATE OFFICER

MAYOR, A. HARRISON

DEVELOPMENT AND PLANNING SERVICES

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

October 21, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Deputy Corporate Officer B. Puddifant
Corporate Officer R. West
Manager of Planning & Building M. Smyrl
Planner M. Paiement
Planner A. Jeffrey

Other Staff present: Chief Financial Officer C. Van de Cappelle, City Engineer J. Wilson,
Service Delivery Manager G. Cowan

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

3. ADOPTION OF AGENDA

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Cannon
Seconded by: Councillor Gonella

THAT: the Development and Planning Services Committee Meeting Minutes of October 7, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Gonella declared a conflict of interest under Item 6.3 as the agent is a sponsor of his employer, the Salmon Arm Folk Music Society.

6. REPORTS

6.1 Development Permit Application No.456

Legal: Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170, Except Plan EPP78302
Civic: 2401 9 Avenue SW
Owner: Sunshine Traders LTD., INC No.288892
Agent: Vicki Topping – MQN Architects

V. Topping, MQN Architects, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lindgren
Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 456 be authorized for issuance for Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170 Except Plan EPP78302 in accordance with the drawings attached to the Staff Report dated October 21, 2024 as Appendix 5;

AND THAT: Development Permit No. 456 vary Zoning Bylaw No.2303 as follows:

1. Section 19.4 – Maximum Height of Principal Buildings– increase the maximum height from 10.0 m to 10.4 m.

AND FURTHER THAT: Issuance of Development Permit No. 456 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the Estimate) for landscaping.

Carried Unanimously

6.2 Zoning Bylaw Amendment Application No. 1283

Legal:

1. Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP46907 (1730 9 Avenue NE);
2. That part of the North West ¼ Section of Section 13 included in Amended Plan B411; Township 20, Range 10, W6M, KDYD, Except: (1) Plans B723, B730, 3343, 4484, 7905, 8357, 10782 and 13709 (2) Parcel 16 Shown on Plan A1064 (3) Plan KAP54125 (1470 TCH NE); and

3. Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP124656 (1671 2 Avenue NE)
Civic: 1730 9 Avenue NE, 1470 TCH NE and, 1671 2 Avenue NE
Owner: Providential Developments Inc.
Agent: Matthew Senf

M. Senf, Agent for the applicant, outlined the application. M. Senf, A. Shufletoski, K. Ryan and J. Boak were available to answer questions from the Committee.

Moved by: Councillor Flynn

Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would add to Zoning Bylaw No. 2303 Section 60 – CD-22 – Comprehensive Development Zone-22, as per Appendix 8 attached to the staff report dated October 21, 2024;

AND THAT: A bylaw be prepared for Council's consideration which would rezone the properties legally described as Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP46907 (1730 9 Avenue NE), That part of the North West ¼ Section of Section 13 included in Amended Plan B411; Township 20, Range 10, W6M, KDYD, Except: (1) Plans B723, B730, 3343, 4484, 7905, 8357, 10782 and 13709 (2) Parcel 16 Shown on Plan A1064 (3) Plan KAP54125 (1470 TCH NE) and Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP124656 (1671 2 Avenue NE) be rezoned from R-10 (Residential Zone) and R-14 (Compact Strata/Multi-Family Residential Zone) to CD-22 (Comprehensive Development Zone 22), subject to:

- i. Dedication or registration of Statutory Right(s) of Way dedicating a trail connection of the Turner Creek Trail through 1730 9 Avenue NE and 1470 TCH NE and a trail connection from 2 Avenue NE to the TCH Frontage Road, in close alignment with the existing trail system;
- ii. Submission of Traffic Impact Analysis (TIA) completed to the satisfaction of the City Engineer with acknowledgement that the owner/applicant is responsible for any and all off-site improvements recommended by the TIA and the registration of a *Land Title Act*, Section 219 covenant to address the findings and recommendations of the TIA report, and;
- iii. Ministry of Transportation and Infrastructure approval.

Carried Unanimously

6.3 Zoning Bylaw Amendment Application No. 1293

Legal: Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481, Except Plans KAP61466 and EPP69793

Civic: 2270 10 Avenue SW and 2220 10 Avenue SW
Owner: 546531 BC Ltd.
Agent: D. Blackburn

Councillor Gonella declared a conflict of interest and left the meeting at 8:44 a.m.

Moved by: Councillor Lavery

Seconded by: Councillor Wallace Richmond

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 the north portion of Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 from A-1 (Agriculture Zone) to C-3 (Service Commercial Zone) and the entire parcel of Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481, Except Plans KAP61466 and EPP69793 from C-5 (Tourist Commercial Zone) to C-3 (Service Commercial Zone) as per Appendix 8 in the Staff Report dated October 21, 2024.

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

Carried Unanimously

6.4 City Engineer – Water and Sanitary Service Delivery Management Plans

Councillor Gonella returned to the meeting at 9:01 a.m.

Councillor Wallace Richmond left the meeting at 9:43 a.m. and returned at 9:45 a.m.

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council to receive for information the Water and Sanitary Service Delivery Management Plans and endorse the continued lifecycle management of the assets in support of these services in alignment with the SDM plans.

Carried Unanimously

6.5 Chief Financial Officer – Water and Sewer Rates

The meeting recessed at 9:55 a.m. and reconvened at 10:01 a.m.

Moved by: Councillor Flynn

Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council closing the water sustainable asset replacement funding gap utilizing the Water Frontage Parcel Tax by phasing the annual increases over a (2, 3, 5 or 10) year period and that a Water Frontage Parcel Tax Amendment Bylaw be brought forward for Council's consideration.

Carried Unanimously

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Lavery

THAT: the Committee supports closing the sewer sustainable asset replacement funding gap utilizing the Sewer Frontage Parcel Tax by phasing the annual increases over a 10 year period and that a Sewer Frontage Parcel Tax Amendment Bylaw be brought forward for Council's consideration.

Carried Unanimously

Moved by: Councillor Cannon
Seconded by: Councillor Flynn

THAT: the Committee supports the Water and Sewer User Fee increases for 2025 and 2026 equal to 3% and that a Fee for Service Amendment Bylaw be brought forward for Council's consideration.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

Moved by: Councillor Gonella
Seconded by: Councillor Wallace Richmond

THAT: pursuant to Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the *Community Charter*, Council move In-Camera.

Carried Unanimously

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 11:40 a.m.

MAYOR, A. HARRISON

CITY OF SALMON ARM

Minutes of the **Downtown Parking Commission** Meeting held in Room 100 at City Hall and by electronic means on **Tuesday, October 15, 2024.**

PRESENT:

Candice Benner	DSA Representative
Bill Laird	Member at Large
Vic Hamilton	Member at Large
Regan Ready	Member at Large
Cathy Ingebrigston	Member at Large
Gerald Forman	DSA Representative
Claire Askew	DSA Representative, Chair
Morgen Matheson	DSA Representative
Rob Niewenhuizen	Director of Engineering & Public Works
Jenn Wilson	City Engineer
Gary Buxton	Director of Planning & Community Service

ABSENT:

Tim Lavery	Councillor, City of Salmon Arm
Travis Bartsch	City Bylaw Officer

GUEST:

The meeting was called to order at 8:00 a.m. by Chair, Clair Askew.

1. INTRODUCTIONS AND WELCOME

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

3. PRESENTATIONS:

No presentations.

4. **APPROVAL / CHANGES / ADDITIONS TO AGENDA**

Moved: Morgan Matheson

Seconded: Candice Benner

THAT: the Downtown Parking Commission Meeting Agenda of October 15, 2024 be approved as circulated.

CARRIED UNANIMOUSLY

5. **APPROVAL OF MINUTES FROM AUGUST 20, 2024**

Moved: Morgan Matheson

Seconded: Candice Benner

THAT: the Minutes of the September 17, 2024 Downtown Parking Commission Meeting be approved.

CARRIED UNANIMOUSLY

6. **OLD BUSINESS ARISING FROM MINUTES**

a) **2024 Parking Survey**

- General discussion around the results of the parking counts,
- Valuable information for future decision making,
- Request of provide additional parking surveys during the shoulder seasons.

b) **Downtown Parking Zones Maps**

7. **NEW BUSINESS**

a) **2025 Draft Budget work sheet**

- **Staff provided an overview of the budget work sheet**

b) **2025 Draft Budget**

- **Staff provided an overview of the draft budget**

Moved: Cathy Ingebrigston

Seconded: Regan Ready

THAT: the Downtown Parking Commission supports the proposed 2025 Parking Budget as presented.

CARRIED UNANIMOUSLY

8. **OTHER BUSINESS - Correspondence (for information)**

- No correspondence.
- Commission had some general discussion regarding parking duration and parking strategies

9. **NEXT MEETING**

The next meeting of the Downtown Parking Commission will be Tuesday, November 19, 2024. The Chairperson will be Vic Hamilton.

10. **ADJOURNMENT**

Moved: Gerald Forman

Seconded: Morgan Matheson

THAT: the Downtown Parking Commission Meeting of October 15, 2024 be adjourned.

CARRIED UNANIMOUSLY

The meeting was adjourned at 8:55 a.m.

Robert Niewenhuizen,
Director of Engineering & Public Works

Minutes received as information by Council at their Regular Meeting of _____, 2024.

CITY OF SALMON ARM

Minutes of the Agricultural Advisory Committee Meeting held in Room 100 of City Hall, 500 – 2 Avenue NE, Salmon Arm, BC, on **October 9, 2024 at 3:30 p.m. (GoTo Meeting and in-person)**

Present:

Ken Jamieson (Acting Chair)
Sarah Nicholls
Melanie Bennett
Barrie Voth
Scott Syme (left at 4pm)
Mike Schroeder (left at 4pm)

Gary Buxton, City of Salmon Arm, Director of Planning and Community Services (non-voting)
Melinda Smyrl, City of Salmon Arm Manager of Planning & Building (non-voting)

Regrets:

Councillor David Gonella, Chair
James Hanna

1. **Call to Order**

The meeting was called to order at 3:35 p.m.

2. **Acknowledgment of Traditional Territory**

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

3. **Approval of Agenda**

Moved: Mike Schroeder

Seconded: Scott Syme

THAT: the Agricultural Advisory Committee Meeting Agenda of October 9, 2024 be approved as circulated.

CARRIED UNANIMOUSLY

4. **Approval of Minutes April 10, 2024**

Moved: Scott Syme

Seconded: Barrie Voth

THAT: the Agricultural Advisory Committee Meeting Minutes of June 12, 2024 be approved as circulated.

CARRIED UNANIMOUSLY

5. Disclosure of Interest

None noted.

6. New Business

None noted.

7. Official Community Plan Engagement (staff)

Staff provided a brief presentation of the draft OCP (~60-80% draft), highlighting the Rural and Agriculture and Growth Management sections. A summary of the next steps in the third phase of engagement was discussed.

The group discussed the proposed draft OCP (Version 3) and added comments:

Staff received a copy of the draft Rural and Agriculture section (via email) from Scott Syme and he presented on notes he made through the draft. Staff will consider the input for Version 4 of the draft OCP.

Farm Protection Development Permit – clarify areas required to complete Development Permit. Staff clarified that it is the urban-side of the line and would amend language in the Development Permit section to clarify that.

Adding policies permitting boundary adjustments and allowing for non-conforming parcel areas if beneficial to farming.

Adding language to encourage development on disturbed land, establishing a development/residential home plate regulations

Researching policies to encourage an “Agrihood” or having an agricultural area as a centre for a community.

Staff met with producers in the Salmon Valley in Phase 2, most of the issues presented in that meeting were incorporated into the draft.

Staff outlined the areas that are proposed to be considered for Exclusion from the ALR and the purposes of each area. Staff explained the role of the Urban Containment Boundary and how the ALC Exclusion process (with the City as the applicant). In successive OCPs the “ALR Island” has been a discussion point between the ALC and the City. Ultimately, it is the decision of the ALC if the lands are to be excluded. In showing areas where the City can support ALC Exclusions then the City can (and intends through the OCP to) say ‘no’ when asked in other areas. There are no detailed plans for the ALR Island at this time but the OCP review is the point in time to have the discussion with the ALC. Staff noted that there certainly was not consensus on continuing to pursue this policy direction in the OCP.

8. Updates

8.1 Ministry of Agriculture – Projects and Grants (staff)
None noted by Staff. MOA staff could not attend the meeting

8.2 Committee Updates (committee members)
None noted.

9. Next Meeting – November 13, 2024, 2024 3:30 p.m. to 5:00 p.m.

10. Adjournment

Moved: Scott Syme

Seconded: Ken Jamieson

THAT: The Agricultural Advisory Committee Meeting of October 9, 2024 be adjourned.

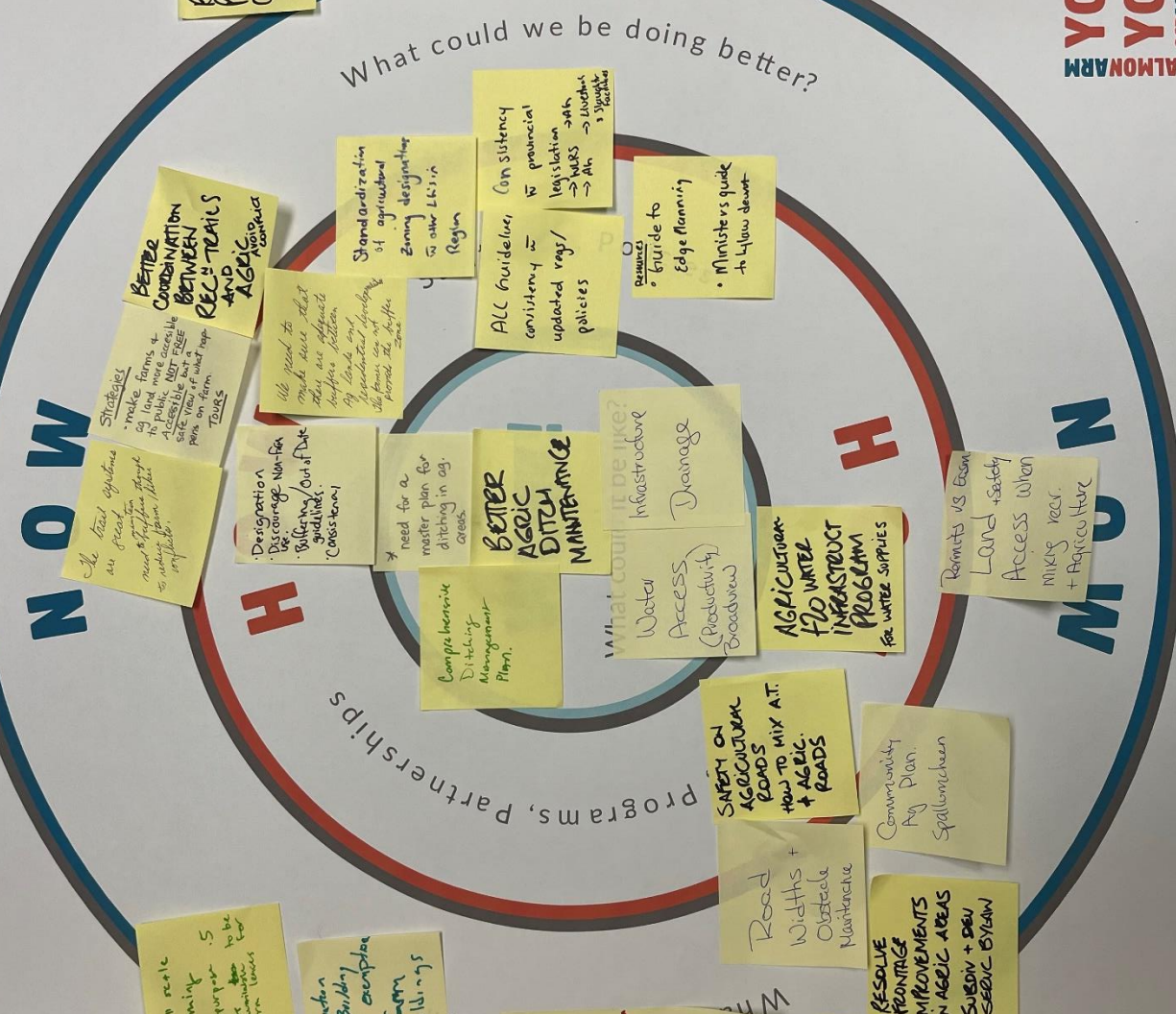
CARRIED UNANIMOUSLY

The meeting was adjourned at 4:00 p.m.

“ D. GONELLA”

Councillor David Gonella, Chair

Received for information by Council on the ____ day of _____, 2024.



BETTER PRODUCE COORDINATION ON POLICY
Better Comm. w/ producers (Group?)
Administrative Support for Furrow's Good SNAEDS.

Farm Worker housing
Floods, Drought
Salmon River
Productivity & Damage
Non-farm uses in Ag Zones.
L.m.t.

What could we be doing better?

BETTER COORDINATION BETWEEN REC. TRAILS AND AG. ZONES

Strategies - make farms to public more accessible as possible BUT preserve some view of what happens on farm TOURS
We need to make sure that there are adequate buffers between agricultural lands and the farms so not to buffer zones

Standardization of agricultural zoning designations to our L.R. in Region

ALL guidelines consistency w/ updated vags/policies
Consistency w/ provincial legislation -> WARS -> AN -> WARS -> WARS -> WARS

Ministers guide to follow down
Edge Planning

NOW

Designation for coverage non-far
Bulky/out of date guidelines
Consistent

need for a master plan for ditching in ag. areas
BETTER AGRIC DITCH MAINTENANCE

Water Access (Productivity) Broadview
Infrastructure Damage

AGRICULTURAL F2D WATER INFRASTRUCTURE PROGRAM
FOR WATER SUPPLIES

Permits vs Eson
Land + Safety Access when mixing rec. + Agrico Here

MIDN

Programs, Partnerships

Comprehensive Ditching Management Plan.

SAFETY ON AGRICULTURAL ROADS HOW TO MIX AT. + AGRIC. ROADS

Community Ag Plan. Spallumcheen

Road Widths + Obstacle Maintenance

RESOLVE FRONTIER IMPROVEMENTS IN AGRIC AREAS
SUBDIV + DEW SERVIC BYLAW

Small scale farming - 5 -> 10 -> 15 -> 20 -> 25 -> 30 -> 35 -> 40 -> 45 -> 50 -> 55 -> 60 -> 65 -> 70 -> 75 -> 80 -> 85 -> 90 -> 95 -> 100

Continuation of Building permit exemption for farm buildings

We are open to various models of Ag. Land or smaller holdings

Now - Doing Well!
- good process that has citizen input to Council (AMC)
- Some growth in ag. business in area
- seems to be a good support for farm

Good - Very supportive in theory of by Good rep w/ Council

Strategies
Signage as part of a public education plan to promote and support safety on roads and public awareness of agricultural activity
reduce the

Share your ideas on a sticky!

Willing to engage

CITY OF SALMON ARM

Minutes of the **Community Heritage Commission** Meeting held by in-person means on **Monday, October 21, 2024, at 2:00 p.m.**

PRESENT:

Councillor David Gonella, Chair	City of Salmon Arm
Cindy Malinowski	R.J. Haney Heritage & Museum
Deborah Chapman	R.J. Haney Heritage & Museum
Pat Kassa	R.J. Haney Heritage & Museum
Linda Painchaud	Member at Large
Mary Landers	Member at Large
Morgan Paiement	City of Salmon Arm, Recorder

ABSENT:

Lorne Reimer	Member at Large
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The meeting was called to order at 2:00 p.m.

1. Introductions and Welcome

2. Acknowledgement of Traditional Territory

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

3. Approval / changes / additions to Agenda

Moved: Cindy Malinowski

Seconded: Pat Kassa

THAT: the Agenda for the October 21, 2024, Community Heritage Commission Meeting be approved.

CARRIED UNANIMOUSLY

4. Approval of Minutes of September 16, 2024 Community Heritage Commission Meeting

Moved: Cindy Malinowski

Seconded: Pat Kassa

THAT: the minutes of the Community Heritage Commission Meeting of September 16, 2024, be approved.

CARRIED UNANIMOUSLY

5. Old Business from Minutes

a) Historic Route Signs

City Staff provided an update that a new Historic Route Sign for Hedgman's Corner has been installed. The CHC thanks City Staff for their work installing the sign. Members of the CHC informed City Staff that the other Historic Route Signs are underneath the main street sign because of emergency responder concerns. City Staff will pass this information along to the Public Works Department.

b) Heritage Conservation Awards and Heritage Week Procedure Documents

Pat has completed the procedure documents except for adding the Terms of Reference. Cindy will send the Terms of Reference to Pat. It was discussed that CHC members should start thinking about potential candidates for next year's Heritage Conservation Awards and the CHC will discuss the candidates at the November meeting.

c) Heritage Plaque Program

Pat is in the process of getting quotes from 3 businesses. Linda suggested we find out who makes the bench plaques for the City to see if they could make something like the CHC is wanting. City Staff will inquire. Pat talked to Salmon Arm Economic Development Society (SAEDS) about branding guidelines. SAEDS suggested the plaques be brown and gold with the text in the City of Salmon Arm font. It was suggested that the CHC make a motion to put unused funds from the 2024 budget into the budget for next year or into the heritage reserve. David will ask the Chief Financial Officer about this.

d) On This Spot App

The CHC agreed to wait until next year to decide whether to add more locations to the app. It was mentioned that our partners should be informed when new locations are eventually added.

e) Membership Update

Four individuals applied to fill the Citizen at Large vacancy on the CHC. Lorne Reimer was appointed by Council to the CHC. Staggering the membership terms of CHC members was raised.

Moved: Mary Landers

Seconded: Pat Kassa

THAT: the Community Heritage Commission recommends to Council that the Terms of Reference be edited to stagger the terms of membership by having 3 current members stay on the Commission for an extra year for continuity of the Commission.

CARRIED UNANIMOUSLY

f) Wright/Lund Pond - Naming and Signage

David provided an update of the September 16 CHC meeting minutes being presented at the last Council Meeting. Council had no comments or concerns regarding the motions in the minutes. City Staff will confirm next steps.

6. New Business

7. Other Business &/or Roundtable Updates

The OCP Update was discussed. City Staff provided a brief summary of this phase of public engagement and encouraged CHC members to read the draft and fill out the survey. Pat provided a summary of her experience representing the CHC at the OCP Stakeholder Workshop on October 9.

Deborah provided an update on some new Statements of Significance and will send them to the CHC shortly.

8. Next Meeting

Monday November 4, at 2:30 p.m.

9. Adjournment

The Community Heritage Commission Meeting of October 21, 2024, adjourned at 2:45 p.m.

David Gonella, Chair

Received for information by Council on the 28 day of October, 2024.

Rhonda West

From: Columbia Shuswap Regional District <listserv@civicplus.com>
Sent: Tuesday, October 22, 2024 12:19 PM
To: Rhonda West
Subject: [External] UPDATED CSRD Connect - Meeting Highlights - October 2024



October 2024

The Columbia Shuswap Regional District's E-newsletter is integrated directly with our website's [sign-up function](#). We hope you find the information useful. Please email communications@csrd.bc.ca with any comments or suggestions.

Technical Glitch

Our apologies if you receive this email twice. A technical error resulted in an incomplete version of the newsletter being sent out. We appreciate your patience.

Committee of the Whole, October 16, 2024

Short-Term Rental Temporary Use Policy

Staff presented a draft policy to help provide guidance for how to handle Temporary Use Permit requests for short-term rentals in zoned areas of the CSRD.



The Committee recommended waiting to make a decision until further information about the Provincial short-term rentals registry is known and the proposed policy could be further reviewed. [View report.](#) [View draft policy.](#)

Pre-Budget Discussion

Following a request from the Board for earlier discussion of possible items affecting the 2025-2029 Five Year Financial Plan, General Manager Financial Services Jodi Pierce presented a report to the committee outlining some of the CSRD's current financial commitments. The report also outlined items currently in the CSRD's workplan for 2025, so Directors could be informed prior to considering additional projects or re-prioritizing items.

Some highlights of proposed budget items for 2025 include:

- No changes to current staffing levels,
- The potential for assent processes for adding fire services in Field, road rescue and borrowing to rebuild the Scotch Creek - Lee Creek Firehall,
- Accessibility Committee implementation,
- Water upgrades to the MacArthur Reedman, Sorrento, Anglemont, Eagle Bay and Falkland Water Systems,
- the development of Master Parks and Recreation Plans for all Electoral Areas,
- Beginning the renewal of Official Community Plans and zoning bylaws,
- Upgrades to the Salmon Arm Landfill liner, compost facility in Revelstoke and the addition of a hazardous waste depot to the Sicamous landfill.

[View the full pre-budget presentation.](#)

Closed Meeting Release

The resolution ratified and released from the October 15, 2024 Committee of the Whole Meeting is as follows:

THAT: the Board consider a policy of non-enforcement of CSRD bylaws restricting recreational vehicles to seasonal occupation;
AND THAT: staff prepare a report to be brought forward to a future Board meeting.



Regular Board Meeting, October 17, 2024

Trans-Canada Highway - Tappen upgrade presentation

Reid Drummond, Consultant Project Manager, Integris Consulting Ltd., gave the Board an update on the status of the highway construction project, which is currently 32 per cent complete. Upcoming activities will include the completion of the eastbound Tappen Overhead Bridge,

the demolition of the existing Tappen Overhead bridge and rock cut and blasting at Kault Hill. The project is forecasted for completion in October of 2026. [The Ministry of Transportation has a webpage dedicated to the project.](#)

Water Utility Health Update

At the Committee of the Whole meeting held the day before, consultant John Wening, of JW Infrastructure Planning, presented a report that looks at the health and asset replacement needs of the CSRD's water systems. In many cases, reserve funds needed to pay for equipment breakdowns or replacement are underfunded.

The report recommended a restructuring of water user fees and parcel taxes to develop a consistent framework for developing these reserves.

At the Regular Board meeting, some Directors expressed concern about using a "one-size-fits-all" funding allocation formula, rather than considering the funding of each water system on an individual basis. After an amendment was made to the original motion, the majority of the Board voted in favour of a motion directing staff to use the 2025-2029 Annual Water User Fees report to work with Area Directors to formulate a plan to build reserves based on the needs of specific water systems.

This issue will return to the Board agenda for the November 21, 2024, Regular Board meeting. [View committee report.](#)[View Water Systems sustainability report.](#)[View Asset Management Health Check Up.](#)

Establishment of committee on Economic Development, Tourism and Film Services in the Shuswap

In light of funding model changes for the Economic Development and Shuswap Tourism, a new committee will be formed to investigate options and come forward with recommendations to the Board. A report from the committee is scheduled for September 2025. [View Board report.](#)

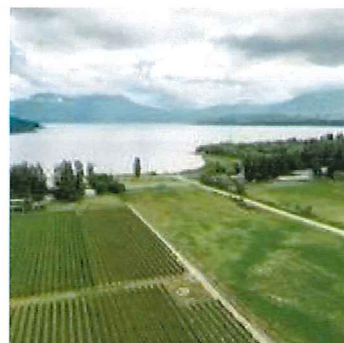
Business by Area

Electoral Areas C, D, F and G: Road Rescue Service Establishment

The CSRD Board approved moving forward with plans to hold a public assent process to start a new road rescue service in the fire service areas of Electoral Areas C and G (South Shuswap), the North Shuswap and Falkland.



This new service would be provided by existing CSRD fire departments in those specified areas. Currently, these areas either have no road rescue service or are underserved due to the travel distances required by other already established road rescue providers. A public assent process on road rescue services in the proposed areas would be planned for 2025. [View press release.](#) [View Board report.](#)



Land-Use Matters

CSRD Policy P-26 - Building Permit Geohazard Information Use and Procedure

The Board unanimously endorsed an amendment to the policy that would not longer require a geohazard report of covenant when permits are sought for non-occupancy uses. This includes a detached accessory building, outdoor recreation structure, uncovered deck or interior or exterior renovation. The purpose of the amendment is to balance the need to protect public safety with the desire to reduce administrative burdens upon permit-seekers and CSRD staff. [View Board report.](#)

For information and background reports for the other Development Services items discussed at this meeting, please see the [October 17, 2024 Board meeting agenda](#). If you have questions about a specific application, contact the planning department at plan@csrd.bc.ca

Next Board Meeting

Thursday, November 21, 2024

The Regular CSRD Board Meeting will be held at the CSRD Boardroom, located at 555 Harbourfront Drive, NE, Salmon Arm. The public session of the meeting will start at 9:30 AM (PT) / 10:30 AM (MT). Any scheduling changes to the meeting start time will be noted on the [Meeting Calendar](#) on the CSRD's website.



The public is encouraged to join the meeting in-person or via Zoom. The access link can be found on the [Meeting Calendar](#) of the CSRD website under the Board meeting date.



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Deputy Corporate Officer – Rogers Communications Canada Inc. (formerly Shaw Cablesystems Limited) Facility Attachment Agreement Renewal

Date: October 15, 2024

Motion for Consideration:

THAT: the Mayor and Corporate Officer be authorized to execute the five (5) year license renewal agreement with Rogers Communications Canada Inc., dated October 1, 2024 allowing Wireless Fidelity (Wi-Fi) Access points in identified City parks and facilities to extend free limited Wi-Fi hotspot services to all visitors and residents in exchange for location access;

AND THAT: all costs associated with the wireless communication facilities be borne by Rogers Communications Canada Inc.

Background:

In August of 2014, Shaw Cablesystems Ltd. (Shaw) requested that the City enter into an agreement to allow Shaw the non-exclusive right to place Wi-Fi infrastructure in high traffic areas on public lands in exchange for free Wi-Fi access. The proposed locations were:

- City Hall
- Little Mountain Sports Complex
- SASCU Indoor Sports Complex (Memorial arena)
- SASCU Recreation Centre
- Shaw Centre Arena
- Blackburn Park
- Fair Grounds
- Klahani Park; and
- Marine Peace Park

In October of 2014 Council approved entering into the agreement with Shaw for a five (5) year term.

At the January 14, 2019 Regular Council Meeting, Council approved the extension of this Agreement for a further five year term expiring October 13, 2024 with all terms and conditions of the original Agreement remaining in force and effect.

In 2023, Rogers Communications Canada Inc. acquired Shaw Cablesystems Ltd.

No other internet service providers have come forward or requested a similar arrangement. Staff have no concerns with proceeding with the proposed renewal.

Legislative authority / plans / reports:

	Official Community Plan		Master Plan
	Community Charter/LGA	X	Other
	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

Financial Considerations:

Under the terms of the original agreement, the City is reimbursed for usage of electricity for the telecommunication devices at a rate of \$15.00 per year for each indoor telecommunication device and \$40.00 per year for each outdoor telecommunication device. These rates of reimbursement have remained unchanged since October, 2014.

Alternatives & Implications:

THAT: Council direct staff to source an alternative Wi-Fi service provider.

Communication:

Prepared by: Deputy Corporate Officer
Reviewed by: Corporate Officer
Approved by: Chief Administrative Officer

Attachments: None



INFORMATION ONLY

To: Mayor & Members of Council

Title: Director of Engineering & Public Works – West Bay Connector Trail Update

Date: October 28, 2024

Background:

West Bay Connector Trail Update – Presentation

Legislative authority / plans / reports:

	Official Community Plan	X	Master Plan (Greeways)
	Community Charter/LGA		Other
	Bylaw/Policy	X	Corporate Strategic Plan
	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

Financial Considerations:

None

Alternatives & Implications:

1. Information Only – No Motion Required.

Communication:

None

Prepared by: Director of Engineering & Public Works

Reviewed by: Corporate Officer

Approved by: Chief Administrative Officer

Attachments:

- Presentation



West Bay Connector Trail

Brought to you by:

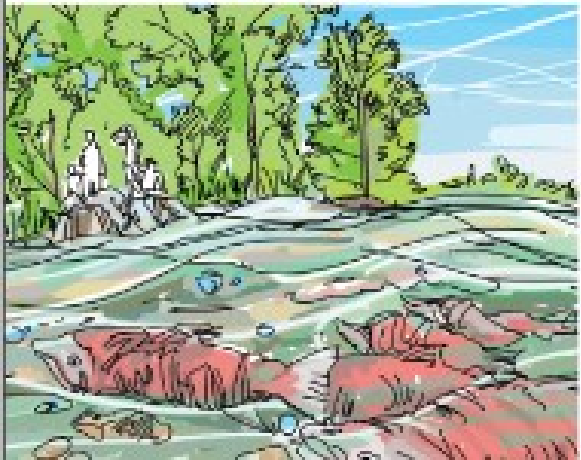
CITY OF
SALMON ARM



Adams Lake
Indian Band



NESKONLITH
INDIAN BAND

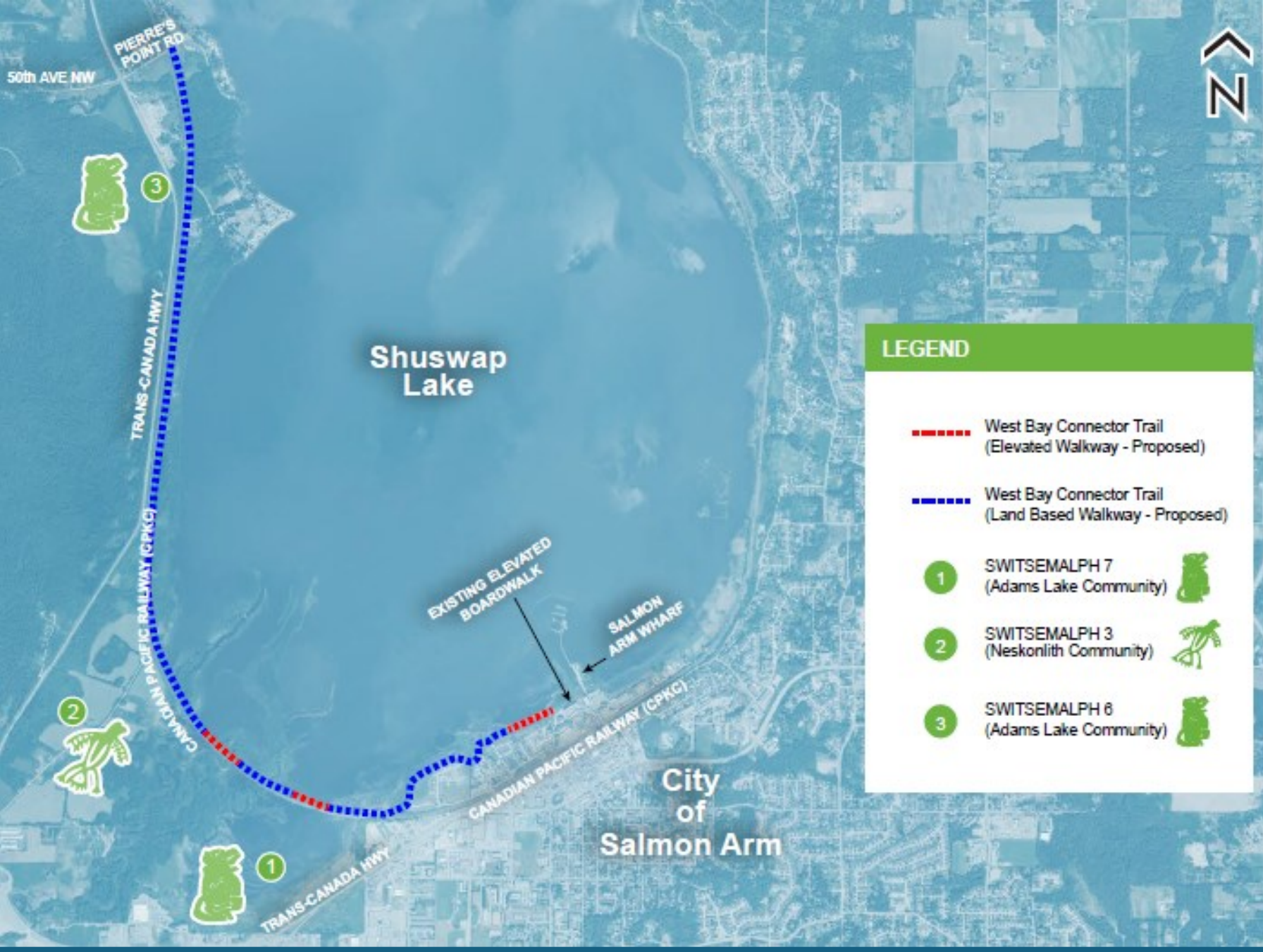


Presenters:

Rob Niewenhuizen, Director Of Engineering & Public Works With The City Of Salmon Arm

Brandon Barker, Project Manager West Bay Connector Trail, ISL Engineering and Land Services





Project Highlights

- Safe and Connected Trail
- Scenic Route
- Community Connection
- Health and Growth
- Environmental Assessment
- Archeological Assessment



Technical Considerations



PRIMARY CHALLENGES

- A** New boardwalk alignment location (3, 5, 6)
- B** Enhancement of Peter Jannink Nature Park (4)
- C** Crossing Leonard Creek (5)
- D** Crossing Salmon River (6)
- E** Narrow & Steep (btw CP Rail and Lake)
- F** Enhance Sandy Point Road (7)
- G** Enhance Existing Campground Driveway
- H** Crossing Syphon Creek (8)



1 Salmon Arm Wharf Existing



2 Elevated walkway - Existing



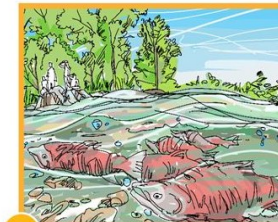
3 Elevated walkway - Concept



4 Peter Jannink Nature Park



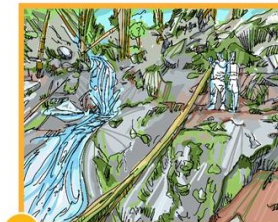
5 Leonard Creek



6 Salmon River



7 Sandy Point Beach



8 Syphon Creek

LEGEND

- 9** West Bay Connector Trail (Elevated Walkway - Proposed)
- 10** West Bay Connector Trail (Land Based Walkway - Propos)

- 11** SWITSEMALPH 7 (Adams Lake Community)
- 12** SWITSEMALPH 3 (Neskonlith Community)
- 13** SWITSEMALPH 6 (Adams Lake Community)

- ### SENSITIVE SITE TYPES
- High Value Rearing
 - Stream Deltas
 - Vegetated Foreshore Areas

- ### JUVENILE SALMON REARING/MITIGATION POTENTIAL
- Low
 - Moderate

- ### FORESHORE INVENTORY MAPPING AQUATIC HABITAT INDEX RATING
- Very High
 - Moderate
 - Very Low
 - High
 - Low

- ### FORESHORE INVENTORY MAPPING SHORE TYPE (2010)
- Sand
 - Stream Mouth
 - Wetland
 - Gravel

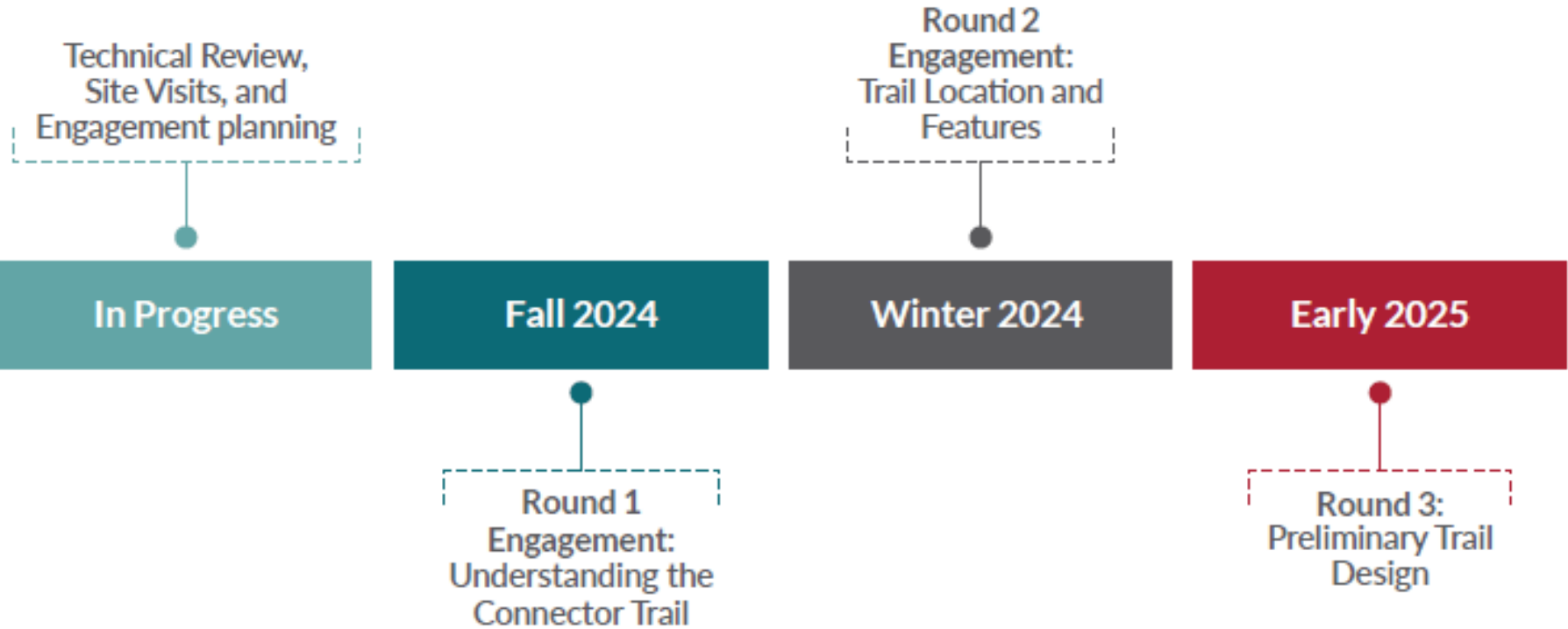




Other Design Considerations

- Route Planning
 - Map showing trail start and end points
 - Identification of important features like sensitive sites and scenic views
- Width and Surface
 - Trail width
 - Material choices: gravel, wood, composite, concrete, pavement
- Safety Features
 - Plans for signage and wayfinding
 - Inclusion of fencing, barriers, and lighting
- Environmental
 - Protection of plants and animals
- Accessibility

Project Timeline





Questions



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Manager of Utilities – Budget Amendment – WPCC Centrifuge Rebuild

Date: October 28, 2024

Motion for Consideration:

THAT: the 2024 Budget contained in the 2024 – 2028 Financial Plan Bylaw be amended to reflect additional funding in the amount of \$160,000, from the Sewer Major Maintenance Reserve Fund, for the rebuild of the existing Pieralisi centrifuge at the Water Pollution Control Center;

AND THAT: the City's purchasing Policy No.7.13 be waived in the procurement of the Pieralisi materials to authorize the sole sourcing of same to Peak Air Industrial;

AND FURTHER THAT: the rebuild of the existing Pieralisi centrifuge be awarded to Peak Air Industrial in the amount of \$135,739.00 plus shipping and applicable taxes.

Background:

The City of Salmon Arm purchased this Peralisi Centrifuge in 2004 to dewater the biosolids that are produced at the Water Pollution Control Center (WPCC). This particular machine has been rebuilt twice since the initial installation and was scheduled for inspection in 2024 due to excessive vibration. Staff contacted three firms experienced in the highly specialized and technical work for budgetary purposes. Rebuilds typically involve replacement of bearings, rings and seals and only occasionally require an extensive overhaul which can only be diagnosed after disassembly and a detailed inspection. Peak Air Industrial was selected to complete the inspection based on qualifications, cost and location (Kelowna). During disassembly the technician from Peak Air Industrial noticed significant corrosion of the housing and severe pitting in the main bowl which would have caused the excessive vibration. The estimated rebuild including the bowl and housing is \$135,739 plus taxes with the complete bowl assembly and materials accounting for approximately \$121,700 of the quote received. Staff have estimated an additional \$10,000 for shipping the materials to Kelowna.

Pieralisi parts and materials are required to complete this work as other manufacturer's products fit their specific machines only. The materials are proprietary to Pieralisi which have been sourced by our contractor Peak Air Industrial through Vancouver's Centrix office who are the Provincial distributors for Pieralisi.

Legislative authority / plans / reports:

	Official Community Plan		Master Plan (list actual plan)
	Community Charter/LGA		Other
X	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw	X	2024-2028 Financial Plan
			Long Term Financial Plan

Staff are recommending the purchase of the Peralisi materials from Peak Air Industrial under Section 3(2)(d)(i) and (iii) of the Purchasing Policy No. 7.13 (sole source), a non-competitive situation due to there being one Provincial distributor and based on City objectives (standardization) and operational requirements.

Further, as required by Section 3(1), purchases exceeding \$100,000 must be submitted to Council for approval.

Financial Considerations:

The Sewer Major Maintenance Reserve Fund may be utilized towards the following:

- Replacement of collection mains;
- Lift Station or treatment plant pump and equipment; or
- Sludge handling.

As the proposed purchase aligns with treatment plant equipment, staff are recommending that the 2024 Budget contained in the 2024 – 2028 Financial Plan Bylaw be amended to reflect the additional funding needed in the amount of \$160,000 for the rebuild and reinstall of the centrifuge. Funds to be reallocated from the Sewer Major Maintenance Reserve Fund.

Alternatives & Implications:

Should the budget amendment not be approved, a new centrifuge would need to be budgeted for in 2025 at an estimated cost of \$350,000. If the WPCC was to lose the other centrifuge for any length of time the City would have to hire a third party to haul from the ATAD cells at an estimated \$2,500 per day. Further, staff anticipate installation of the rebuilt unit to occur within the next few months while the process of purchasing a new unit including budget approvals, shipping, modifications, installation and commissioning would take 9-12 months longer. Both a rebuild and new unit are anticipated to have a useful life of approximately 10 years.

Communication: N/A

Prepared by: Manager of Utilities
Reviewed by: Director of Engineering and Public Works
Reviewed by: Chief Financial Officer
Approved by: Chief Administrative Officer

Attachments: N/A



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. 1300 & Development Variance Permit
Application No. 606

Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1,
Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
Civic: 821 & 861 - 28 Street NE
Owner: Fireside Electric Ltd., Thompson J.
Agent: Crowne Pacific Development Corp. / Giese B.

Date: October 7, 2024

Executive Summary/Purpose:

This proposal is requesting a rezoning amendment from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2_m to 3.8_m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

Motion for Consideration:

THAT: A bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

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

- a. The consolidation of the subject parcels;
- b. The Registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing; and
- c. Ministry of Transportation and Infrastructure approval.

AND FURTHER THAT: Development Variance Permit No. 606 be authorized for issuance for the subject parcel(s) subject to the final approval of Zoning Bylaw Amendment Application No. 1300 by Council to vary the provisions of

Zoning Bylaw No. 2303 as follows and as shown in Appendix 10 attached to the staff report dated October 7, 2024:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet); and

Section 20.5 – increase the maximum height of a principle building from 19 metres (62.3 feet) to 20 metres (65.62 feet) in accordance with the attached drawings.

Staff Recommendation:

THAT: The motion for consideration be adopted.

Proposal:

This proposal is requesting a rezoning amendment for two parcels from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2_m to 3.8 m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

Background:

The two subject parcels are approximately one acre in area within the commercial area of 9 Avenue NE, south of the Trans Canada Highway, between the Recreation Centre and arena grounds to the west and south, with 30 Street NE and Trans Canada Highway commercial area to the east and north (see Appendix 1 and 2). The parcels are designated Commercial – Highway Service / Tourist (HC) in the City’s Official Community Plan (OCP) and currently zoned C-3 (Service Commercial) in the Zoning Bylaw (Appendix 3 and 4). The purpose of this application is to rezone the subject parcels to allow for potential future mixed commercial and residential use, as described in the design rationale provided and shown in the attached development concept which would require consolidation of the parcels (Appendix 5). The C-6 zone regulations are attached (Appendix 6).

The subject property is located within the commercial corridor east of the City Centre to 30 Street NE as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Commercial (C-3 and C-6) and Institutional (P-1) zones. Adjacent zoning and land uses include the following:

North:	C-6	Commercial
East:	C-3 and R-10	Commercial with Residential beyond
West:	P-1	Institutional
South:	P-1	Institutional

The subject parcels are adjacent to the Recreation Centre complex to the east and south, with the access route running along the south parcel line. It is important to note that what appears to be a road along the south parcel line of the subject parcels is not actually a dedicated roadway, but is an access route internal to City lands.

One of the subject parcels is currently vacant while the other contains an existing single family dwelling, as shown in site photos attached (Appendix 7).

Relevant Policy(ies):

OCP POLICY

The subject parcels are within a Commercial designated area and the proposed zoning amendment aligns with the HC (Highway Service / Tourist Commercial) designation in the OCP. This amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, which include supporting commercial uses within the primary commercial areas of the City.

The proposed zoning amendment would also align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and housing options. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Development of the parcel is subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

Priority Planning and Development Review Policy No. 3.21

As a "Purpose-Built Rental Housing" application, Council's Priority Planning and Development Review Policy applies and all efforts have been made to ensure this proposal advances to meet prescribed timelines. In order to qualify as a priority application, the rental housing element must be secured.

The requirement of a Section 219 covenant restricting the residential use to rental housing secures the City's interest at this Zoning stage.

At the development permit stage, a Housing Agreement and related covenant will be required to further secure the rental housing element of this proposal. Under Section 483 of the Local Government Act, a Housing Agreement is a tool that can include provisions that cannot be included as zoning requirements or enforced under a covenant, including terms and conditions regarding housing units such as the form of tenure. Notice must be filed in the Land Title Office that the land is subject to a Housing Agreement, and this notice will appear on the title, binding the property owner.

The agreement would be registered as both a covenant under section 219 of the Land Title Act and as a Housing Agreement under section 483 of the Local Government Act as combined companion instruments to secure the rental units into the future.

Referral Comments:

Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of September 3, 2024 (Appendix 8).

Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 9).

The proposed development includes two access/egress points from the subject parcels to 8 Avenue NE. 8 Avenue NE is designated as a constructed but not dedicated Road. The land is public road maintained for access to the Recreation Centre, Curling Rink, Rogers Arena and Okanagan College. The future Road is to be dedicated and constructed to a Local Road standard, a total of 20m width centred on the existing road centreline.

In order to proceed to the Building Permit stage, the proposed development must access via a dedicated Road. At this time initiating the dedication of the entire length of 8 Avenue NE is premature for the City. The owner will be responsible for all associated legal and survey costs to complete the dedication of 8 Avenue NE along the south property line of the subject parcels. In addition to the dedication of the constructed portion of road, the owner will be required to provide the necessary Road dedication along the frontage.

BC Hydro

Right of way required prior to development.

Planning Department

The surrounding neighbourhood has been undergoing slow development, moving from a mix of older single family housing residential development, towards newer commercial and institutional development. Staff note that this proposal would not alter the amount of commercial land base within the City, rather it would offer a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above. Residential use is permitted across the majority of the Commercial Zones, including the C-1, C-2, C-2(A), C-3, C-5, C-6, and C-10 zones. Typically, this is within a mixed-use building, with upper level residential use complimenting ground-level commercial use, as proposed.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses with a mixture of land uses in an integrated manner. Staff note that the C-6 Zone is more supportive of residential use as the increased building height allows for additional upper floor dwelling units.

The residential element of this proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community, and developing opportunities to address rental housing needs. Within the Community Housing Strategy, Apartment Building Housing accounted for 13% of the housing stock within Salmon Arm (2016).

The intent for the subject parcel under application is illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with future development requiring review through a form and character Development Permit application.

Variances

Two variances have been requested at this stage, an increase to the maximum permitted principle building height and an increase to the maximum combined height of a retaining wall and fence. These are shown in the development concept drawings (Appendix 5) and detailed in Appendix 10.

Retaining Wall and Fence Variance

The proposed retaining wall and fence runs north-south across the western portion of the parking area, supporting the central parking area. It is subject to Zoning Bylaw Section 4.12.1a, with the request to increase the maximum height of a retaining wall and fence from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet) in accordance with the attached drawings. The retaining wall is proposed to be 2.5 metres in height, with a 1.07 metre guardrail set on top. In reviewing this request staff have considered that the wall is a reasonable height relative to development on the site and is of a size that is consistent with similar walls in this general area, with a form that appears to reasonably align with the proposed building on the site. The position of the wall does not significantly affect the streetscape, and the slope over the site presents a reasonable rationale for such a wall and fence. The fence serves as a “guardrail” on top of the wall for safety purposes and is proposed to be open and visually light to avoid creating any sort of screen or physical barrier. Considering these factors, staff are not concerned with this requested variance.

Building Height Variance

With respect to building height and the request to increase the maximum height of a principle building, staff note that the increase from 19 metres to 20 metres equates to an approximately 5% increase and is by definition “minor” (less than 15% as per the Development Procedures Bylaw). Furthermore, the proximity of the proposed building to the existing adjacent uses (i.e. Roger’s Rink, curling rink, and college) help to isolate the impact of the proposed building from different potentially more sensitive uses (i.e. residential neighbourhood to the south and southeast).

CONCLUSION

The OCP Highway Commercial designation supports the proposed C-6 zoning. The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, being well positioned within the uptown commercial area, within close proximity to services and facilities, the Trans Canada Highway and closely connected to the active transportation network and the recreation complex. Staff view the proposed Zoning Bylaw amendment as presented to be consistent with OCP residential objectives and policy, as well as the Community Housing Strategy, supporting housing diversity and an additional housing format. The proposed C-6 zoning of the subject property is consistent with the OCP and is therefore supported by staff.

Staff consider the variance related to building height to be minor, while the requested retaining wall and fence request is seen to be reasonable within the context of the site and proposal. Staff have no concerns with the variances requested.

As previously noted, development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Related to ZON-1300, pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices advise of the date that Council is to consider first reading of the bylaw. Given that the subject property is within the Urban Containment Boundary, the OCP designation is consistent with the proposed zoning and the purpose of the rezoning is largely to provide residential units, Council is prohibited from holding a Public Hearing on the bylaw.

Related to VP-606, pursuant to the *Local Government Act* and City of Salmon Arm Development Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the evening session Hearing and information regarding attending the Hearing. It is expected that Council will consider issuance of this Development Variance Permit following the adoption of the associated zoning amendment bylaw.

Alternatives & Implications:

N/A

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

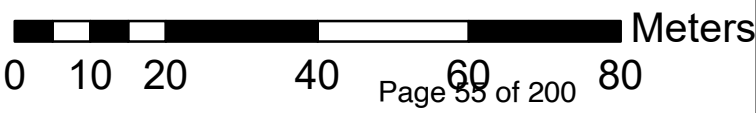
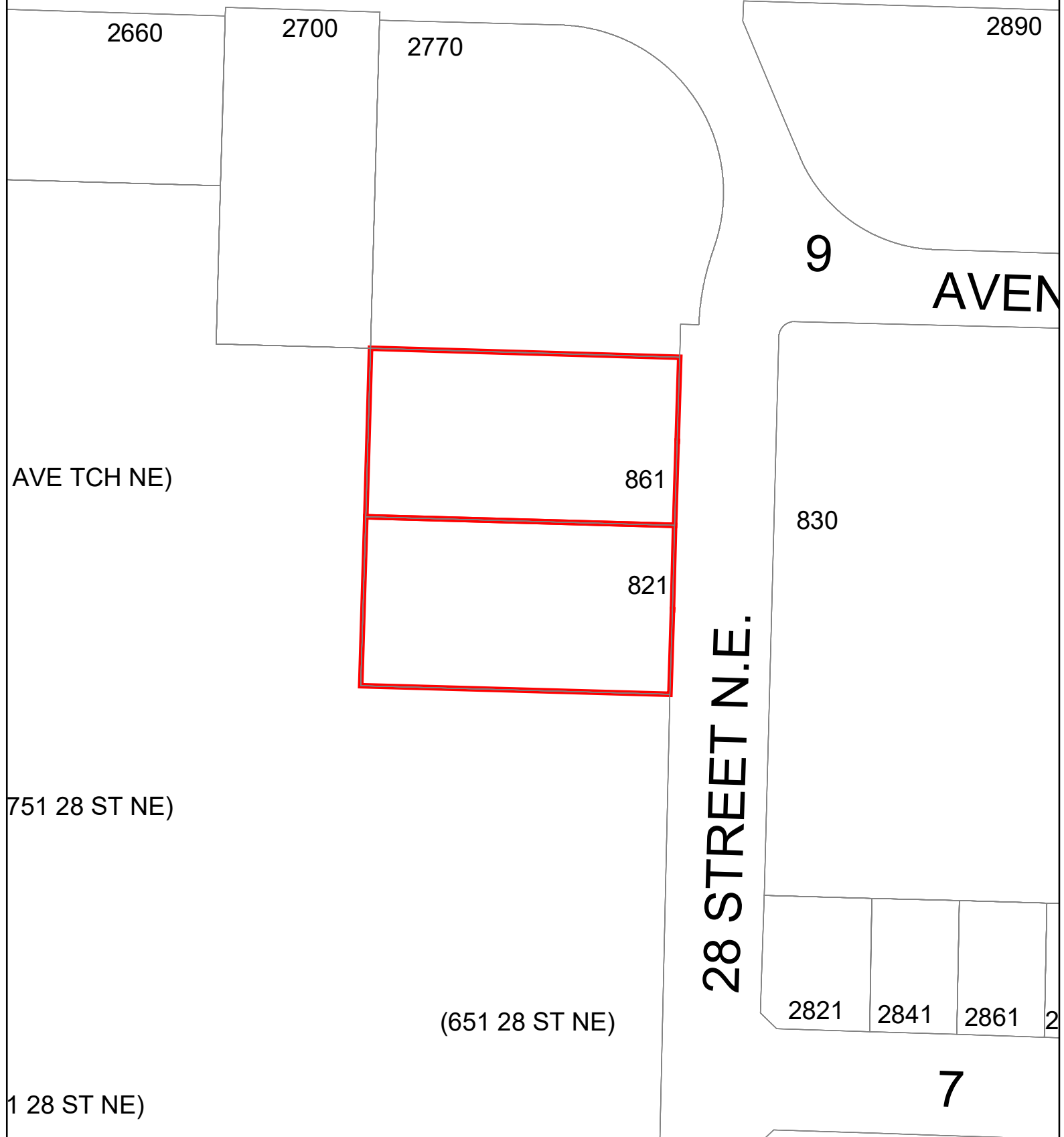
Approved by: Chief Administrative Officer

Attachments:



- Appendix 1 – Location
- Appendix 2 – Aerial
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Letter and Site Plans
- Appendix 6 – C6 Zone Regulations
- Appendix 7 – Site Photos
- Appendix 8 – MOTI
- Appendix 9 – Engineering Report
- Appendix 10 – Variances

Subject Property Map

Appendix 1



Legend

-  Parcels
-  Subject Property

Ortho Map

2801

2660

2700

2770

2890

9

AVE

0 AVE TCH NE)

861

830

821

28 STREET N.E.

(751 28 ST NE)



0 5 10 20 30 40 Meters

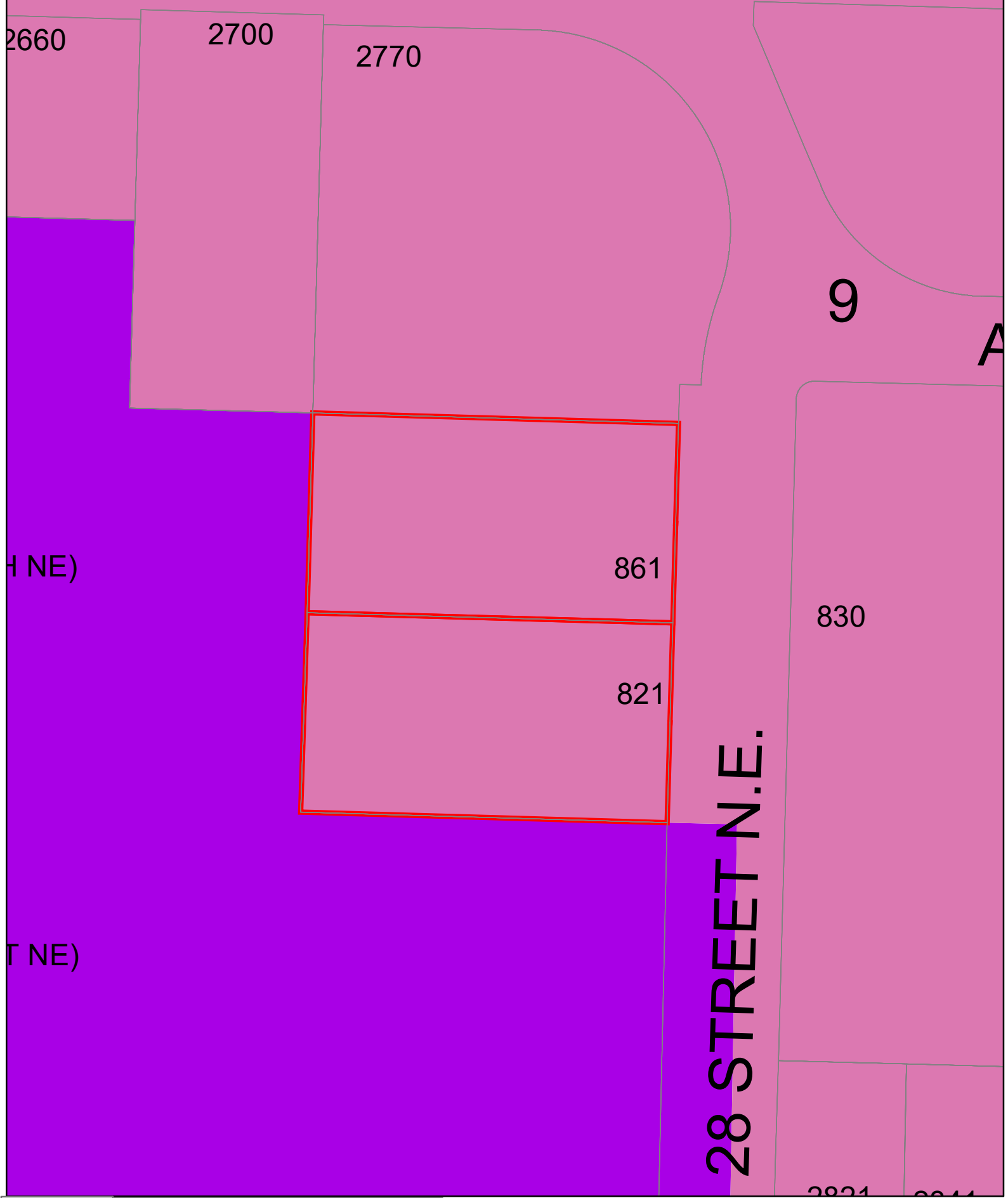
Legend

 Parcels

 Subject Property

OCP Map

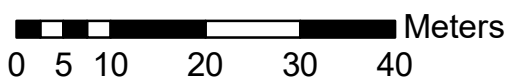
Appendix 3



H NE)



T NE)

28 STREET N.E.



Legend

-  Parcels
-  Subject Property

-  Institutional
-  Commercial - Highway Service / Tourist

Zoning Map

Appendix 4

2660

2700

2770

9

H NE)

861

830

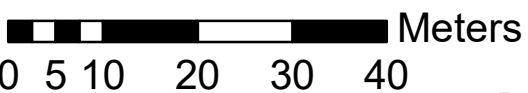
T NE)

821

28 STREET N.E.

2821

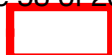
2841



Legend



Parcels



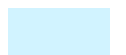
Subject Property



C-3



C-6



P-1



R-10



September 6, 2024

DESIGN RATIONALE

The HUB, Salmon Arm, BC

Project: #24025

The Design team of this project respectfully acknowledges that the land on which we propose to build these homes is on the unceded traditional territory of the Secwepemc Peoples, the traditional keepers of this land.

WA Architects Ltd.

| PRINCIPALS

Neil Banich
DESIGN DIRECTOR

Joel Smith
ARCHITECT AIBC, AAA, SAA, AIA

David Echaiz-McGrath
ARCHITECT AIBC, AAA, SAA

Barry Weih
PRINCIPAL (HONORARY)
ARCHITECT AIBC, AAA,
SAA, LEED AP

| STUDIOS

VAN

950 — 1500 W Georgia Street
Vancouver, BC V6G 2Z6
604.685.3529

VIC

104 — 3212 Jacklin Road
Victoria, BC V9B 0J5
250.391.4933

wa-arch.ca

We are building communities.

Site Context

The proposed six (6) storey purpose-built rental housing development to be situated on a two (2) lot consolidation is located in a well-developed area adjacent to the Trans-Canada Highway. Directly flanking the two (2) properties to the South and West are institutional zones, with the North and East being of the same commercial zoning for highway services and tourists. There is also a community park and medium density residential lots in the immediate vicinity. The site is within a one-minute cycle to major bicycle routes and is sited next to major transit and urban arterial corridors, giving it easy access to both motorized and non-motorized transportation networks. In addition, the surrounding area is well-supplied with retail and commercial services, schools, parks, recreational centres, and other various amenities and employment opportunities, all within a short walking distance. Given the growing nature of the City and its demographic, a multi-family rental housing development is an appropriate response to this central neighbourhood.

Land Use

We are seeking to consolidate two (2) lots and rezone the site from C3 to C6 (Tourist / Recreation Commercial Zone) on the recommendation of the Salmon Arm Planning Department. The C6 zoning will follow the general trend for the City's commercial areas and will support the current proposal for this site. The existing property at 861 28th Street Northeast is a vacant lot with little vegetation, but for some abutting property line trees and shrubbery, and the property at 821 28th Street Northeast is of a single-family dwelling. This development proposal supports the densification of land use within an already highly developed area of the City, with the aim to increase the variety of available housing types.

Project Statistics and Programming

The two (2) lot consolidation development at 861 and 821 28th Street Northeast will consist of one six (6) storey wood-frame residential program. The total proposed 73 purpose-built rental units have a mix of one (1) and two (2) bedrooms, with a total of nine (9) different unit types. Of the 29 (40% of the total) 1-bedroom units, the majority (at 83% or 24 units) have an additional den space, divided between two (2) unit types of 642 ft² and 766 ft², with the remaining 5 units at 594 ft². The 2-bedroom units boast six (6) different unit types, ranging in size from 805 ft² to a generous 1099 ft². While all 2-bedroom units have 2 baths, almost half also enjoy a den. With this mix, the development will provide a total of 61,594 ft² (5,722.27 m²) of rentable area.

Residential parking will be provided for through a combination of below grade (35 stalls) and on-site surface (82 stalls) parking. In consideration of grade changes, access to surface parking will be incorporated into two levels, with entry points off the two-way paved municipal road running the length of the South side of the development. Ramp access to the underground parkade will be provided for from the lower surface



parking level, in the far Northwest corner. A retaining wall will be added between the upper and lower surface parking areas given the ground elevation changes and also act as an attractive feature wall that will coordinate with the building façade.

To give maximum street exposure and visual appeal, the building is front facing along 28th NE Street, with the parking in behind the building, hidden from the street view. Raised planters will line the sidewalk and act as a buffer between the public realm and private patios of the residential units at grade. A tiered exterior aspect has been included at the partially exposed underground parkade on the building's North face, with the additional advantage of inserting greenery along North property line.

At grade, an office space measuring 1254 ft² will be occupied by Veyron Properties Ltd. and will serve as their regional office, in the service of the public of Salmon Arm. Adjacent to this office space is a semi-private facility at 1362 ft². This is programmed for a work café in recognition of the global and local trends towards remote working, and which provides some limited access to the residents' guests. Both spaces are strategically placed at the corner of the building and are directly accessible from 28th NE Street to boost engagement and collaboration at this junction.

There is also an immense recreational amenity programmed for, boasting two areas: an outdoor space of 1649 ft² and an indoor space of 998 ft², positioned together on the top floor. These amenity provisions enhance the overall useable space for residents and their guests and expand upon the liveability of the private units.

Development Permit Variances Requested

Building height Variance (CoSA Zoning Bylaw 2303 – 20.5)

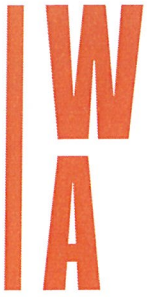
The proposal is seeking a relaxation of 1 m with respect to building height. To achieve the desired number of storeys in order to maximize the provision of more diversified housing stock in an already well-developed area, and in consideration that this request is only a 5% increase on permitted height, it is hoped that it will be met in the spirit of supporting urban containment.

Retaining wall Variance (CoSA Zoning Bylaw 2303 – 4.12)

The proposal is seeking a relaxation of 1.71 m with respect to the rear lot retaining wall and guardrail. In order to accommodate the building's accessibility needs and street access grades for vehicles, given the sloping terrain, a higher retaining wall was deemed structurally necessary. To minimize the visual impact of the wall, we have added some architectural treatments. Notably as well, this request includes the guardrail (1.07 m), which may seem to fall into the fence category. However, given that the guardrail is not used for screening, but is only in place for public safety and is designed to be visually light, offering almost unobstructed views, it is hoped that its inclusion not be considered when visualizing the overall impact of the retaining wall.

Form and Character

The design of this building was carried out with meticulous attention to detail. The inspiration was to create a striking departure from the basic, yet still provide highly useable and accessible spaces. To achieve this, the visual massing is articulated with a mingling of recessed and cantilevered projections and balconies, along with the incorporation of continuous decking, that extend upon the lines and offset the varying rectangular projections of the discrete components. Moreover, the interplay of angles along the façade and at grade not only provide eye-catching features, but also accentuate the differing aspects of the building. All together, this creates a decidedly effective relief along the building's exterior.



The stacking of units on the front right half, with contrasting colouration, produce a townhouse feel at the first four levels, which then, given the eyebrow separation for the upper two levels aids in conferring a welcoming, less imposing appearance at the pedestrian scale. When this is juxtaposed with the geometrical prominence of the left half, the non-uniformity provides intrigue that draws the eye across the length of the structure. The addition of colours and shading highlight the series of components in the horizontal plane, as well as the entrances and amenity and office spaces, while the darkening at the sides and recesses draw one to the vertical plane. These together spotlight the distinctive details of the massing and articulation and provide sufficient variation to make the building a visual interest piece.

The large glazing on the Southeast corner of the building will serve to activate the street corner at the pedestrian scale. At grade units are provided with landscaping buffers for screening from the sidewalks and for screening the generous terraces of the front facing units, but with enough separation to allow for a private entrance into those spaces. Notably as well, the planter boxes follow the angling of the projected amenity spaces at grade and the coordinated angled aesthetic of the stepped back upper levels. The distinctive cantilevering of the top-level outdoor amenity space, while providing for a larger area, at the same time respects the angling of the South end of the building. This aids in finishing off this very distinguishing offset feature of the visual massing that wraps around the South side of the building.

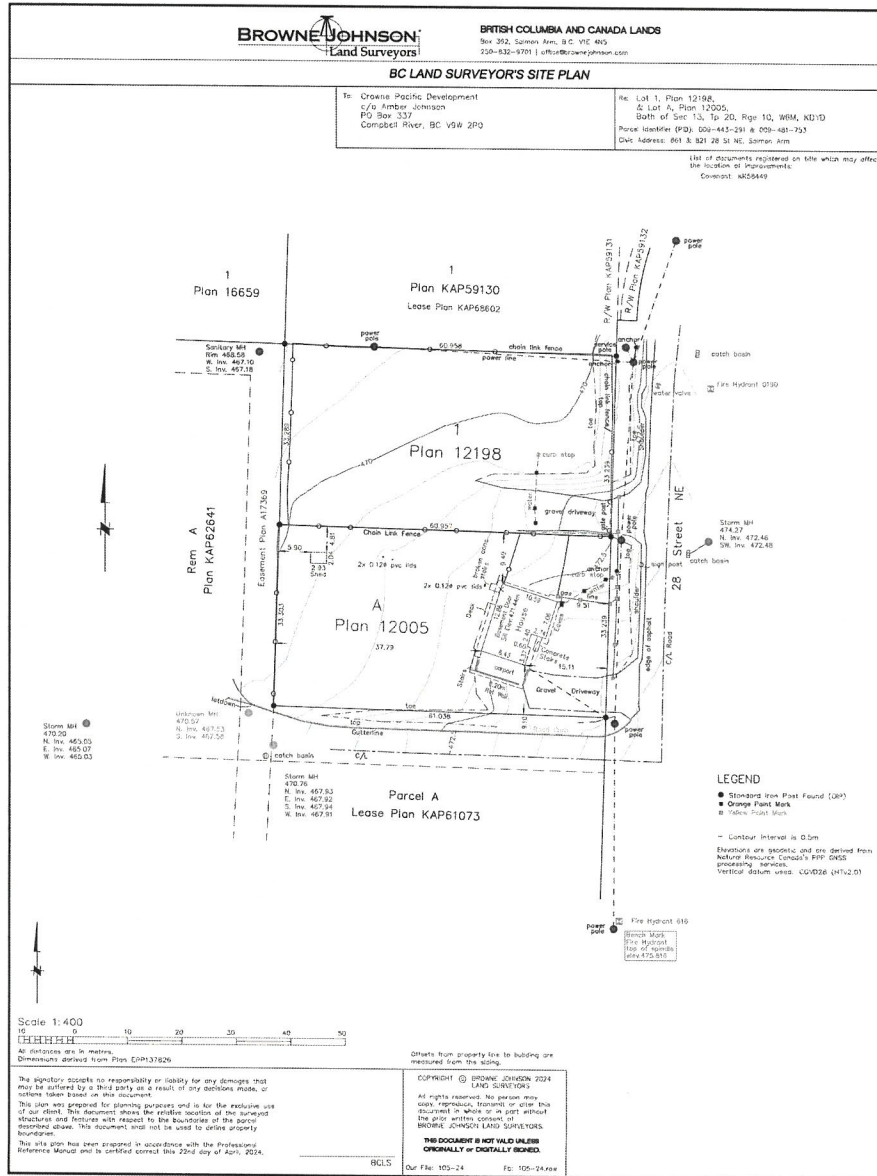
The East or rear-facing side of the building is guided by the same concepts as the other faces, giving the building a modern feeling of artistic imbalance, yet with an overall engaging effect of balance. The strategic lining and placement of landscaped features along and around the surface parking, as well as the texturized and creatively detailed retaining wall, complete the area.

Regional Growth

Being the largest community in the Shuswap region, Salmon Arm serves as the economic and commercial centre of the area. Combine this fact with its picturesque setting along the shores of the breathtaking Shuswap Lake and surrounding majestic mountains and sweeping valleys, the city is a highly attractive place to settle.

Statistics show that the community is growing and is in need of more diversified housing options, having over 50% of the housing stock currently supplied by single detached homes. This proposal aims to address this need. We firmly believe that together with the City and with the right planning and input from various professionals, this development will benefit the flourishing community. We look forward to working with the City to realize the potential of these properties.

WA Architects Ltd.



1 EXISTING SURVEY
N15

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

1	ISSUED FOR REZONING	240700
2	ISSUE	YMSD



CONSULTANT:
IWA ARCHITECTS

1400-1500 W. Georgia Street, Vancouver, V6G 2Z6
110-104-1212 (office) 604-273-0100, 604-273-0109
604-273-0109 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**661 & 821 28TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 24025 DRAWN BY: ER
SCALE: N.T.S. REVIEW BY: AE
DATE: 2024.07.30 A001



1 AVERAGE GRADE CALC.
A002 1/8" = 1'-0"

AVERAGE GRADE CALC.	
FINISH GRADE AT GROUND FLOOR	
POINT 1	473.00
POINT 2	473.00
POINT 5	473.00
POINT 6	473.00
AVERAGE GRADE	473.00

1999
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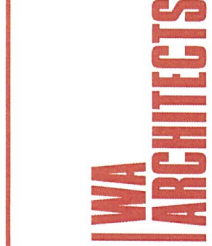


GENERAL NOTES

NO.	ISSUED FOR REVISION	DATE
1	ISSUED FOR REVISION	24/07/20
2	ISSUE	Y.M.O.



CONSULTANT: 2024-07-30



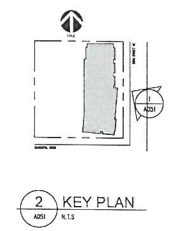
1750 555 - 1500 W. Georgia Street Vancouver, V6G 2B9
 250 554 - 2212 Jackson Road Victoria, V8B 2Z5
 250.893.3323 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME
THE HUB

PROJECT ADDRESS
 881 & 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE
AVERAGE GRADE CALC.

PROJECT NO. 24025 DRAWN BY: ER
 SCALE: 1/8" = 1'-0" REVIEW BY: AE
 DRG NO. A002



1 RENDER - EAST VIEW FROM 28TH STREET NE
N.T.S.

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OWNER/CLIENT:
CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

NO.	DESCRIPTION	DATE

1 ISSUED FOR RE-ZONING 24/07/2024
NO. ISSUE YMD



CONSULTANT: 2024-07-30



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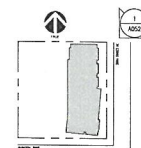
PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO. 24025 DRAWN BY: MPIER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A051**

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2 KEY PLAN
A02 K.15

OWNER/CLIENT:
CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

1 ISSUED FOR RE-ZONING 24/07/20
FIG. ISSUE Y.M.D.



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604.693.3825 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME
THE HUB

PROJECT ADDRESS:
851 & 828 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT FIG. 24025 DRAWN BY: MIPER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A052**



1 RENDER - NORTH EAST VIEW
A02 K.15



2 KEY PLAN
A053 N.E.S.



1 RENDER - NORTH WEST VIEW
A053 N.E.S.

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OWNER/CLIENT:



GENERAL NOTES:

Table with columns for revision tracking, including fields for issue number, description, and date.

1 ISSUED FOR REZONING 24/11/2020

SEAL:



CONSULTANT: 2024-07-30



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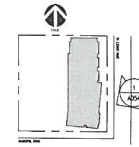
PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO. 24005 DRAWN BY: MPER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. A053

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2 KEY PLAN
A054 A.15

OWNER/CLIENT:



GENERAL NOTES:

ISSUED FOR REZONING 240701/0
RCD. ISSUE YIELD



CONSULTANT: 2078-07730



279 955 - 1500 W. GEORGE STREET VANCOUVER, V6C 2B8
610 104 - 2012 JACOBIN ROAD VICTORIA, V8B 0A2
804 876-3329 | OFFICE@WA-ARCH.CO | WA-ARCH.CO

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

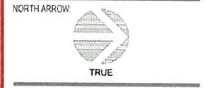
PROJECT NO. 24026 DRAWN BY: MPIER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A054**



1 RENDER - ENTRANCE VIEW FROM 28TH STREET NE
A054 A.15



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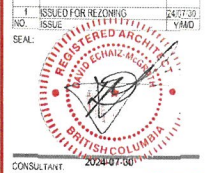


OWNER/CLIENT:

CROWN PACIFIC
DEVELOPMENT CORP

GENERAL NOTES

1	ISSUED FOR REZONING	24/07/20
NO.	ISSUE	YMD
SEAL:		



CONSULTANT: 2024/07/20

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PROJECT NAME:
THE HUB

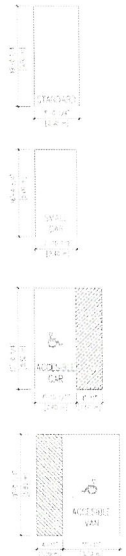
PROJECT ADDRESS:
811 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
SITE PLAN

PROJECT NO. 24025 DRAWN BY: MPIER
 SCALE: 1/8" = 1'-0" REVIEW BY: AE
 DWG NO. A100

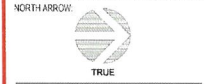
1 SITE PLAN

PARKING LEGEND



1 PARKADE PLAN
1/30'

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GENERAL NOTES

NO.	ISSUE	DATE	BY
1	ISSUED FOR REZONING	24/07/20	YARD



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PROJECT NAME:
THE HUB

PROJECT ADDRESS:
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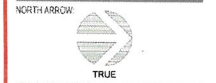
DRAWING TITLE:
PARKADE PLAN

PROJECT NO: 24025 DRAWN BY: MP/ER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DWG NO: **A200**



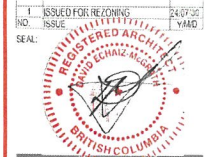
1 GROUND FLOOR / PARKADE PLAN

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1	ISSUED FOR RE-ZONING	24/07/20
NO.	ISSUE	Y/M/D



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PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 621 28TH STREET NE
 SALMON ARIA, B.C.

DRAWING TITLE:
**GROUND FLOOR /
 PARKADE PLAN**

PROJECT NO: 24025 DRAWN BY: MPJER
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DWG NO: A201



1 SECOND TO FIFTH FLOOR PLANS



2 SIXTH FLOOR PLAN

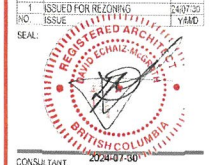
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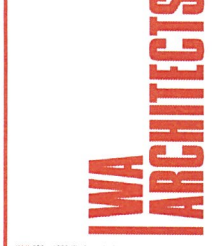
OWNER/CLIENT
CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/20



CONSULTANT: 2024-07-30



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 604 683 3224 2024 JANTON ROAD VANCOUVER, B1B 1J2
 604 683 3224 office@iwa-arch.ca | www.iwa.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
FLOOR PLANS

PROJECT NO: 24025 DRAWN BY: MPIER
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DWG NO: **A202**

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NORTH ARROW:

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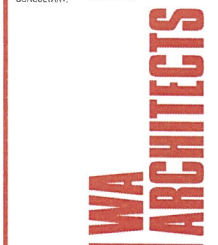


GENERAL NOTES:

1	ISSUED FOR REWORKING	24/07/20
2	ISSUE	Y.M.D.



CONSULTANT: 20744-07-00

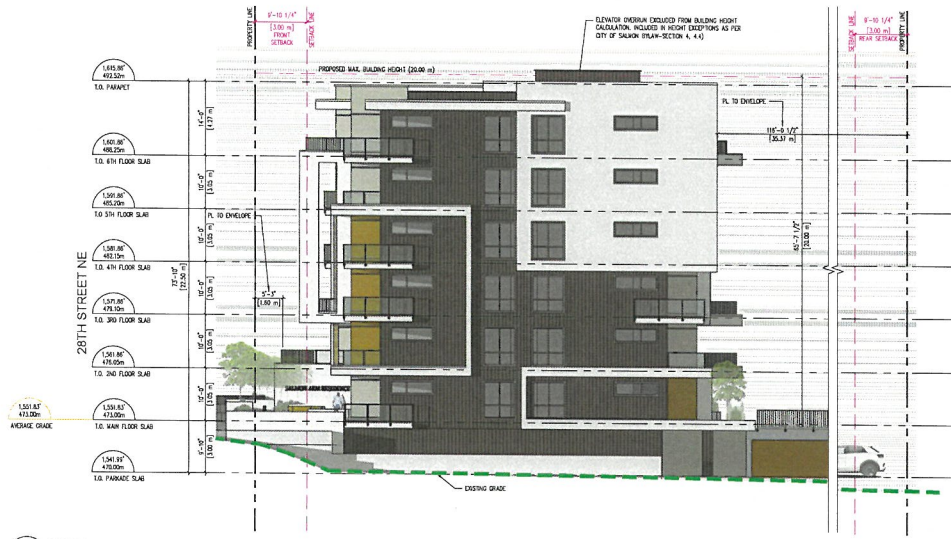


PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO. 24025 DRAWN BY: MP
SCALE: REVIEW BY: AE
DATE: 2020



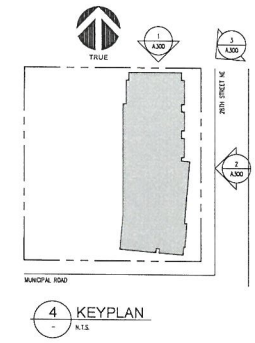
1 NORTH ELEVATION
1/8" = 1'-0"



3 NORTH-EAST VIEW
1:15



2 EAST ELEVATION
3/8" = 1'-0"



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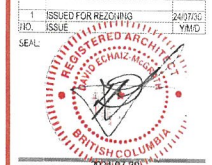
NORTH ARROW

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR REZONING	24/07/20	YMD



CONSULTANT: 2020-07-30



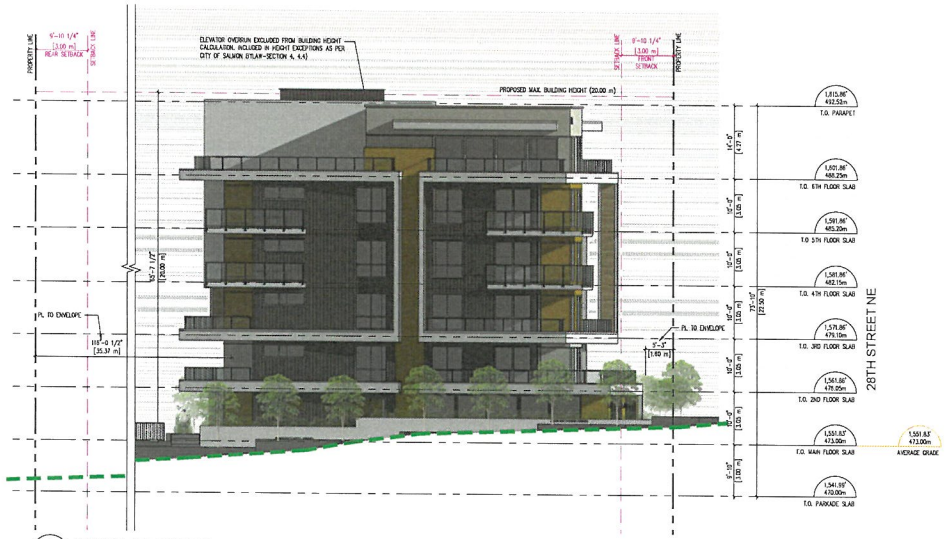
4370 855 - 1500 W. Grand Street Vancouver, V6J 2Z4
 410 158 - 2212 JACQUES BOULLE VICTORIA, V8B 2J5
 804.895.3523 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 851 & 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO. 24026 DRAWN BY: MP
 SCALE: REVIEW BY: AE
 DATE: A301



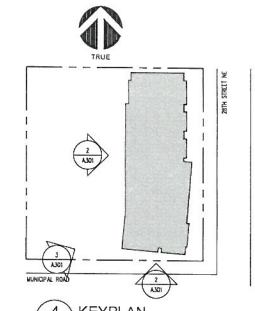
1 SOUTH ELEVATION
 A301 3/32" = 1'-0"



3 SOUTH-WEST VIEW
 A301 N.T.S.



2 WEST ELEVATION
 A301 3/32" = 1'-0"



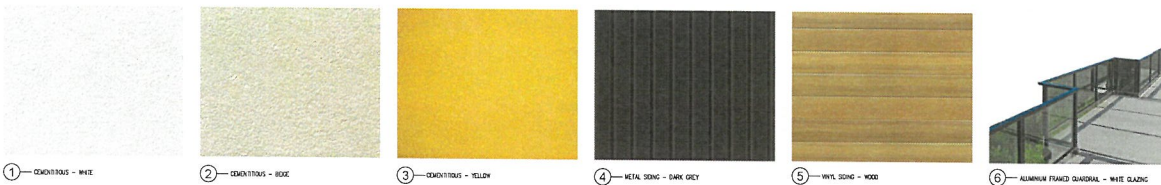
4 KEYPLAN
 A301 N.T.S.



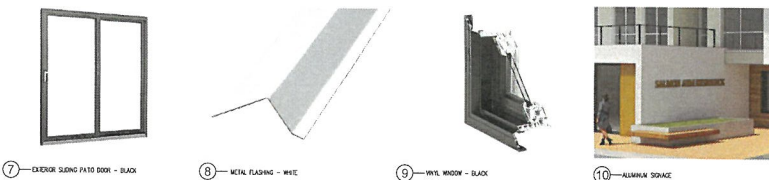
LEGEND OF FINISHES

- ① — CEMENTITIOUS - WHITE
- ② — CEMENTITIOUS - BEIGE
- ③ — CEMENTITIOUS - YELLOW
- ④ — METAL SIDING - DARK GREY
- ⑤ — VINYL SIDING - WOOD
- ⑥ — ALUMINUM FRAMED GUARDRAIL - WHITE GLAZING
- ⑦ — EXTERIOR SLIDING PATIO DOOR - BLACK
- ⑧ — METAL FLASHING - WHITE
- ⑨ — VINYL WINDOW - BLACK
- ⑩ — ALUMINUM SIGNAGE

1 RENDER
ADD N.T.S.



① — CEMENTITIOUS - WHITE ② — CEMENTITIOUS - BEIGE ③ — CEMENTITIOUS - YELLOW ④ — METAL SIDING - DARK GREY ⑤ — VINYL SIDING - WOOD ⑥ — ALUMINUM FRAMED GUARDRAIL - WHITE GLAZING



⑦ — EXTERIOR SLIDING PATIO DOOR - BLACK ⑧ — METAL FLASHING - WHITE ⑨ — VINYL WINDOW - BLACK ⑩ — ALUMINUM SIGNAGE

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NORTH ARROW:

OWNER/CLIENT:

CROWN PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

1 ISSUED FOR REVISION 24025C
 NO. ISSUE V.M.D.



CONSULTANT: 2024-07-30

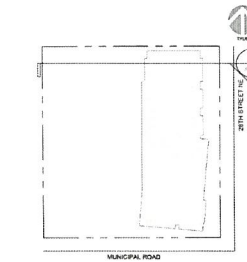
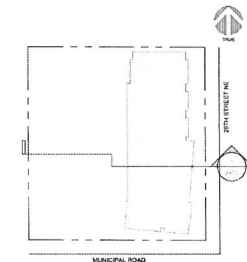
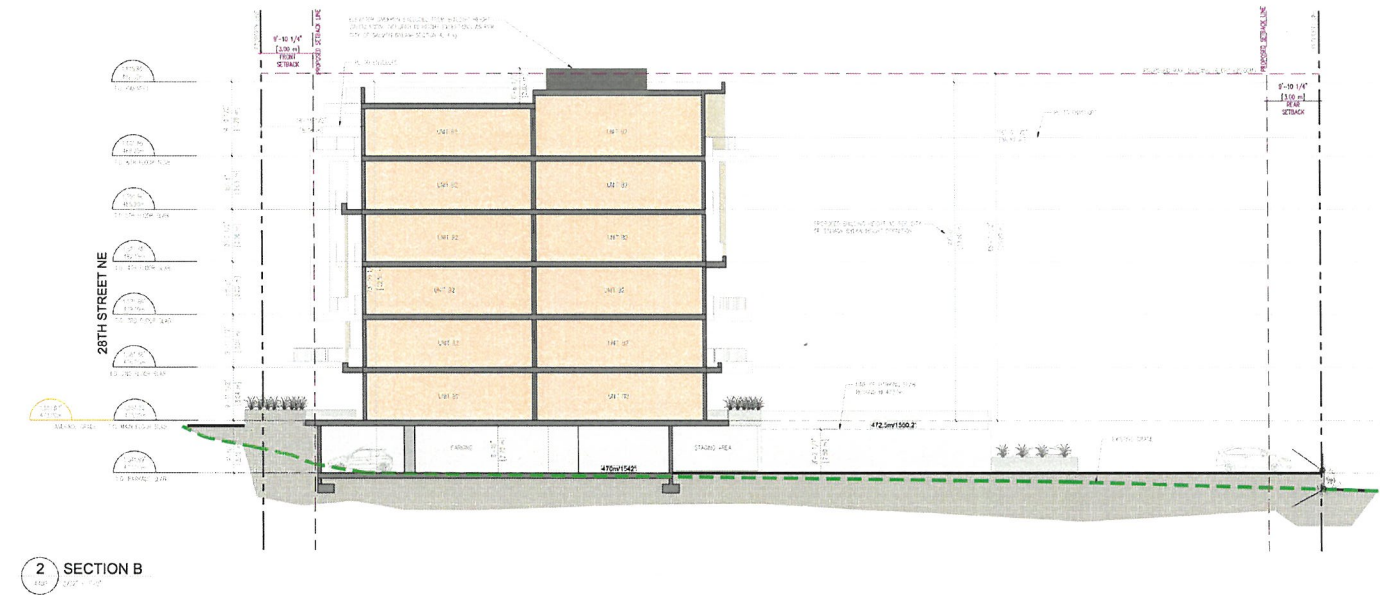
JAN 85 - 1525 W. GERRARD STREET VANCOUVER, V6G 2G6
 TEL: 604.272.3212 3212 JACKSON STREET VANCOUVER, V6B 1J2
 684.889.5529 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**881 & 2811 STREET NE
 SALMON ARM, B.C.**

DRAWING TITLE:
MATERIAL BOARD

PROJECT NO. 24025 DRAWN BY: MP/ER
 SCALE: N.T.S. REVIEW BY: AE
 DWG NO. **A350**



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NORTH ARROW:

OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/20



CONSULTANT: 202407360

IWA ARCHITECTS

1/4" = 1'-0" Georgia Street Vancouver, V6B 2Z6
1/4" = 1'-0" 2222 Junction Street Victoria, V8B 2T5
1/4" = 1'-0" 444 322 St. James Street, Victoria, V8B 2T5

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**81 & 821 28TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE:
SECTIONS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DWG NO: **A400**

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NORTH ARROW

OWNER/CLIENT
CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	5/4/2020
2		
3		
4		
5		
6		
7		
8		
9		
10		

1 ISSUED FOR REZONING
 NO. 1 ISSUE DATE 5/4/2020
 SEAL: Y.M.D.



CONSULTANT: 2024-07-30



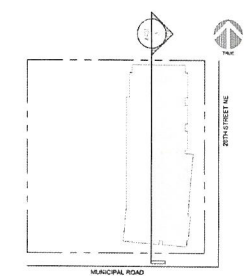
749 815 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 604 684 - 2312 Jackson Road Victoria, V8B 0Z5
 604 684 3328 - office@iwa.arch.ca | iwa.arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 801 & 821 26TH STREET NE
 SALMON ARRI, B.C.

DRAWING TITLE:
SECTIONS

PROJECT NO. 24026 DRAWN BY: MP
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DWG NO: **A401**



2 KEY PLAN



1 SECTION A

Purpose

20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

20.2 On a *parcel zoned C-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 *commercial daycare facility* #3637
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- .9 *high technology research and development*; #4368
- .10 *home occupation*; #2782
- .11 *hotel*;
- .12 library;
- .13 *licensee retail store*; #3223
- .14 *mobile food vending*; #4340
- .15 motel;
- .16 museum;
- .17 night club;
- .18 *offices*; #3426
- .19 *outside vending*; #2837
- .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163
- .21 *personal service establishment*;
- .22 pub;
- .23 *private utility*; #3060
- .24 *recreation facility - indoor*;
- .25 *recreation facility - outdoor*;
- .26 *resort accommodation*; #3517
- .27 *restaurant*;
- .28 *retail store*; #4005
- .29 theatre;
- .30 *upper floor dwelling units*; #2554
- .31 *work/live studios*; #3167 and
- .32 *accessory use*.

Accessory Uses

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554 #3426

Maximum Height of Principal Buildings

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

Maximum Height of Accessory Buildings

20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

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

Minimum Setback of Principal and Accessory Buildings

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

- .1 *Rear parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .2 *Interior side parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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



View northwest of subject parcels from 28 Street NE at the Recreation complex entrance.



View southwest of subject parcels from 28 Street NE.



Your File #: ZON-1300 & VP-606
eDAS File #: 2024-04147
Date: Sep/03/2024

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

Attention: Kathy Frese

**Re: ZONING AMENDMENT APPLICATION FILE NO.1300 and VARIANCE PERMIT
APPLICATION FILE NO. VP- 606**

- **PID 009-443-291, LOT 1 SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12198**
- **PID 009-481-753, LOT A SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12005**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to call Beth Bahm at (778) 576-1114.
Yours truly,

Beth Bahm
Okanagan Shuswap Development Services

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

TO: Gary Buxton, Director of Planning
 DATE: August 20, 2024
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Fireside Electric Ltd., Jerry Thompson
 APPLICANT: **Crowne Pacific Development Corp.** / Brett Giese
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO.1300 and
 VARIANCE PERMIT APPLICATION FILE NO. VP- 606**
 LEGAL: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005
 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
 CIVIC: **861 & 821 - 28 Street NE.**

Further to your referral dated August 8, 2024, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

Comments are based on the Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

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 4293. 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 (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 2

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

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

Roads / Access:

1. 28 Street NE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 28 Street NE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, and street drainage. Where three phase hydro services are located on poles, the developer is not required to relocate these underground. However hydro and Telecommunication services to the development property and to street lights must be below ground, Owner / Developer is responsible for all associated costs.
3. The property fronts onto City owned land along the southern boundary. The parcel is the recreation complex and includes internal roadways for public use, including 8 Avenue NE along the subject property's southern frontage. 8 Avenue NE, will constructed as a local roadway, is not a dedicated and the currently development layout is proposing two accesses onto the City parcel. The City will permit the proposed accesses upon dedication of the parcel land as a dedicated roadway; the applicant is responsible for all associated work and cost to complete the dedication of 8 Avenue NE across the subject parcel's southern property line within the City's parcel as well as any necessary dedication from the subject parcels. The City will require a total of 20.0m road dedication to be centred on the existing road centerline. Engineering notes that City Council will be required to sign off on the road dedication plan.
4. 8 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to sidewalk, boulevard construction, street lighting, fire hydrants and street drainage. Owner / Developer is responsible for all associated costs
5. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 28 Street NE and 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 3

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain on 28 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing properties are serviced by two 19mm diameter services from the 200mm diameter watermain on 28 Street NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
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 high density spacing requirements of 90 meters. One additional hydrant is required at the western end of the frontage onto 8 Avenue NE.

Sanitary:

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

Drainage:

1. The subject property partially fronts a 250mm diameter storm sewer on 28 Street NE and a 300mm storm sewer terminates at the western limit of the frontage onto 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 4

Extension of the storm sewer system may be required to service road drainage on the subject property's frontage.

2. Records indicate that 821 28 Street NE is serviced by a 250mm diameter service from the 300mm storm sewer on 8 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

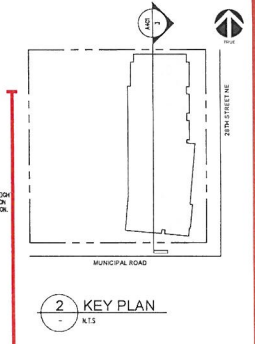
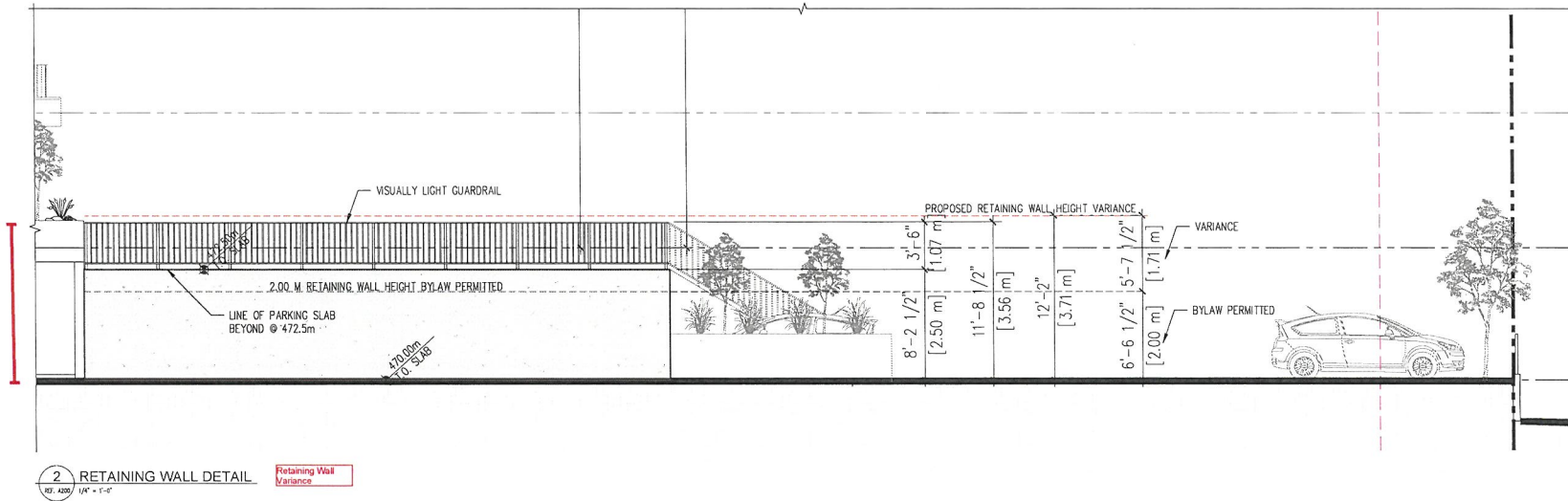
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer



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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

ISSUED FOR CITY'S REVISION	24.00.00
NO. ISSUE	1/01

SEAL:

CONSULTANT:
IWA ARCHITECTS

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
SECTIONS

PROJECT NO: 24026 DRAWN BY: ER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DATE: A401

CITY OF SALMON ARM

BYLAW NO. 4673

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

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

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

Rezone Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 located at 821 28 Street NE, Salmon Arm, BC and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198 located at 861 28 Street NE, Salmon Arm, BC from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreation Commercial Zone) attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4673**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

APPROVED PURSUANT TO SECTION 52(3) OF THE TRANSPORTATION ACT ON THE
DAY OF ,2024.

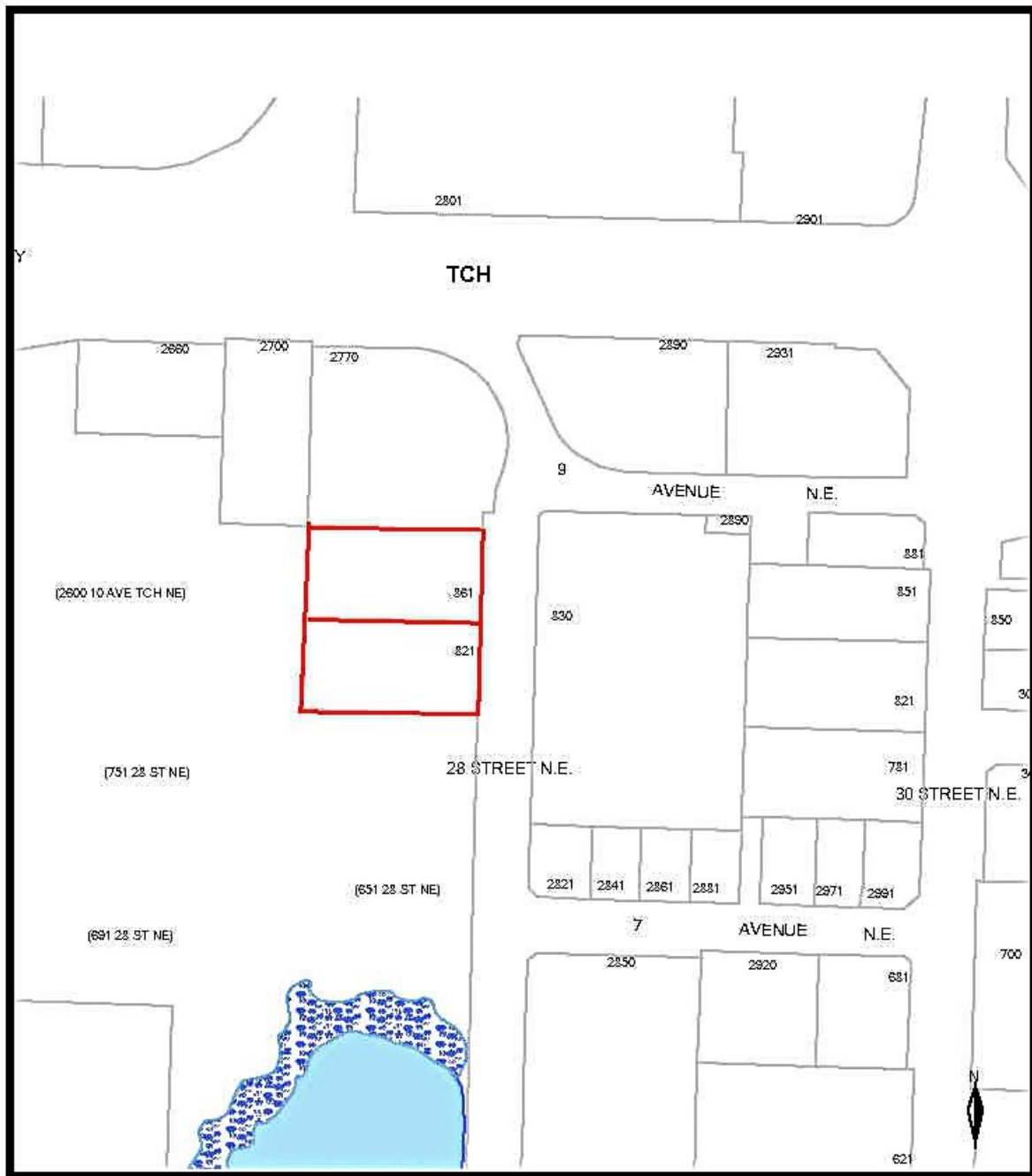
For Minister of Transportation and Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

Schedule "A"





REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planner II

Title: Zoning Bylaw Amendment Application No. 1293

Legal: Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913
Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481, Except Plans KAP61466 and EPP69793
Civic: 2270 10 Avenue SW and 2220 10 Avenue SW
Owner: 546531 BC Ltd.
Agent: D. Blackburn

Date: October 21, 2024

Executive Summary/Purpose:

To rezone the north portion of 2270 10 Avenue SW from A-1 (Agriculture) to C-3 (Service Commercial) and 2220 10 Avenue SW from C-5 (Tourist Commercial) to C-3 (Service Commercial).

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the north portion of Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 from A-1 (Agriculture Zone) to C-3 (Service Commercial Zone) and the entire parcel of Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481, Except Plans KAP61466 and EPP69793 from C-5 (Tourist Commercial Zone) to C-3 (Service Commercial Zone) as per Appendix 8 in the Staff Report dated October 21, 2024.

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

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is to rezone the north portion of 2270 10 Avenue SW from A-1 (Agriculture) to C-3 (Service Commercial) and the entire parcel at 2220 10 Avenue SW from C-5 (Tourist Commercial) to C-3 (Service Commercial) as shown in Appendix 8.

Background:

The subject properties are located at 2270 and 2220 10 Avenue SW, south of the Trans Canada Highway and west of Westgate Public Market (Appendices 1, 2 & 3). The property at 2270 is split-designated Highway Service/Tourist Commercial (HC) and Salmon Valley Agriculture (SVA) and the property at 2220 is designated Highway Service/Tourist Commercial (HC) in the City’s Official Community Plan (OCP). The property at 2270 is zoned A-1 (Agriculture) and the property at 2220 is zoned C-5 (Tourist Commercial) in the Zoning Bylaw (Appendices 4 & 5).

The applicant is seeking to rezone the parcels along the Highway Service/Tourist Commercial OCP designation to the C-3 (Service Commercial) Zone to be consistent with existing uses on the parcels. Since there is outside storage of equipment (and as per section 17.10 of Zoning Bylaw No. 2303), outside storage shall be screened as per Appendix III of Zoning Bylaw No. 2303 (Appendix 6). The south portion of the property at 2270 is in the Agricultural Land Reserve (ALR) (Appendix 7), however this portion is to remain zoned A-1 (Agriculture). Screening and landscaping as per the Agricultural Land Commission (ALC) guidelines for development adjacent to ALR lands will be required at time of Development Permit.

Adjacent land uses include the following:

North: 10 Avenue SW & Trans Canada Highway	Zoned A-1 & C-3
South: Agriculture	Zoned A-1 (ALR)
East: Westgate Public Market & Agriculture	Zoned C-3 & A-1 (ALR)
West: Vacant & Agriculture	Zoned C-3/C-4 & C-3/A-1 (ALR)

The property at 2220 is approximately 0.310 ha (0.766 ac) in area and the portion of the property at 2270 proposed to be rezoned is approximately 0.762 ha (1.883 ac). A site plan indicating which areas are proposed to be rezoned is attached as Appendix 8. Site photos are attached as Appendix 9.

Relevant Policies:

Rezoning the properties to the C-3 Zone is supported by the OCP based on the properties’ current Highway Service/Tourist Commercial (HC) OCP designation.

This rezoning proposal is consistent with the following OCP policies:

- a. “Continue to support the development, redevelopment, and infilling of City Centre and Highway Service/Tourist Commercial designated lands along the Trans Canada Highway between 30 Street SW and 30 Street NE as the primary commercial areas in the City” (9.3.1).
- b. “Encourage land uses in the Highway Service/Tourist Commercial area which are distinguished by an orientation toward access by vehicular traffic. Uses included are automotive services, tourist accommodation, entertainment and recreational tourist services, minor repair, retail commercial warehousing, retail and food outlets, and upper floor dwelling units” (9.3.15).

- c. “Commercial Corridor West of City Centre to 30 Street SW – The Highway Service/Tourist Commercial area on the west side of the City Centre is oriented toward vehicle service and retail warehousing uses. Activities have relatively low site coverage (e.g. automotive and recreation vehicle sales, large buildings and associated parking lots). This area serves the needs of the community and region” (9.3.18 a).

Referral Comments:

Fire Department

No Fire Dept. concerns.

Building Department

N/A

Engineering Department

In the event that the two lots are consolidated, only a single access on 10 Avenue SW and one set of services (water, sanitary and storm services) will be permitted.

Planning Department

The purpose of the C-3 Zone (Appendix 10) is to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large buildings. Some of the existing buildings do not meet the requirements of the C-3 Zone (setbacks, building height, and permitted uses) and would therefore become non-conforming through the rezoning process. The owners have acknowledged this non-conformity and are aware that no development or subdivision can occur before the non-conformity is addressed (Appendix 11).

The applicant has not indicated the desire to add any new buildings or structures to the site and it is expected that the rezoning will be the extent of development at this stage. However, any future site (re)development would require the issuance of a Development Permit, at which time siting and building, massing, landscape and screening, as well as access, circulation and parking requirements would be addressed in more detail.

Staff support the rezoning of the subject properties from A-1 (Agriculture Zone) and C-5 (Tourist Commercial Zone) to C-3 (Service Commercial Zone).

Financial Considerations:

None.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. The applicant must post a Notice of Development/Rezoning sign on the subject property at least 10 days prior to the

Statutory Public Hearing. It is expected that the Hearing for this application will be held on November 12, 2024.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Properties
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Zoning Bylaw No. 2303 Appendix III
- Appendix 7 – ALR Boundary Map
- Appendix 8 – Site Plan
- Appendix 9 – Site Photos
- Appendix 10 – C-3 Zone
- Appendix 11 – Letter



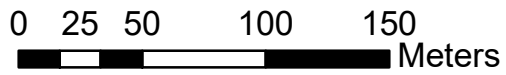
HIGHWAY No. 1

10 AVE. S.W.

9 AVE. S.W.

20 ST. S.W.

N



Parcels



Subject Parcels



HIGHWAY No. 1

9 AVE. S.W.

10 AVE. S.W.

20 ST. S.W.

N



0 25 50 100 150 Meters



Parcels



Subject Parcels

9 AVE. S.W.

10 AVE. S.W.



N



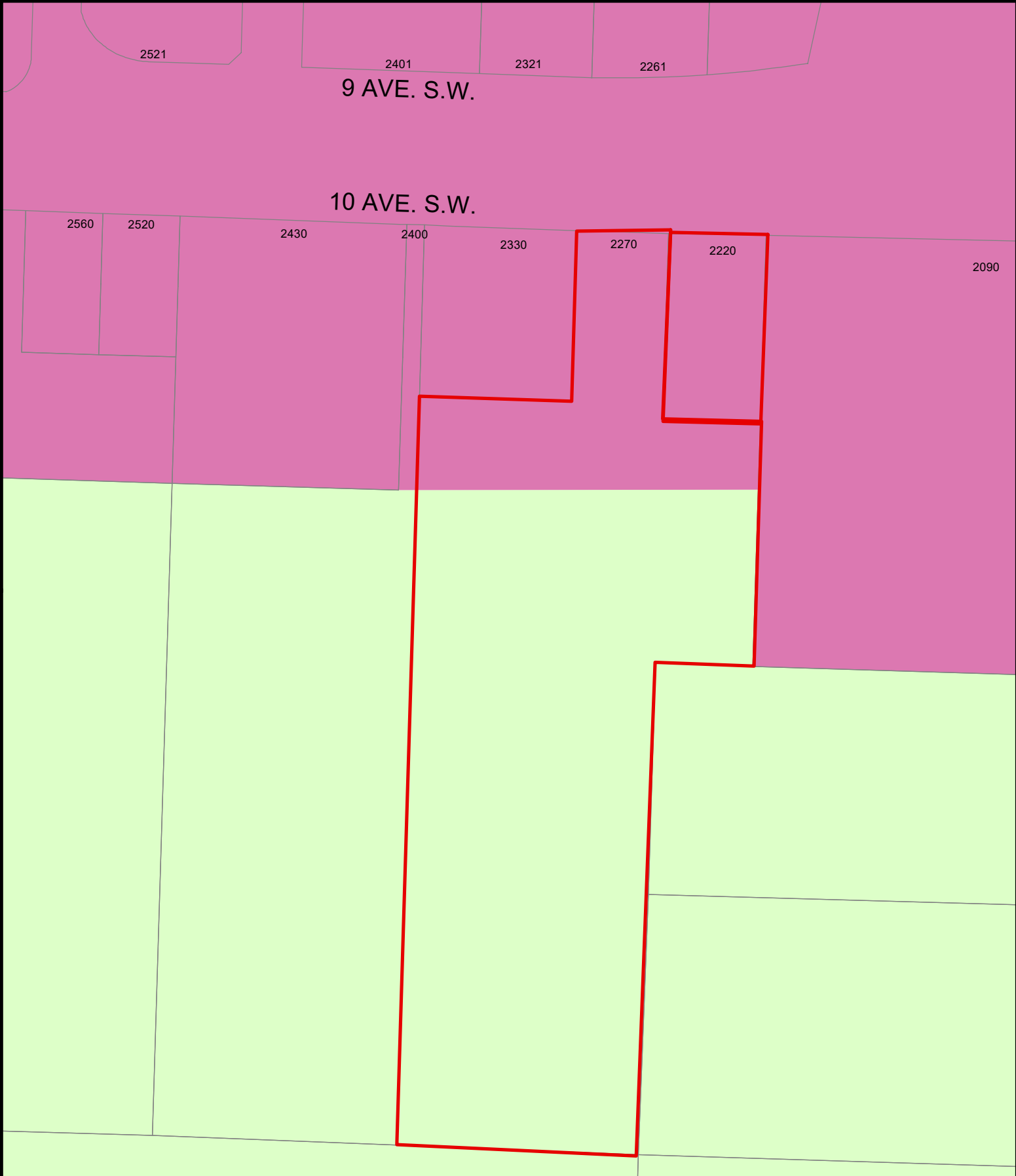
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Meters



Parcels



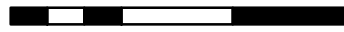
Subject Parcels



N



0 15 30 60 90 Meters



Parcels



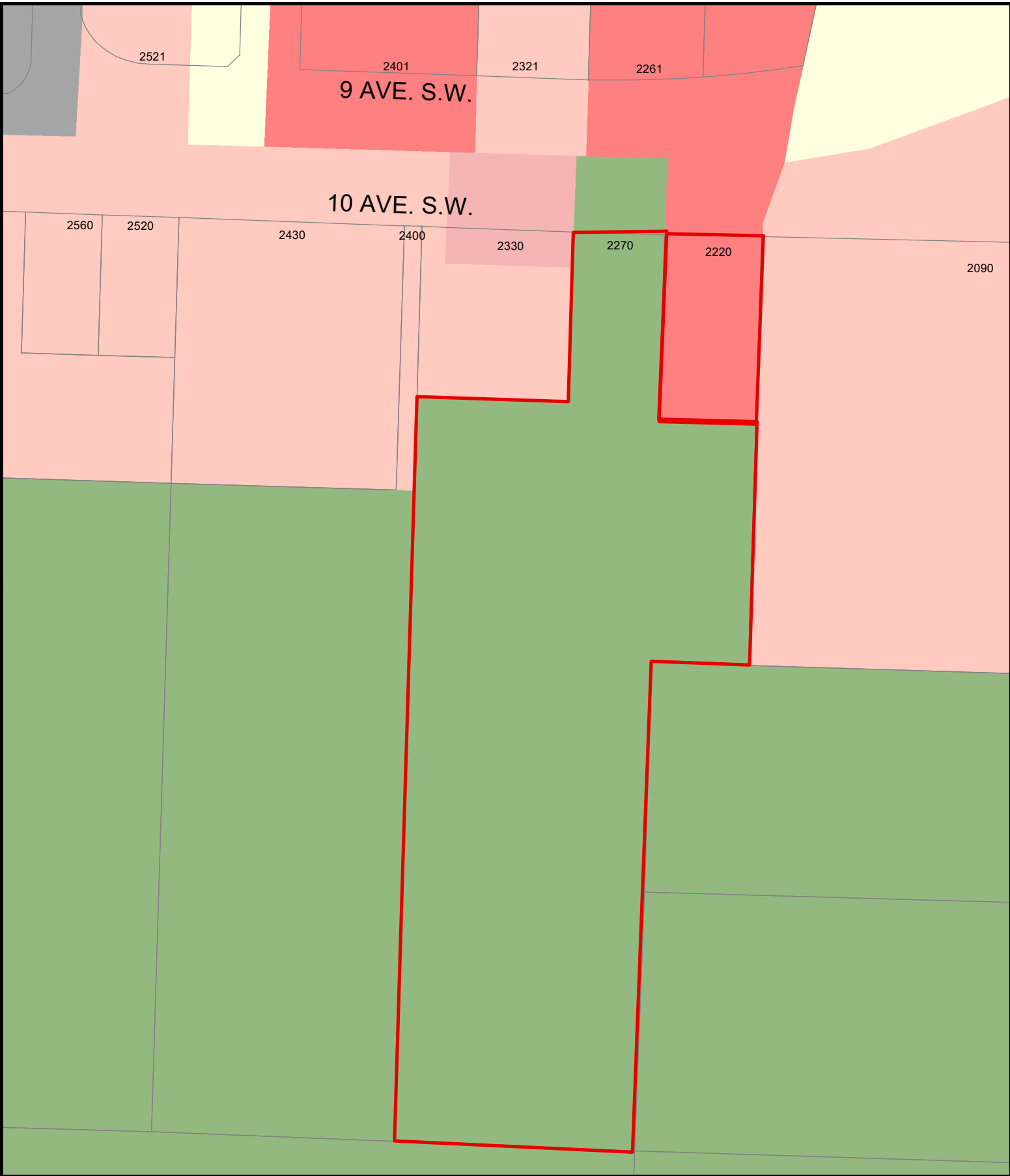
Subject
Parcels



Salmon Valley
Agriculture



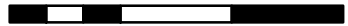
Commercial -
Highway Service /
Tourist



N



0 15 30 60 90 Meters



Parcels



A-1



C-5



Subject
Parcels



C-3



CD-8



C-4



R-10

APPENDIX III - SCREENING AND LANDSCAPING REQUIREMENTS

1. Screening

All storage yards shall be completely screened from public view and adjacent properties. Screening fence heights shall be not less than 2.0 metres (6.5 feet) nor greater than 2.4 metres (8.0 feet).

Forms of acceptable screening are as follows:

- .1 A uniformly painted solid wall fence of uniform height;
- .2 Walls of concrete block, masonry custom units, or buildings located adjacent to a property line.
- .3 Chain link fencing with mature evergreen tree hedge planted on-site adjacent to fencing to block view of the top of the chain link fence.

2. Landscaping

In conjunction with the provision of screening, continuous landscaping shall be provided, except that chain link fencing with solid evergreen hedge, shall satisfy the landscaping requirement.

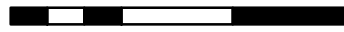
- .1 Where solid wall fencing is used fronting a highway, such fencing is to be set back a minimum of 1.5 metres (4.9 feet) to accommodate landscaping.
- .2 Landscaping shall comprise any of the following combinations: trees, trees and ground cover; raised earth berms with trees and ground cover.
- .3 Minimum calliper of trees shall be 6.5 cm (2.5 inches).
- .4 To assist with control of the codling moth, the planting of codling moth host trees, including all apples and crab apples (*Malus* spp.), all pears (*Pyrus* spp.), quince (*Cyclonia oblonga*) and flowering quince or japonica (*Chaenomeles japonica*) is discouraged on all developments, excluding commercial orchards. #2843



N



0 15 30 60 90 Meters



Parcels



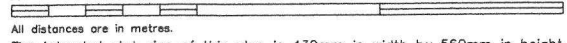
ALR



Subject Parcels

Sketch Plan of Areas of
 Lot A, Plan 22795 Except Plans 25227, EPP72884 and EPP81913 and
 Parcel A (Plan B6455) of Lot 12, Plan 481 Except Plans KAP61466 and EPP69793
 both of Sec 10, Tp 20, Rge 10, W6M

Scale 1:1000 BCGS 82L.064



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 1:1000

*2220
 REQUEST Change from C5 To C3*

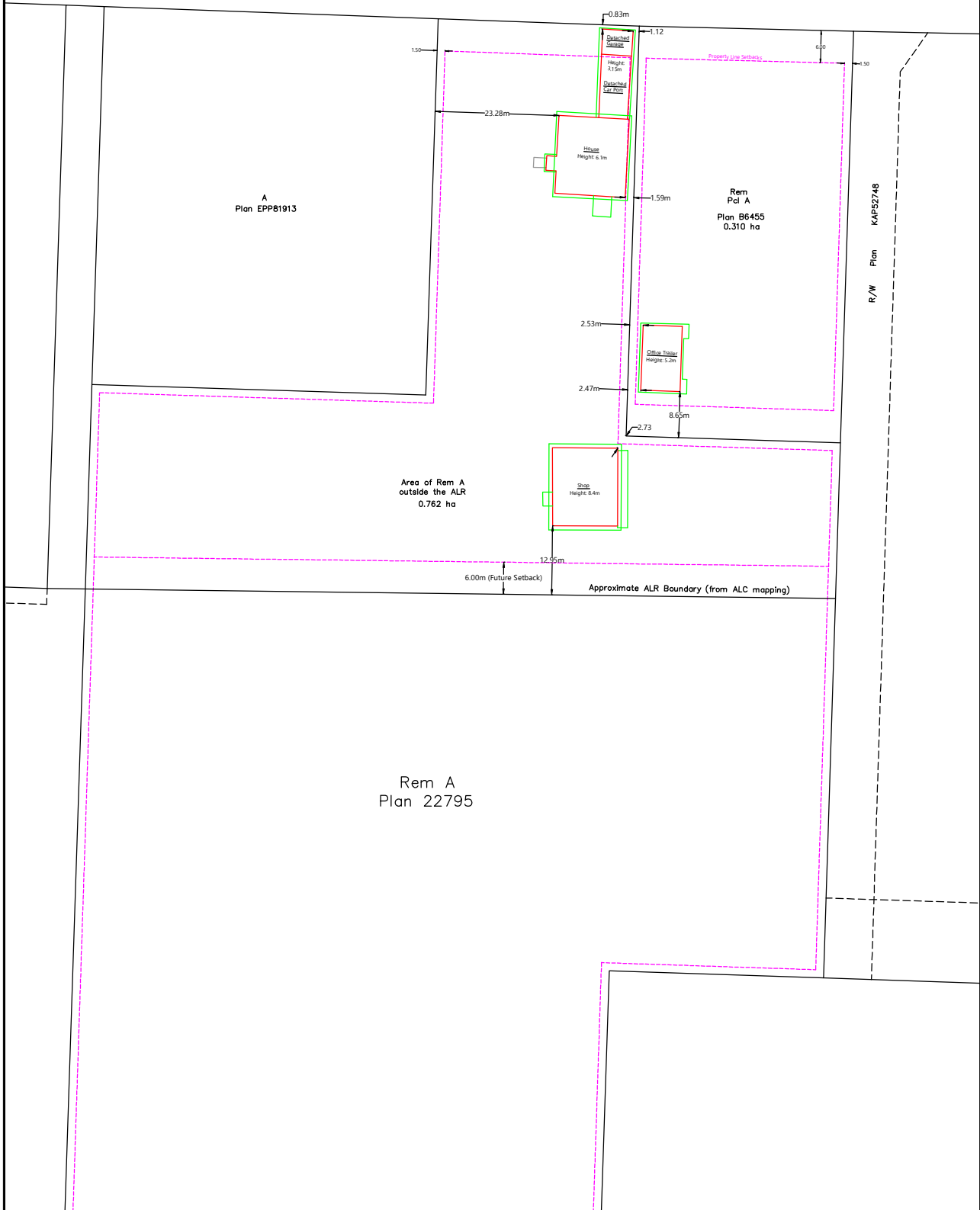


This plan shall not be used to determine boundaries.

Trans - Canada Highway



10 Avenue SW



PLOT PLAN SHOWING ASBUILT SURVEY

**LOCATION: Blackburn Excavating
2220 10 Ave SW, Salmon Arm, BC V1E 1T4**

BLACKBURN SURVEYING LTD
250.804.5465
blackburnsurveying@gmail.com
Page 102 of 200

PLAN

SCALE: 1 : 700



DATE: 9/16/2024

PAGE: 1 OF 1

FILE: BBEX



View of 10 Avenue SW looking northeast from 2220 10 Avenue SW.



View of 10 Avenue SW looking northwest from 2220 10 Avenue SW.



View of 10 Avenue SW looking east from 2270 10 Avenue SW.



View of 10 Avenue SW looking northwest from 2270 10 Avenue SW.



View of 2220 10 Avenue SW looking south from 10 Avenue SW.



View of the back of 2270 10 Avenue SW looking southwest from 2220 10 Avenue SW.



View of the front of 2270 10 Avenue SW looking south from 10 Avenue SW.

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE

Purpose

- 17.1 The C-3 Zone is intended to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large *buildings*. New developments zoned C-3 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 17.2 On a *parcel zoned C-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 17.3 The following uses and no others are permitted in the C-3 Zone:
- .1 auto parts and accessories (new) sales;
 - .2 automotive repair shop, excluding *fuel service stations*;
 - .3 automotive sales and rental lots and showroom (new and used);
 - .4 boat and trailer sales and rental showrooms, including minor repairs;
 - .5 *building* supply establishment;
 - .6 *cafe*; #2736
 - .7 car wash;
 - .8 *commercial daycare facility*;
 - .9 *craft distillery and brewery*
 - .10 electrical appliance repair shop;
 - .11 farm equipment sales and rental;
 - .12 frozen food lockers, including retail sales;
 - .13 funeral home including accessory crematorium;
 - .14 greenhouses and nurseries, including retail sales;
 - .15 *high technology research and development*; #4368
 - .16 *home occupation*; #2782
 - .17 laboratory, scientific and research;
 - .18 laundromat;
 - .19 locksmith shop;
 - .20 *licensee retail store*; #3223
 - .21 *mini warehousing*;
 - .22 *mobile food vending*; #4240
 - .23 *mobile home sales*; #2736
 - .24 moving and storage establishment;
 - .25 *neighbourhood pub*; #3223
 - .26 *offices*;
 - .27 *outside vending*; #2837
 - .28 *personal service establishment*; #4049
 - .29 print shop;
 - .30 *public use*;
 - .31 *public utility*;
 - .32 radiator repair shop;
 - .33 *recreation facility-indoor*;
 - .34 recreation vehicle sales, repair, rental and assembly on parcels greater than 1.0 hectare with maximum 25% of gross floor area to be used for *parts assembly*. #2596
 - .35 rental and repair of tools, small equipment; #2736
 - .36 *restaurant*;
 - .37 *retail store*; #4049
 - .38 tire sales and repair establishment;

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE – CONTINUED

Permitted Uses con't

17.3 The following uses and no others are permitted in the C-3 Zone:

- .39 transportation use;
- .40 truck sales and rental lots and showroom;
- .41 upholstery shop;
- .42 upper floor dwelling units;
- .43 veterinary hospital;
- .44 accessory use;

Maximum Height of Principal Buildings

17.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

17.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

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

Minimum Parcel or Site Width

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

Minimum Setback of Principal Buildings

17.8 The minimum *setback* of the *principal buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a residential zone shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a residential zone shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Minimum Setback of Accessory Buildings

17.9 The minimum *setback* of *accessory buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

17.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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

From: Dachs B <blackburnsurveying@gmail.com>
Sent: Tuesday, October 1, 2024 8:57 AM
To: Morgan Paiement
Cc: Mike Blackburn; BLACKBURN EXCAVATING
Subject: Re: [External] Blackburn Zoning Amendment ZON-1293

Good morning Morgan,

Please accept this email response in lieu of your requested letter to council.

I acknowledge that rezoning the properties located at 2220 and 2270 10th Ave sw will result in non conforming buildings.

We will address the elements of non-conformity in the coming months.

Dachs Blackburn

CITY OF SALMON ARM

BYLAW NO. 4676

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on November 12, 2024 at the hour of 7:00 p.m. was published in the and , 2024 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:

1. Parcel A (Plan B6455) of Lot 12, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481 Except Plans KAP61466 and EPP69793 from C-5 (Tourist Commercial Zone) to C-3 (Service Commercial Zone); and
2. the north portion of Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795 Except Plans 25227, EPP72884 and EPP81913 from A-1 (Agricultural Zone) to C-3 (Service Commercial Zone)

attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4676**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF , 2024

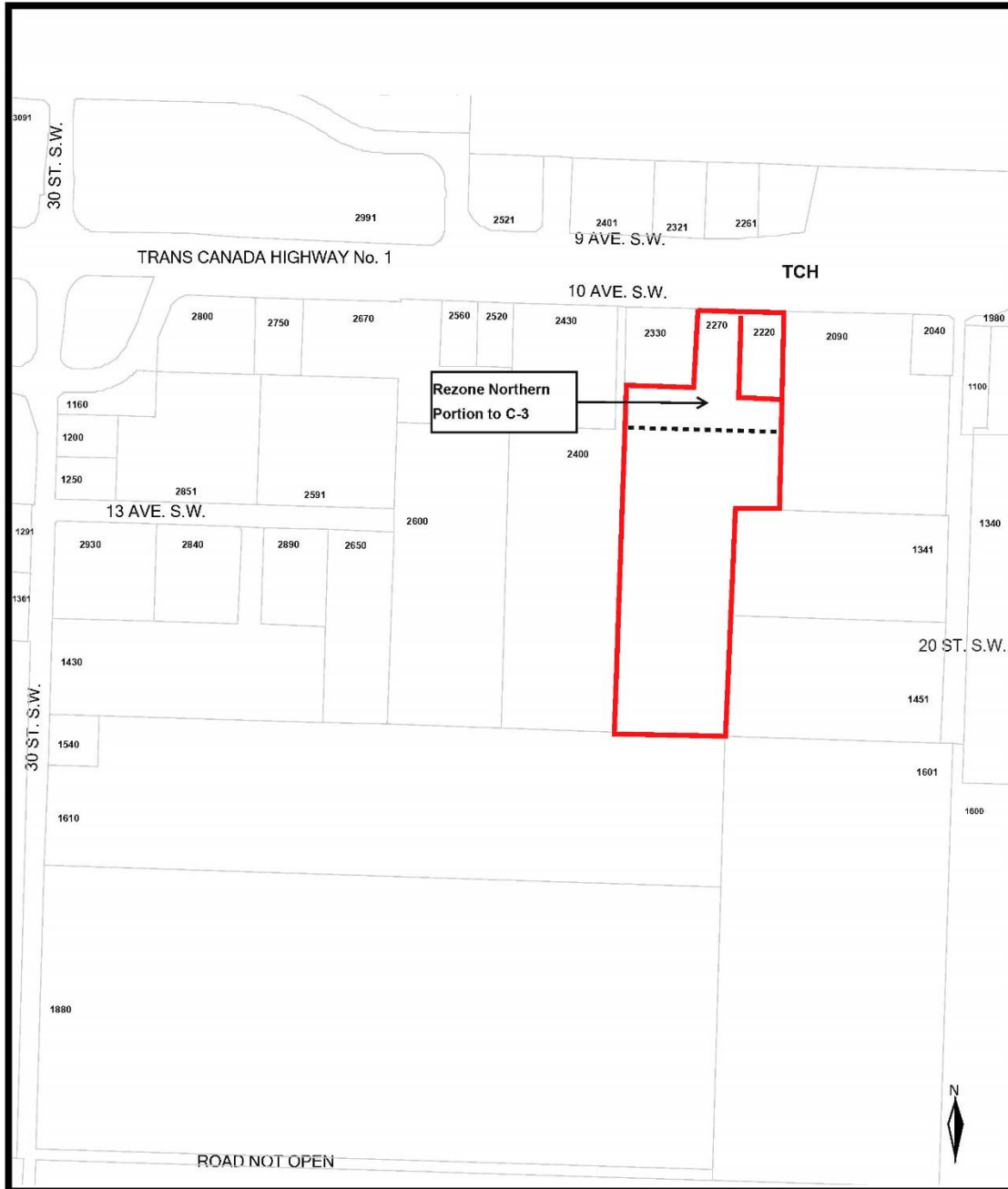
For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

Schedule "A"





REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Fire Chief - Fire Prevention and Fire Department Amendment Bylaw No. 4672

Date: October 15, 2024

Motion for Consideration:

THAT: the Bylaw entitled City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672 be read a first, second and third time.

Background:

On August 1, 2024, the Government of BC replaced the *Fire Services Act* with the *Fire Safety Act*. This change requires the City of Salmon Arm to formally update the wording in City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792 to reference the new *Fire Safety Act*.

Additional changes included in the new *Fire Safety Act* require local governments to:

- “designate in writing persons or a class of persons as fire inspectors to conduct fire safety inspections”.[Part 4, 8(1)];
- “designate in writing person or a class of persons as fire investigators to conduct fire investigations” [Part 7, 23(1)]

In consultation with a representative from the Office of the Fire Commissioner, staff were given direction that amending the current bylaw to include a paragraph whereby the Fire Chief will designate City of Salmon Arm Career fire department members responsibility for Fire Prevention and Fire Investigations, as defined in the Provincial *Fire Safety Act*, complies with the new legislation.

Legislative authority / plans / reports:

	Official Community Plan		Master Plan
	Community Charter/LGA		Other
X	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

Financial Considerations:

None.

Alternatives & Implications:

None.

Communication:

Prepared by: Fire Chief
Reviewed by: Corporate Officer
Approved by: Chief Administrative Officer

Attachments:

- City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672

CITY OF SALMON ARM
BYLAW NO. 4672

A bylaw to amend "City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792"

The Municipal Council of the City of Salmon Arm, in open meeting assembled, enacts that the City of Salmon Arm Fire Prevention and Fire Department Bylaw No. 3792 be amended as follows:

1. That the words "Fire Services Act" be replaced with the words "Fire Safety Act" throughout the entirety of the bylaw.
2. That in Part 2 - FIRE DEPARTMENT - the following paragraph be inserted after paragraph 6.2:

6.3 The Fire Chief will designate City of Salmon Arm Career Fire Department members, responsibility for Fire Prevention and Fire Investigations, as defined in the Provincial *Fire Safety Act*.

SEVERABILITY

3. 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.

ENACTMENT

4. 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.

EFFECTIVE DATE

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

CITATION

6. This bylaw may be cited as "City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672."

READ A FIRST TIME THIS 15 DAY OF OCTOBER 2024

READ A SECOND TIME THIS 15 DAY OF OCTOBER 2024

City of Salmon Arm Fire Prevention and Fire Department Amendment Bylaw No. 4672

READ A THIRD TIME THIS 15 DAY OF OCTOBER 2024

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Chief Financial Officer - Permissive Tax Exemptions – New Applications - 2025

Date: October 15, 2024

Motion for Consideration:

THAT: Bylaw entitled City of Salmon Arm 2025 Permissive Tax Exemption Bylaw No. 4671 be read a first and second time.

Background:

At the Regular Council Meetings held on October 11, 2022 and October 23, 2023, Council adopted Bylaws No. 4551 and 4604 granting various Organizations a Permissive Tax Exemption for a one to three (3) year period (2023, 2024 and 2025). This is the final year of the current three (3) year permissive tax exemption cycle and new applications will be required of all applicants next year for exemption in 2026.

As of July 31, 2024, two (2) new applications have been received requesting a Permissive Tax Exemption for the 2025 taxation year. Pursuant to Section 224 of the *Community Charter*, adoption of this bylaw will exempt the subject properties from not only general municipal tax estimated at \$27,131 but also taxes levied by other governments of \$20,319 (i.e. School, Regional District, Regional Hospital, Library, MFA and BCAA). The City is still responsible for payment of the exempted taxes levied by other governments and the remaining tax base must make up this difference.

It is important to note that statutory exemptions (legislated pursuant to Section 220 of the *Community Charter*) allow churches and the property they sit on, an automatic exemption. Council has historically granted a permissive tax exemption to churches for the remaining property, up to 2 acres. For societies, senior facilities and sports clubs, Council has historically permissively exempted all land and improvements, provided they are owned by a charitable, philanthropic or other not-for-profit organization and are used for the purpose that is directly related to the core activities of the organization.

The total general municipal tax exemption amount for 2025 is estimated at \$818,090 which represents approximately 3.65% of the City's general municipal tax levy as follows:

Group	Estimated Tax Exemption
Churches (* note)	\$ 44,506
Non-Profit Societies	459,170
Seniors Centres	12,716
Sports Clubs	<u>301,698</u>
Total	\$ 818,090

(*Note: Estimate that 50% is a permissive exemption, the remainder is statutorily exempt)

Legislative authority / plans / reports:

	Official Community Plan		Master Plan
X	Community Charter/LGA		Other
	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

In accordance with Section 224 of the *Community Charter*, Council has the authority to set the criteria to which tax exemptions are granted and the associated amount. Permissive tax exemptions vary widely throughout the Province depending on each Community’s philosophies and economic conditions.

Pursuant to Section 227 of the *Community Charter*, the City of Salmon Arm is required to advertise all properties being considered for a permissive tax exemption and the value of said exemptions. As such, advertisements will be placed in the Salmon Arm Observer on October 17th and 24th, 2024.

This bylaw must be adopted by October 31, 2024 to be in effect for the 2025 tax year.

Financial Considerations:

All applications received have been provided to Council. Discussed below are the new applications:

1. Salmon Arm Elks Recreation Society
Civic Address: 3690 30 Street NE
Roll No. 04120.000

In 2022, Council approved a permissive tax exemption on the above noted property, except the portion of land and trailer used for a Caretaker Residence, for 2023 only. Prior to the submission of a new application, Council requested that the Salmon Arm Elks Recreation Society (Elks) present a summary of their community contributions. The Elks presented to Council at the 2023 Budget – Public Input meeting held on November 14, 2022. Council then approved a permissive tax exemption for 2024 only.

In April 2024, the City entered into a License to Occupy Agreement with the Elks to use a portion of the property to accommodate recreational programming. This agreement

expires October 31, 2028. The land and improvements are used for the purposes of providing recreational facilities and baseball fields, for the use and benefit of the community.

The estimated value of a permissive tax exemption for 2025 would be \$15,778 (General Municipal - \$9,674 and Other Governments \$6,104).

2. 0731010 BC Ltd.
Occupier: Living Waters Community Church
Civic Address: 391 Hudson Avenue NE
Roll No. 06526.015

In accordance with the *Community Charter* Section 224(2)(g), land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or as a hall that Council considers necessary to land or improvements occupied are eligible for a permissive tax exemption. In addition, per Section 224(3) the authority under the above noted section is not subject to prohibition against assistance to business (Section 25(1)).

Council previously exempted a portion of the property located at 391 Hudson Avenue NE as the previous tenant also used the space for public worship.

The estimated value of a permissive tax exemption for 2025 would be \$4,615 (General Municipal - \$2,173 and Other Governments \$2,442).

Other proposed changes and administrative updates:

1. Shuswap Community Church
Civic Address: 3151 6 Avenue NE
Roll No. 01197.020

This property is 2.817 acres in total and qualifies for a statutory exemption under Section 220 (1)(h) for the building set apart for public worship and the land on which the building stands. Council previously approved a permissive exemption for the remainder of the property up to 2 acres under Section 224(2)(f). This section allows for an exemption in relation to property exempted under Section 220(1)(h) for the land surrounding the exempted building, a hall and the land it sits on that is necessary for the exempted building, and the area of land surrounding the hall.

A secondary office building is included on this property and has recently been confirmed by BC Assessment as being used exclusively for administrative purposes. As a result, the secondary building no longer qualifies under Section 224(2)(f) and must instead be exempted under Section 224(2)(a). This section allows for exemption of land or improvements that are owned by a charitable, philanthropic or other not for profit corporation, and that Council considers are used for a purpose that is directly related to the purposes of the corporation.

As a result, the proposed tax exemption Bylaw has been updated to reflect this administrative change and even though permissive exemptions are now considered under

2 different sections, the exempted area continues to be restricted to 2 acres as per Councils intent.

The estimated value of a permissive tax exemption for 2025 would be \$27,057 (General Municipal - \$15,284 and Other Governments \$11,773). No additional exemption is being granted as a result of this administrative change.

Alternatives & Implications:

Permissive tax exemptions are at the discretion of Council. There is no obligation to give an exemption. Council may, at its discretion, reject any or all applications brought forward for consideration in any given year.

Communication:

Following adoption, the bylaw will be forwarded to BC Assessment Authority prior to October 31, 2024. In addition, a letter will be provided to all applicants advising them of Council's decision.

Prepared by: Chief Financial Officer
Approved by: Chief Administrative Officer

Attachments:

- Bylaw entitled City of Salmon Arm 2025 Permissive Tax Exemption Bylaw No. 4671

CITY OF SALMON ARM

BYLAW NO. 4671

A bylaw to exempt from taxation certain lands and improvements for the 2025 year

WHEREAS it is provided by Section 224 of the *Community Charter*, that the Council may, by bylaw, exempt from taxation under Section 197(1)(a) [*municipal property taxes*] certain lands, improvements or both;

AND WHEREAS Section 220 of the *Community Charter* statutorily exempts certain property from taxation;

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

1. PLACES OF WORSHIP

Those public worship properties set out in Schedule "A" attached to and forming part of this bylaw, shall be exempted from taxation to the extent indicated in this bylaw and permitted by legislation, and:

- a) In addition to property that is exempt under Section 220(1)(h) of the *Community Charter*:
 - i. Pursuant to Section 224(2)(f)(ii), all public worship halls located on the same property or adjacent property owned by the religious organization or its trustees shall also be exempted, including the land upon which the halls stand; and
 - ii. Pursuant to Section 224(2)(f)(i) and (iii), the area of land surrounding the exempt building set apart for public worship and the area of land surrounding the exempt halls shall not exceed a combined exempt area of 2 acres.
- b) Where there is a residence located on the same public worship property, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stand, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, is not eligible for exemption and shall be assessed and taxed as residential property.

2. NOT FOR PROFITS

Those non-profit properties set out in Schedule "B" attached to and forming part of this bylaw, shall be exempted from taxation to the extent indicated in this bylaw, and permitted by legislation.

3. SEVERABILITY

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

4. ENACTMENT

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

5. EFFECTIVE DATE

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

6. CITATION

This bylaw may be cited as "City of Salmon Arm 2025 Permissive Tax Exemption Bylaw No. 4671"

READ A FIRST TIME THIS	15	DAY OF	OCTOBER	2024
READ A SECOND TIME THIS	15	DAY OF	OCTOBER	2024
READ A THIRD TIME THIS		DAY OF		2024
ADOPTED BY COUNCIL THIS		DAY OF		2024

MAYOR

CORPORATE OFFICER

PLACES OF WORSHIP PROPERTIES

[Pursuant to the *Community Charter*, Section 224(2)(f)]

P.I.D NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	FOR TAXATION YEARS	EXTENT OF EXEMPTION
018-686-249	01197.020	Lot A, Plan KAP51918, 18-20-9	3151 6 Avenue NE	Shuswap Community Church	2025	Area of land surrounding the exempt building, except the portion of land and improvements used for administrative purposes (see Schedule "B").

[Pursuant to the *Community Charter*, Section 224(2)(g)]

P.I.D NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	FOR TAXATION YEARS	EXTENT OF EXEMPTION
001-895-621 / 001-895-630 / 001-895-648	06526.015	Lot A&B, Plan KAP28751, Lot 3, Plan KAP6678, 14-20-10	391 Hudson Avenue NE	0731010 BC Ltd / Living Waters Community Church	2025	14.02% of land and improvements for public worship (per Lease Agreement).

NON-PROFIT PROPERTIES

[Pursuant to the *Community Charter*, Section 224(2)(a)]

P.I.D NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	FOR TAXATION YEARS	EXTENT OF EXEMPTION
018-686-249	01197.020	Lot A, Plan KAP51918, 18-20-9	3151 6 Avenue NE	Shuswap Community Church	2025	Land and improvements for the administrative building only (see Schedule "A").
010-544-364	04120.000	Lot 3, Plan KAP4469, 30-20-9	3690 30 Street NE	Salmon Arm Elks Recreation Society	2025	Land and improvements, except portion of land and mobile home used as a Caretaker Residence (MHR #98553)

COMMUNITY EVENTS

City Parks & Spaces

November 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29 Junior Mountain Bike Rides 5:00pm – 7:30pm	30	31 Halloween Treat Trail 4:00pm – 7:00pm	1	2 Downtown Winter Market 10:00am – 1:00 pm
3	4	5	6	7	8	9
10	11 Remembrance Day Remembrance Day Ceremony & Parade 10:30am – 12:30pm City Hall Closed	12	13	14	15	16 Downtown Winter Market 10:00am – 1:00 pm
17	18	19	20	21	22	23
24	25	26	27	28	29	30 Downtown Winter Market 10:00am – 1:00 pm Annual Rotary Holiday Parade 4:30pm Downtown Shine & Holiday Happy Hour 5:00pm – 9:00pm



Wednesday, October 9, 2024

Mayor Alan Harrison
City of Salmon Arm
Box 40
Salmon Arm, BC V1E 4N2

Dear Mayor Harrison,

As you may be aware, Mr. Dan Derosa attended the Public Board meeting on June 18, 2024, to inquire about the Board's intent regarding the continuation of the exchange program.

The Board is thankful for the historical information received; however, to assist with making a formal decision, we would appreciate knowing what the City would be willing to contribute.

Thank you for your ongoing support of the Salmon Arm-Inashiki Twinning program.

Sincerely,

Amanda Krebs
Board Chairperson

AK/hm

Cc Donna Kriger, Superintendent
Dale Culler, Secretary Treasurer
SD83 Trustees

Barb Puddifant

From: Wow Salmon Arm Arts Centre <wow@salmonarmartscentre.ca>
Sent: Tuesday, October 15, 2024 11:18 AM
To: Barb Puddifant
Subject: [External] Wednesday on the Wharf - Thank You!
Attachments: WOW 2024 Thank You City.pdf

Dear Mayor and Council,

Fall is here, and the hills are awash in colour. Over the past month I've been steadily wrapping up all the Wednesday on the Wharf loose ends, and closing down the program for the year. Attached you'll find a season recap, including photos and audience feedback, which I hope you enjoy while sipping your favourite autumn beverage.

I am so grateful for the support we receive from the city of Salmon Arm. This assistance and cooperative spirit is instrumental to our ability to present this iconic community event. On behalf of the Arts Centre, thank you once again for supporting this much loved community gathering.

Warmly,

Astrid

Astrid Varnes

Program Manager (tues/wed/fri)
she/her/hers

Salmon Arm Arts Centre
PO Box 1181
70 Hudson Ave NE
Sxwesmélip, Salmon Arm, BC
V1E 4P3

250 832.1170

wow@salmonarmartscentre.ca

Shuswap District Arts Council acknowledges it carries out its work on the traditional territories of the Secwepemc People. We pay our respects to the Elders, past and present, descendants and custodians of these lands. We honour the knowledge keepers and the continuing relationships with Secwepemc Peoples in the BC interior. The Arts Council is grateful to the Neskonalith First Nations, on whose traditional territories we operate the Arts Centre and its programs.

**WEDNESDAY
ON THE
WHARF**



What a season! The 2024 Wednesday on the Wharf community concert series was one of our most successful in recent years, and featured a lineup of amazing musical artists, enthusiastic crowds, and fantastic weather (with no rain or smoke cancellations, hooray!) The Arts Centre's efforts in programming, outreach, and cultural exchange are bearing fruit, as WOW has become a place where settler, newcomer, and Indigenous people can intersect through the shared language of music. The Arts Centre is deeply appreciative of the support we receive from our supporters, including the city of Salmon Arm, as the combined contribution allows us to create this cherished community event.

There were so many golden musical moments this summer. The first concert of the series on July 3rd was spearheaded by country music gentleman Ben Klick, who delighted the crowd with his brand of feel-good tunes and upbeat guitar twang. The following week's heat wave was no match for Indigenous Indie-Rocker Francis Baptiste, who belted it out in English and Nsyilxcən while the crowd stayed cool in the shade. Not to be outdone, Kayla Williams and the Yacht Daddies brought the house down with their high-energy funk and R&B inspired from the glittery 70's on July 17th.



"Great guitar picking, beautiful voices!"
- Beth, Salmon Arm



"Great sound, nice venue to beat the sun." - Dayna, Saskatoon



"Awesome sound and vocals, great energy!" - Angela, Shuswap

ROOTS and BLUES Festival performers BuenRostro brought their fusion of Indigenous Mexican, blues, jazz, and rock to the gazebo stage on July 24th and had everyone on their feet and clapping along. Up-and-comer Jeremy Kneeshaw electrified the crowd with his youthful charisma, slick guitar playing, and beachy-blues energy on July 31st, while En Karma raised the roof on Aug 7th- our first time having Bhangra on the WOW stage! It was an unforgettable night of energy, dancing, beats, and community.



"Such a fun, chill, family friendly event!"
- Ellen, Salmon Arm



"We love the environment and the experience." - The Johnsons, Shuswap



"Super fun! Great event!"
- Jada, Shuswap



"The August 7th concert with En Karma was the best concert so far this summer. The energy, so many of all ages up and dancing, the band so charged, different instruments, and a real cultural delight. Loved trying to learn new dance moves! We laughed, we moved, we really enjoyed." - Amy, Salmon Arm

The magic went on as we moved through the month... Vancouver jazz scene staple Dawn Pemberton served up smooth vocals and powerhouse R&B energy to an appreciative crowd on August 14th, while Josh & Bex took advantage of the cooler evening on August 21st to deliver a languid, wondrous musical experience on banjo and guitar, full of laughs and warm, reflective sighs. It was hard to believe there was only one concert left!



"First time here for WOW, came to see Dawn. Beautiful surroundings, great sound. Worth the drive from Vernon!" - Julie, Vernon

"Thank you so much for this 'by donation' event. So many people love and benefit from it!"
- Heather, Salmon Arm



August 28th marked the final WOW concert, and the first of what will be an annual WOW event: a mini Secwepemc powWOW, presented in collaboration with our Neskonlith partners. What a rich afternoon of cultural sharing and celebration! Audiences were treated to stories, dancing and drumming, and the gathering ended with an intertribal round dance, with everyone invited to join in.



The evening's WOW concert began immediately after, and featured Indigenous artist Hayley Wallis. Her upbeat, soulful pop and lighthearted spirit made for easy listening, and sent us all on our way with good vibes in our hearts.

And just like that, the season was over! As you can see from the quotes we've included from our audience, WOW is a meaningful and enriching event for many. I am so grateful for the support we receive from our supporters, as WOW would not be possible without it. On behalf of the Arts Centre, **thank you** for supporting WOW, and for giving the gift of live music to Salmon Arm.

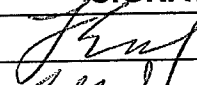
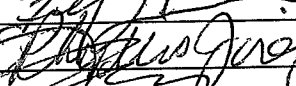

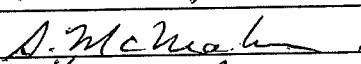

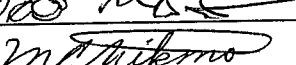
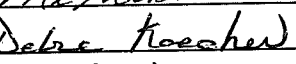
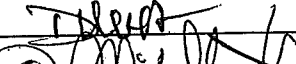
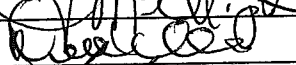

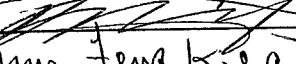
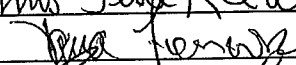
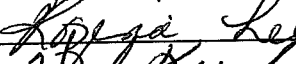
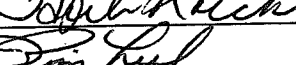
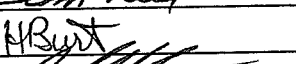

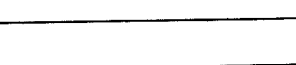
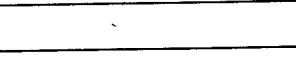
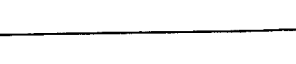
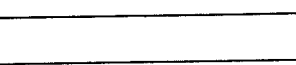
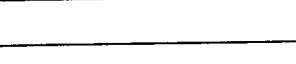


"We love WOW - have for years - and will continue to enjoy it!"
- Alvina, Tappen

Informal Petition to Prohibit Gatherings for Events at Raven and Steel, A Vintage Venue Farm
September-October 2024

Therefore, the undersigned residents of Salmon Arm hereby petition Council of the City of Salmon Arm to determine whether the full legal obligations of Raven and Steel, A Vintage Venue Farm have been satisfied and/or its operations comply with City bylaws.

Further, if the Business is not meeting its legal obligations, we petition Council, under ALC Regulation Part 3, Div 20, Arts 20 & 21 to prohibit Raven and Steel, A Vintage Venue Farm from holding gatherings for events in an unapproved and/or unpermitted permanent structure.

PRINT NAME	ADDRESS	SIGNATURE
LUKE ENGEL	1851 65 th ST SE S/A	
Fleming Jorgensen	1751 65 th ST SE	
Phyllis Jorgensen	1751 65 th ST SE	
J. McMah	1170 60 th ST SE	
SYLVIA McMAHAN	1170 60 th ST SE	
KAREN BEGGS	2061-70 th ST SE	
Scott MacRitchie	1461-70 th ST SE	
Marianne Nikmo	1141-70 th ST, S.E.	
Debra Koecher	1180-70 th ST S.E.	
Dan West	2621-70 th ST SE	
Jody McElrath	2691-70 th ST SE	
DEREK LEE	2691-10 th AVE SE	
Susan Shantz	2330-70 th ST SE	
AA KELLY KEATINGE	6510 10 th AVE SE	
Jana Keating	6510-10 th AVE, S.E	
Jana Fenwick	2251-70 th ST SE	
Kopiea Leel	2851-70 th ST SE	
Debra Koecher	1180-70 th ST SE	
Kim Leel	#326 845 Rockaway Ave Coquitlam, BC	
NETTY BURT	2431 70 th ST SE	
Charlie Burt	2431, 70 th ST SE SALMON ARM	

Informal Petition to Prohibit Gatherings for Events at Raven and Steel, A Vintage Venue Farm

September-October 2024

Raven and Steel, A Vintage Venue Farm (ravenandsteel.com), located at 2651 70 St. SE, Salmon Arm, is a farm-based business that provides facilities to third parties for the purpose of gathering for events.

In exchange for a fee, *Raven and Steel, A Vintage Venue Farm*, (the Business) rents out its permanent buildings and surrounding grounds and cedes to its clients full control of event gatherings. The Business owners, A. & S. Sherman, apparently do not attend, so they typically do not host or oversee gatherings for events held on their property.

This arrangement circumvents a number of provincial and municipal regulations, and also presents issues that impact the immediate neighbourhood. For example,

BC ALR Use Regulation

Part 3, Div 1, Art 17 (b): Farms may hold non-farm gatherings for events if “no permanent facilities are constructed or erected in connection with the event”. The Business has constructed a 3600 sq ft. building to resemble a riding arena but which in fact is chiefly designed to hold parties. The building’s amenities include a bar, a cement dance floor, tables and chairs, chandelier and party lighting, drapery and decorations.

Part 3, Div 1, Art 17 (c) (ii) & (iii): The Business constructed a large lot using many tonnes of rock and fill to provide parking for 100 vehicles.

Part 3, Div 2, Art 24 (1) (b) (ii): The building used for events exceeds the permitted area limit of 100 square metres (1076 sq. ft.); it is advertised as having an area of 334 square metres (3600 sq. ft.).

BC Public Health Act, Food Premises Regulation

Part 3, Div 1, Art 6: The Business allows third party caterers to serve food to gatherings for events in the building. It is not known whether the caterers or the Business obtain the necessary approvals and permits under the Act. It appears this could be difficult because...

Part 3, Div 7, Art 25 (1): To qualify as a farm operation, the Business proposes to offer indoor riding lessons. Use of the building as both a riding arena and for serving food at events is in conflict with the prohibition against live animals in food premises and *vice versa*.

City of Salmon Arm Bylaws

Business License Bylaw 3102, Div 3 (1): If the Business currently does not qualify to hold gatherings for events under provincial regulations, it may be required to obtain a City business license.

Noise Bylaw 2037, Sec 4: To date (September 2024), the Business has held numerous events on its property. Because the Business owners do not personally supervise gatherings, events regularly violate the City’s noise bylaw by extending loud DJ music and partying past the 10:00 pm limit. This violation has resulted in visits by police and bylaw officers, and the levy of three fines against the Business.

Additionally, it appears the Business owners do not orient or supervise their clients sufficiently to prevent trespass onto a neighbouring property. Event attendees have been observed trespassing in search of alternative photo settings.

Impact On Neighbourhood

In summary, the circumvention of provincial and municipal regulations by *Raven and Steel, A Vintage Venue Farm (ravenandsteel.com)*, has negative impacts on its neighbours. Disruption started with construction of the venue over several years and continues today with increased traffic and noise from events. These factors have disturbed the “quiet, peace, rest, enjoyment, comfort, [and] convenience” of neighbouring properties and occupants. It is possible that neighbouring property values could be reduced by these impacts. The Business has neither acknowledged these impacts nor proposed strategies to mitigate them.

Article 17 of the ALC Regulation states: “The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:...”

It is evident that not all stipulated conditions have been met. However, *ALC Regulation Part 3, Div 20, Arts 20 & 21* state:

Permitted non-farm uses that may be prohibited

- 20** The non-farm uses permitted under this Division may be prohibited
- (a) by a local government enactment,

Necessary structures and ancillary services

- 21** Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted but may be prohibited as described in section 20:
- (a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;

To: Mayor and council,

Hi my name is Luka Mae

I walk to school every morning, and

Sometimes cars don't stop at the

Crosswalk where Turner Creek

Trail crosses 21st street. I think

it would be a good idea to put a

crossing light there so that cars

know that pedestrians are waiting to

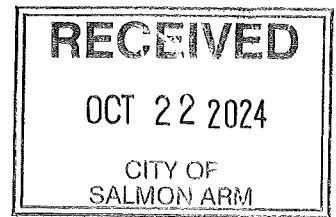
cross. Thanks for all the hard

work you're doing to make our

city is better and safer.

- Luka Mae Larson, (grade 5 Bastion)

Salman Arm B.C



Mayor Alan Harrison
City Council Members

Dear Sir;

Prior to the +55 Games a discussion was held with Darin Gerow regarding the pickleball court entrances and the need for improvement before the +55 Games started. Mr. Gerow's reply was there was no money in the budget to make the repairs. We then made arrangements that the pickleball club would pay the \$1,490.00 to make the repair. This was done and makes the court entrances, both the SAPC entrance and the public entrance safe. Pictures of the original court entrances and the new court entrances are enclosed showing both the SAPC entrance and the public entrance.

There were a number of reasons we agreed to install a proper entrance to the pickleball courts.

1. a number of our players and public players had tripped going into play and we were concerned that someone would be injured.
2. three hundred and fifty (350) players were coming to participate in the +55 Games and the possibility of an injury would be very high.
3. the courts looked great but the court entrances were in terrible shape which would have left a poor impression on the players from outside Salmon Arm.
4. having both entrances to the courts repaired also removed the possibility of a lawsuit against the city if a player using the public courts was injured when entering these courts to play.

We understand that the city has spent a large amount of money on upgrading the courts and we appreciate that. But that probably would not have happened if not for the +55 Games.

We waited until the +55 Games were finished as it was busy enough during that time.

We request that the \$1,490,00 be split equally between the city and the Salmon Arm Pickleball Club and we be refunded 50% of the total cost.

Thank you,

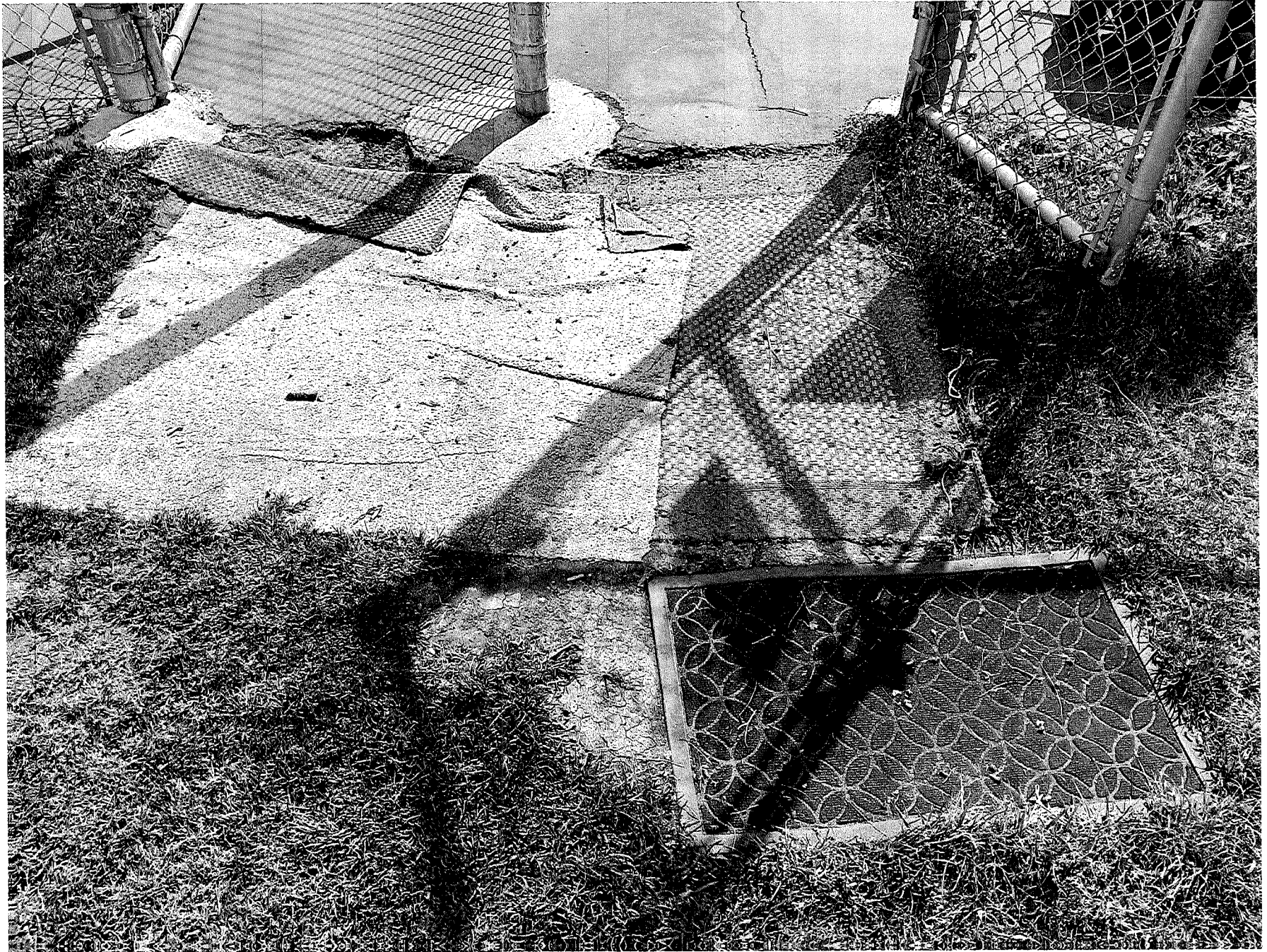

Mike Joyce

President Salmon Arm Pickleball Club.

Cc: Darin Gerow

General Manager

Salmon Arm Recreation





Klahani Park Pickleball Courts

Klahani Park Pickleball Courts
courts with scheduled shared usage

CITY USE Available	SHARED USAGE	
	S.A. Pickleball Club Use Courts #1, 2, 3 & 8	Community Use Courts #4, 5 & 9
7:00 AM - 9:00 PM	8:00 AM - 5:00 PM	8:00 AM - 5:00 PM
8:00 AM - 12:00 PM	8:00 AM - 9:00 PM	8:00 AM - 9:00 PM
12:00 PM - 5:00 PM	12:00 PM - 5:00 PM	12:00 PM - 5:00 PM
5:00 PM - 9:00 PM	5:00 AM - 12:00 PM	5:00 AM - 12:00 PM

Everyone is welcome at this facility!

City of Salmon
SALMON

Klahani PUBLIC PICKLEBALL

- Etiquette is Safety
- Please walk across the back of another court when a point is in play
- "Let" balls to ensure players when in ball's path and not in their court
- Play with courtesy. Substitute player's partner without player's consent
- Do not sit on the bench and obstruct the courts
- Please keep the necessary court cleanup to a minimum

For more information on Play Etiquette and Rules:

August 23, 2024

Mayor Alan Harrison and Council
City of Salmon Arm
Box 40
Salmon Arm, BC V1E 4N2

Dear Mayor Alan Harrison and Council:

**RE: CANADA COMMUNITY-BUILDING FUND: FIRST COMMUNITY WORKS FUND
PAYMENT FOR 2024/2025**

I am pleased to advise that UBCM is in the process of distributing the first Community Works Fund (CWF) payment for fiscal 2024/2025. An electronic transfer of \$474,113 is expected to occur in August 2024. This payment is made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Canada Community-Building Fund can be found on our [website](#).

For further information, please contact Canada Community-Building Fund Program Services by e-mail at ccbf@ubcm.ca or by phone at 250-356-5134.

Sincerely,



Councillor Trish Mandewo
UBCM President

PC: Chelsea Van de Cappelle, Chief Financial Officer



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Security Classification/Designation
Classification/désignation sécuritaire

NCO i/c Salmon Arm Detachment
1980 11th Ave NE,
Salmon Arm, BC.
V1E 2V5

Your File - Votre référence

Our File - Notre référence

195-7

Mayor and Council, City of Salmon Arm

Date

October 28, 2024

RE: Salmon Arm RCMP Detachment
Quarterly Policing Report – July to September 30, 2024

Dear Mayor and Council,

My report this quarter covers the time period from July to September 30, 2024 with staffing updates at the time of writing this report.

Detachment News

Your local Detachment continues to run two vacancies with one member on the list to transfer out of Salmon Arm. We have the retirement of the Detachment Commander S/Sgt WEST in late November. We are working with Divisional Staffing to fill positions as the Constable level and RCMP management are working with the National Promotions Unit to fill the Detachment Commander spot. We are training one Cadet at this time, who I will introduce to Mayor and Council at the end of my update.

Over this quarter the officers responded to 2,323 calls for service. Of these calls, 1,718 were within the City of Salmon Arm which represents 74% of our total file workload. The local detachment received 86 more reports than the same quarter in 2023 within the Municipality.

I included the Quarter three Mayors report statistics. In analyzing these statistics:

- Assaults, Break and Enters, Theft from Motor Vehicles and Impaired Driving trended downward in this quarter over 2023 statistics.
- Sexual Offences, Auto Theft, Drug Investigations, Fatal Motor Vehicle Investigations have all trended upwards in this quarter over 2023 statistics.



- Total property crime continues to trend downwards by 36 reports over 2023 statistics of the same quarter.
- Our calls for mental health related calls dropped slightly over 2023 calls for the same period.
- The number of files attended where alcohol and drugs being a factor increased substantially over the same period last year from 284 to 356.

In this quarter:

Officers continued to be busy in traffic law enforcement and logged:

- 208 documented traffic stops in this quarter.
 - Which includes 6 high risk driving charges.
- 17 collisions with damage over \$10,000, injury collisions or fatal collisions within Salmon Arm in the quarter. This is a reduction from 20 from the same period in 2023.

Community Communication / Engagement

- We continue to be part of many community partner meetings;
- We had proactive members patrols at the Roots and Blues Music Festival in July and the Salmon Arm Fair in August;
- The RCMP members and Victim Services continue to work with victims of crimes in the community.

Investigative highlights this past quarter:

- Property Crime:
 - Reports of Theft of Vehicles were identified as an upwards trending pattern at the beginning of the quarter and we were able to identify, arrest, and charge two individuals for these thefts, who remain in custody. There has been a decrease in theft of vehicle files since their incarceration.

Other Highlights:

We continue to move forward with the acquisition and deployment of Body Worn Cameras which is slated to begin in the Fall of 2025.

Looking forward:

The RCMP is in the midst of identifying a replacement for the Detachment Commander position at the Salmon Arm Detachment which I am hopeful will be announced before the new year.

I would like to officially introduce our newest member to Salmon Arm, Cst Linda Castonguay who graduated from Depot in June of 2024 and was deployed to Salmon Arm where she has been receiving her on the job training by her field coach. When she graduates her field training in a couple of months, she will be out on her own on patrol. We are very excited to have her on our team.

Yours in Service,

Sgt. Simon Scott
Operations NCO, Salmon Arm Detachment



**SALMON ARM RCMP
MAYOR'S REPORT
QUARTER 3, 2024**

Salmon Arm Detachment

1980 11th Ave N.E.

Salmon Arm, BC

V1E 2V5

Telephone (250) 832-6044 Fax (250) 832-6842

City of Salmon Arm

500 2nd Ave N.E.

Salmon Arm, BC

V1E 4 N2

September 30, 2024

Dear Mayor Alan Harrison,

RE: Quarterly Crime Statistics - July / August / September

CRIME CATEGORIES	CITY Q3 2023	CITY Q3 2024	RURAL Q3 2023	RURAL Q3 2024
Homicide / Attempted Homicide	0	0	0	0
Assaults	27	26	18	22
Sexual Offences	2	10	1	2
Robbery	1	1	0	0
Auto Theft	12	14	6	9
Break and Enters	20	11	10	4
Theft From Motor Vehicle	26	13	5	6
Drug Investigations	1	5	0	0
Motor Vehicle Collisions	45	45	21	25
Motor Vehicle Collisions W Fatality	0	1	1	2
Impaired Driving - CC	2	4	2	0
Impaired Driving - MVA (IRPs)	6	5	4	0
TOTAL PERSONS/VIOLENT CC	90	71	49	34
TOTAL PROPERTY CC	257	221	57	71
TOTAL OTHER CC	94	137	28	28
TOTAL CRIMINAL CODE (CC)	441	429	134	133

TOTAL CALLS FOR SERVICE	1632	1718	597	605
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COMMUNITY	CITY Q3 2023	CITY Q3 2024	RURAL Q3 2023	RURAL Q3 2023
Files with youth negative contacts	4	3	4	0
Mental Health Related Calls	150	142	34	39
Files involving Alcohol / Drugs	284	356	96	96
Domestic Violence	9	13	6	11

Should you have any questions or concerns, or should you wish to discuss these statistics, please do not hesitate to contact me at 250-832-6044.

Respectfully submitted,

Simon Scott, Sgt., Acting NCO I/C

Salmon Arm RCMP Detachment

REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. 455

Legal: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
Civic: 231 - 7 Street SE
Owner: 438198BC Ltd.
Agent: J. Purewal

Date: October 7, 2024

Executive Summary/Purpose:

The proposal is for the construction of a 4-storey apartment building with 19 units including the requested variances to increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft) and to increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

Motion for Consideration:

THAT: Development Permit No. 455 be authorized for issuance for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527 (231 7 Street SE) in accordance with the site plan and elevation drawings attached as Appendix 6, 7 & 8 in the staff report dated October 7, 2024.

AND THAT: The following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

Section 10.4 – Maximum Height of the Principal Building – increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft).

Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

AND THAT: A bylaw be prepared for Council’s consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527.

AND THAT: Issuance of Development Permit No. 455 be withheld subject to:
i) the Registration of a Land Title Act Section 219 Covenant; and
ii) the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of a 4-storey apartment building with 19 units and includes variance requests to increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft) and to increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

Background:

The subject parcel is located at 231 7 Street SE (Appendices 1, 2, & 3). The subject parcel is approximately 0.1499 ha (0.3704 ac). The parcel is designated High Density Residential (HR) in the Official Community Plan (OCP) and zoned R-5 (High Density Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is currently vacant and the topography slopes downward from the southeast corner toward the northwest corner. The proposed development is close to Downtown, parks, and transit.

A site plan is attached as Appendix 6, building elevations are attached as Appendix 7, and retaining wall elevations are attached as Appendix 8. A landscape plan is attached as Appendix 9 and site photos are attached as Appendix 10.

With the exception of the variance request for the building height and retaining wall height, the proposal meets the requirements of the R-5 Zone (Appendix 11).

Adjacent land uses include the following:

North:	Single-family dwellings	Zoned R-10
South:	Single-family dwelling	Zoned R-10
East:	Four-plexes	Zoned R-14
West:	Vacant parcel / Single-family dwelling	Zoned R-5 / R-10

Relevant Policies:

The proposed development is subject to the guidelines of the Residential Development Permit Area as described in the OCP, suggesting characteristics under the topics of siting and building, landscaping and screening, as well as access, circulation and parking area guidelines.

Siting and Building

The main pedestrian entrance to the building is oriented towards the street frontage of 7 Street SE, with a well defined entry and walkways to and from the street (OCP Policy 8.4.11). There is limited surface parking along the 7 Street SE frontage and includes visitor and accessible parking stalls. The parking garage faces and is accessed by the lane along the rear parcel line (OCP Policy 8.4.12). The design of the building takes advantage of the site topography and limits the amount of site grading by situating the parking garage access from the lane.

The façade is well designed with articulated roof lines and visual interest (OCP Policy 8.4.14). The entry points and balconies have roofs overhead for weather protection (OCP Policy 8.4.16).

Landscaping and Screening

Many landscaped areas have been identified in the landscape plan, allowing for natural infiltration of rain water (OCP Policy 8.4.20). Sod has been limited to highly visible areas along 7 Street SE with other vegetation and granular mulch identified for the rest of the landscaped areas (OCP

Policy 8.4.21). Trees are to be planted along 7 Street SE and along the northeast corner along the lane, as per the landscape plan (OCP Policy 8.4.28).

The refuse and recycling container area is accessible to residents and to container pick-up trucks. The refuse and recycling area is at the rear of the building along the lane and is not visible from public streets (OCP Policy 8.4.34).

Access, Circulation, and Parking Area

Parking areas will be hard surfaced (OCP Policy 8.4.37). The applicant has ensured that curb let-downs will be provided to accommodate universal accessibility from disabled parking spaces to the building (OCP Policy 8.4.40) and 19 secure parking spaces have been provided underground (OCP Policy 8.4.43).

Referral Comments:

Fire Department

The Fire Department has no concerns with the increase in building height and will address fire fighting capabilities to serve the development.

Building Department

No concerns.

Engineering Department

Engineering Department comments are attached as Appendix 12.

Design Review Panel

The Design Review Panel supports the application as presented. The minutes from the Design Review Panel meeting are attached as Appendix 13.

Planning Department

Variances are considered on a site by site basis and when evaluating variance requests the following factors are considered: the size of the variance requested, the form and character of the neighbourhood, and the characteristics of the site.

Building Height

The proposed building height exceeds the bonus height of 15 m permitted in the R-5 Zone. Building heights on adjacent properties are significantly shorter as they are single-family dwellings and four-plexes. The topography of the subject parcel slopes downward from the southeast corner toward lower ground in the northwest corner creating a greater height particularly from the north and west parcel lines. The applicant has worked with the existing topography of the site and provided parking underground rather than surface parking. Although the size of the variance requested is significant in relation to surrounding building heights, the north and west elevations are along lanes and therefore will have minimal impact on adjacent properties and on the streetscape.

Retaining Wall Height

The proposed retaining wall is located along the north and west parcel lines in the corner of the parcel where the topography slopes downward. The retaining wall is required to minimize site grading. Because of its location along the lanes, the retaining wall will have minimal visual impact on adjacent properties. The retaining wall only covers half of the north and west frontages and is

setback from neighbouring properties and 7 Street SE. Parts of the retaining wall are stepped back and landscaping surrounds the wall to minimize the visual impact.

Housing Agreement

The proposed purpose built rentals in a multi-family housing format is supported in the Housing Strategy. The Housing Agreement ensures that should Council support the issuance of the Development Permit the units constructed may not be stratified or become market units. As proposed, the time frame is in perpetuity. Purpose built rentals are supported in the OCP and Housing Strategy, the Housing Agreement is the tool used to enforce that the units remain in the rental pool. Details of the Housing Agreement would be considered by Council as the Housing Agreement advances through the bylaw process.

The proposal aligns with the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. Overall, staff are satisfied with the design and support the Development Permit as proposed.

Financial Considerations:

At the time of Building Permit Development Cost Charges would be charged at the High Density Residential rate (\$6,064.31 per dwelling unit).

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the Local Government Act and Development Permit Procedures Bylaw, notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on October 15, 2024.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

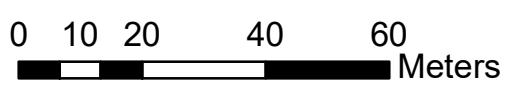
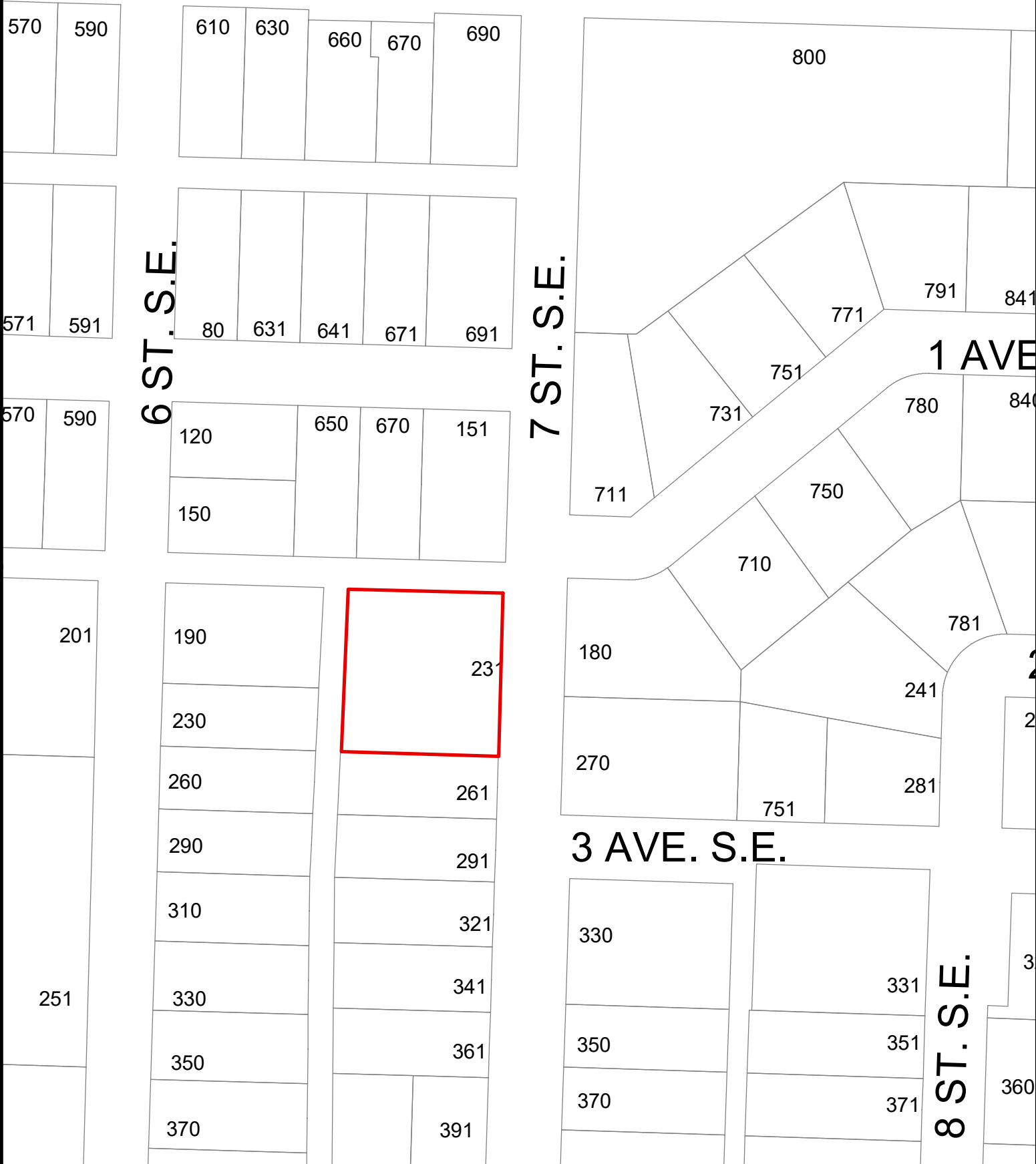
Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

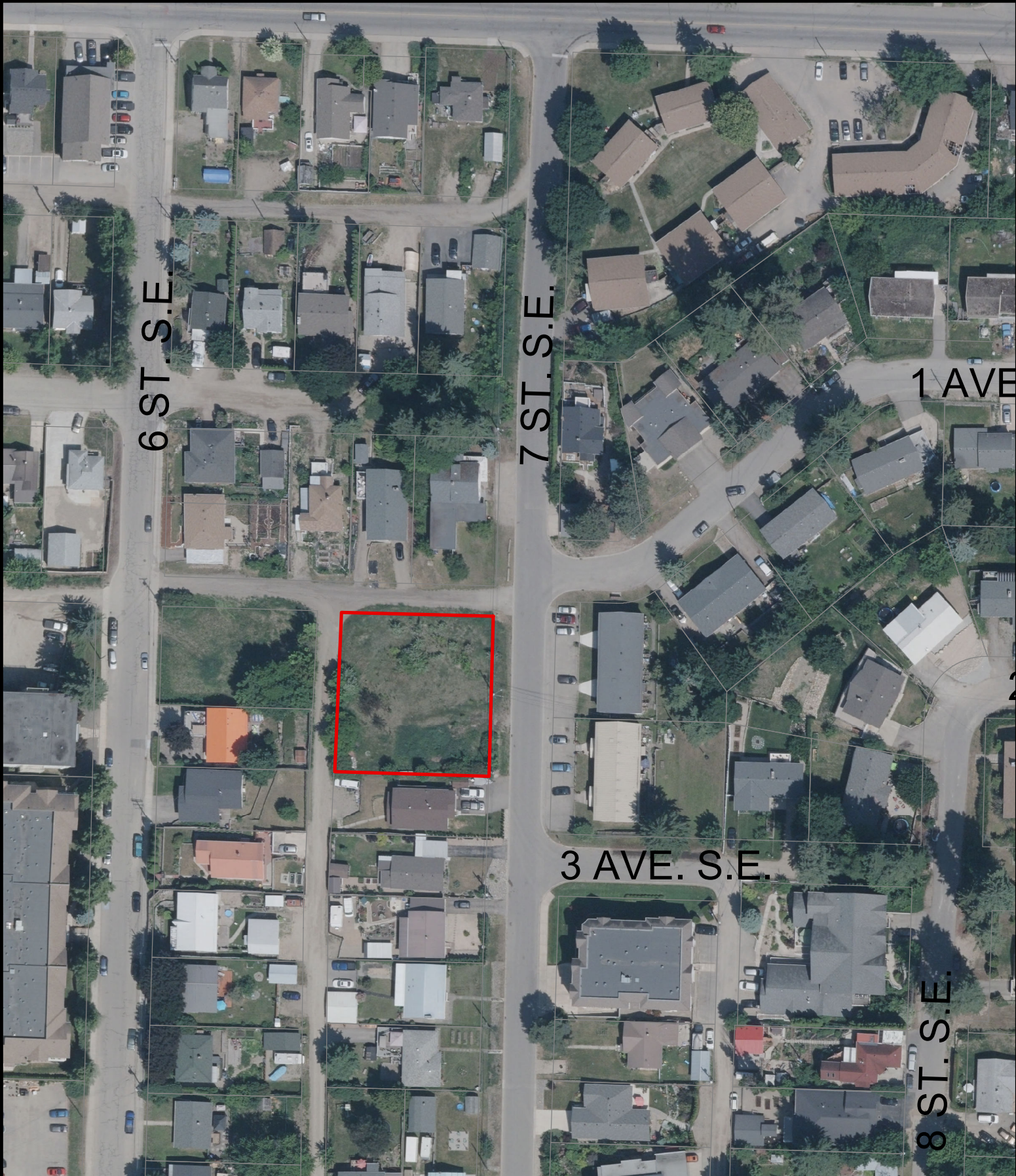
Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Building Elevations
- Appendix 8 – Retaining Wall Elevations
- Appendix 9 – Landscape Plan
- Appendix 10 – Site Photos

- Appendix 11 – R-5 Zone
- Appendix 12 – Engineering Department Comments
- Appendix 13 – Design Review Panel Minutes



- Parcels
- Subject Parcel



N



0 10 20 40 60 Meters



Parcels



Subject Parcel



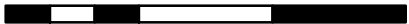
7

3 AV

N



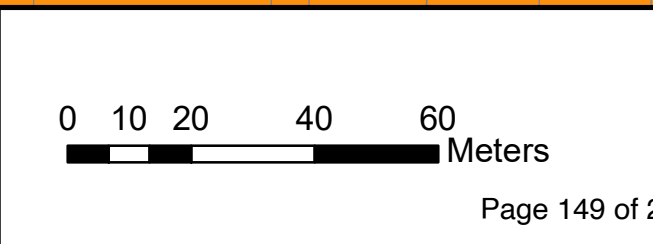
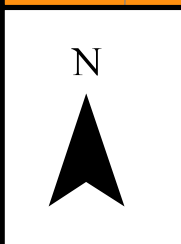
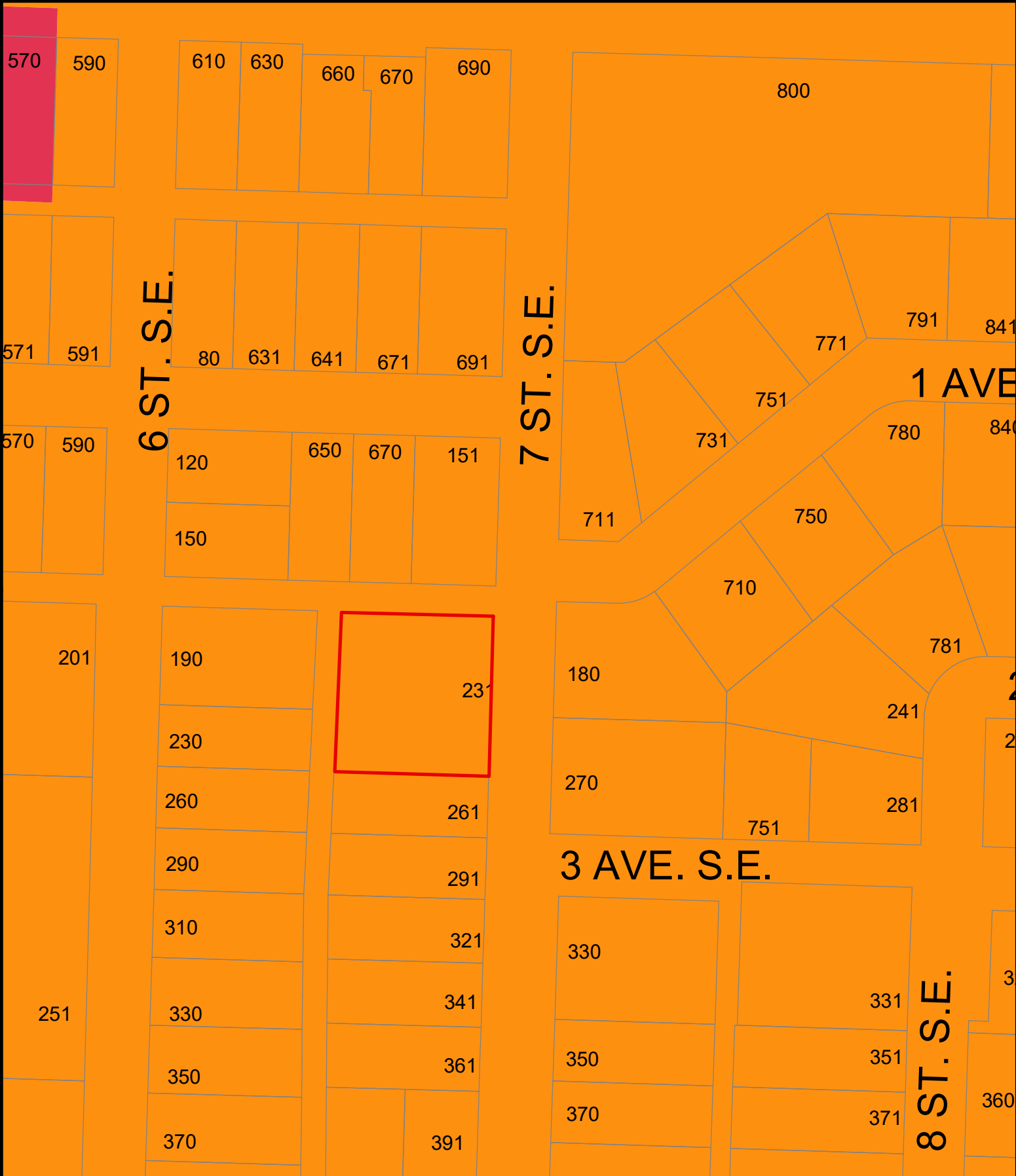
0 4.5 9 18 27 Meters







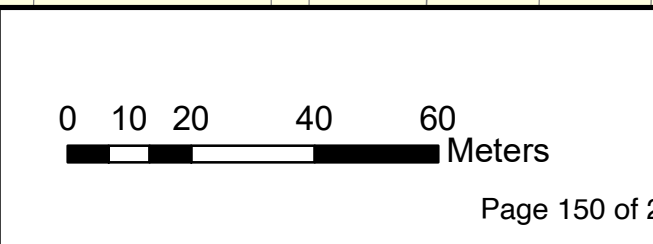
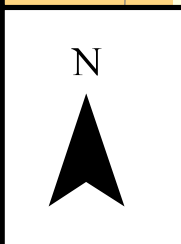
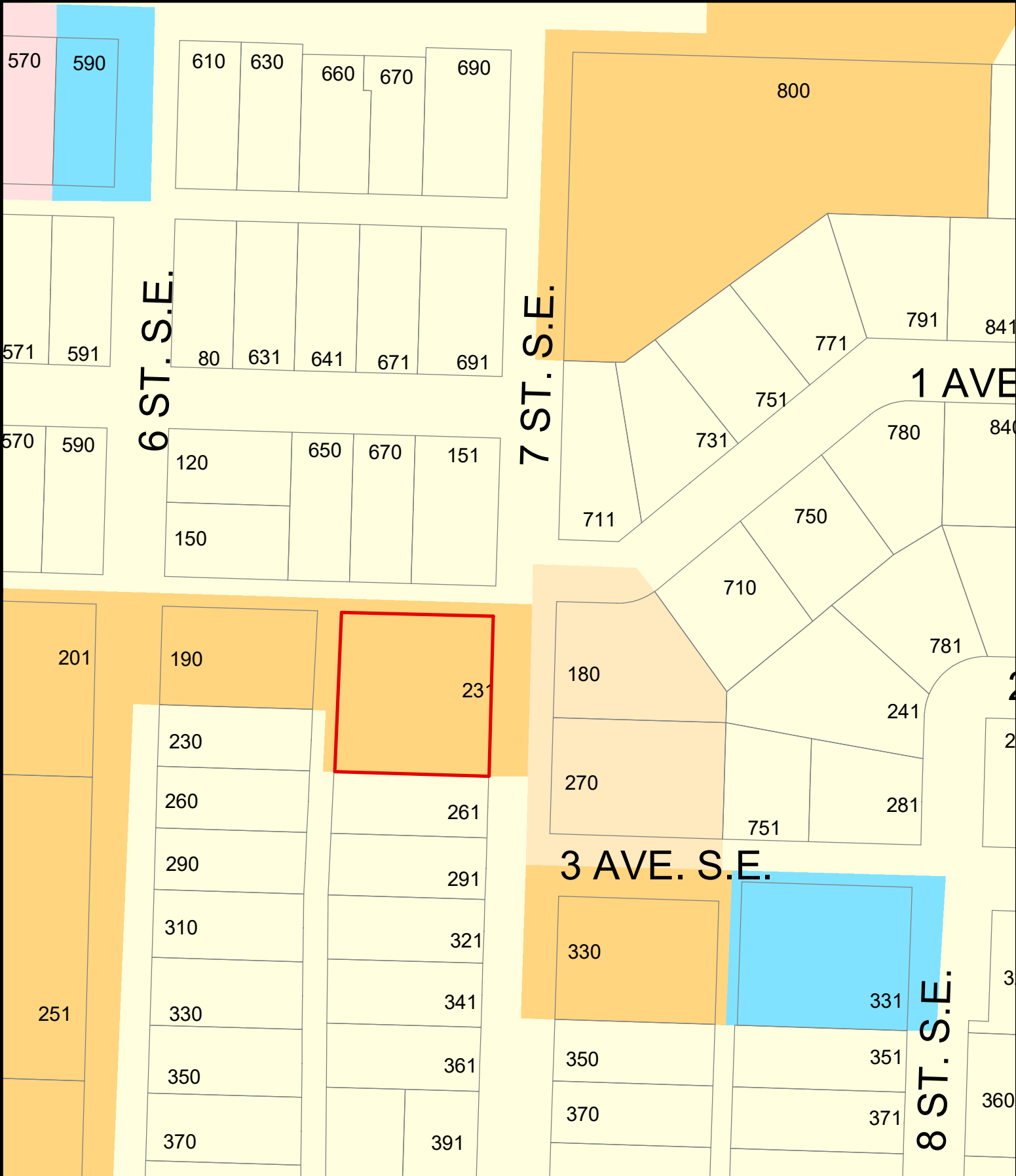
Parcels










Subject Parcel



	Subject Parcel
	Parcels
	Residential - High Density
	Commercial - City Centre



	C-2		R-10		R-5
	P-3		R-14		Parcels
	Subject Parcel				



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PROPOSED APARTMENTS
J-P ESTATE

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SALMON ARM, B.C.

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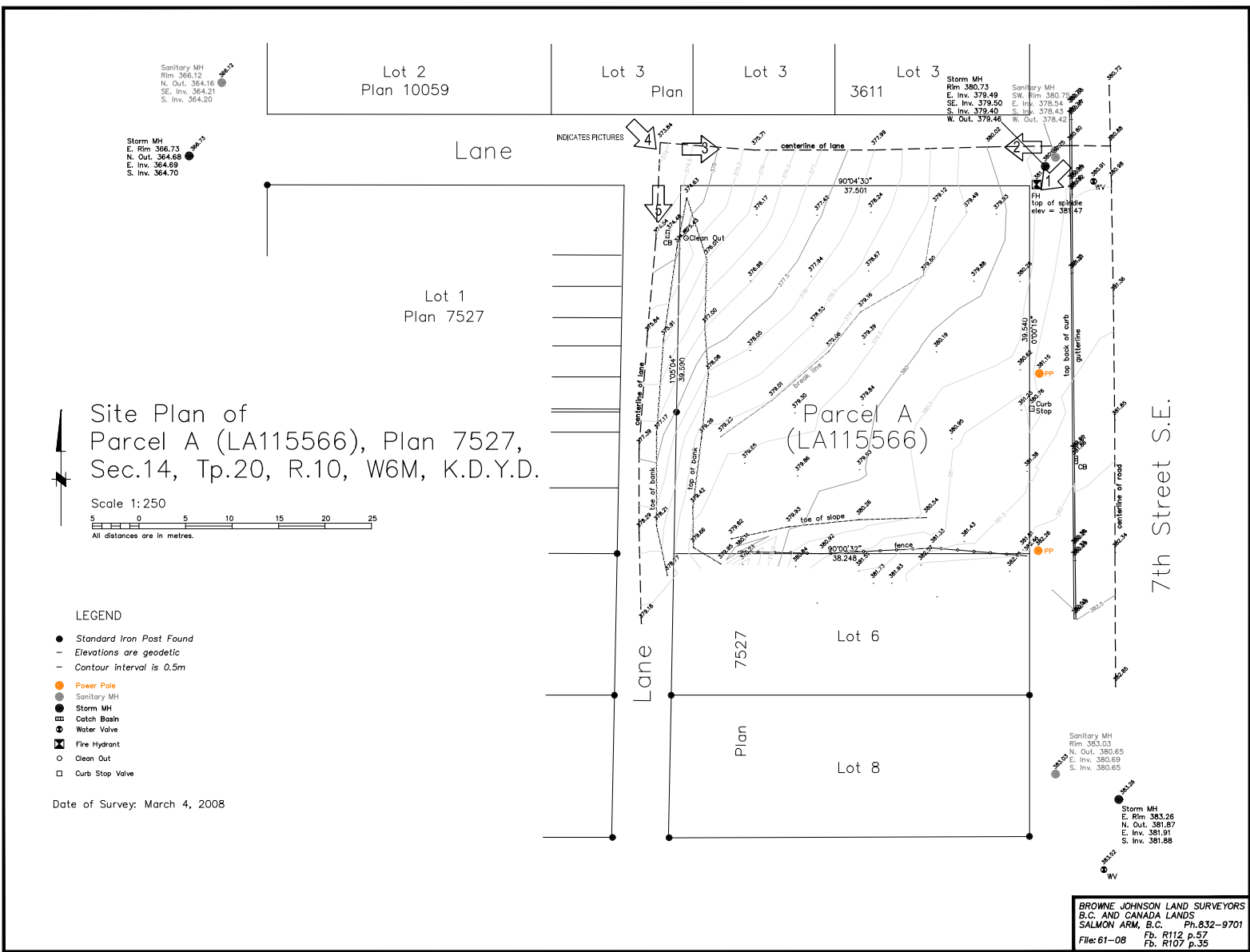
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08/27/2024

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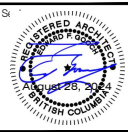
SURVEY PLAN

Drawing No.

DP1.1

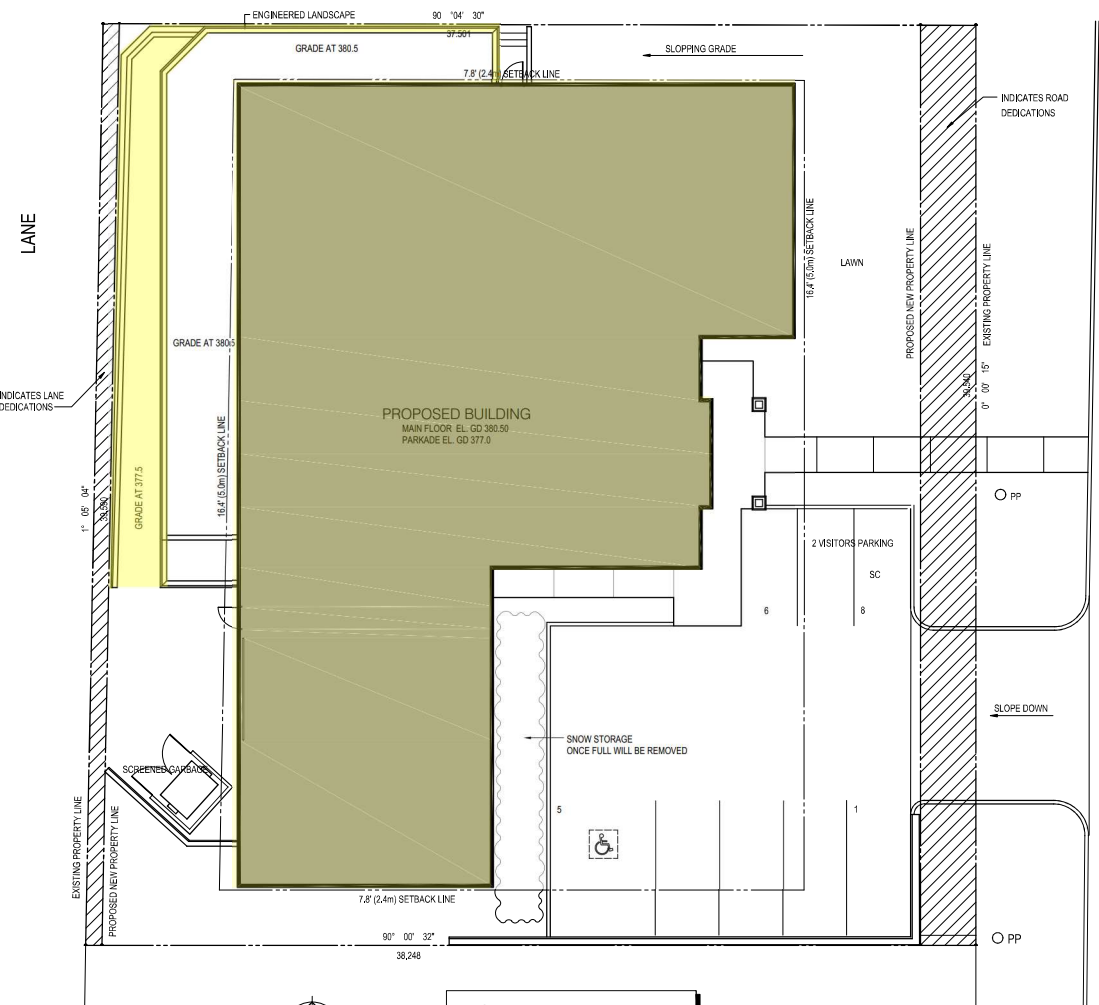


BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph. 832-9701
File: 61-08 Fb. R112 p.57
Fb. R107 p.35



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LANE



PROJECT INFO:		BUILDING FOOT PRINT AREA (SF/SM)	
CIVIC ADDRESS:	231 - 7th STREET S.E.	MAIN FLOOR FOOTPRINT	6,563.5sf (606.8sm)
LEGAL DESCRIPTION:	PARCEL A (LA115566), PLAN 7527 SEC. 14, TP 20, R 10, W6W, K.D.Y.D.	BUILDING GFA (SF/SM):	
ZONING:	R5 - HIGH DENSITY RESIDENTIAL ZONE	PARKADE LEVEL	7,882.6sf (732.3sm)
SITE AREA:	16,138.0SF (1,499.2SM)	FIRST FLOOR	6,363.3sf (591.2sm)
		SECOND FLOOR	6,363.3sf (591.2sm)
		THIRD FLOOR	6,363.3sf (591.2sm)
		FOURTH FLOOR	6,363.3sf (591.2sm)
		TOTAL GROSS AREA	33,335.8sf (3,097.1sm)

CITY OF SALMON ARM ZONING BYLAW NO. 2303 (1995)

BYLAW	PROPOSED
R-5 HIGH DENSITY RESIDENTIAL ZONE	R-5 HIGH DENSITY RESIDENTIAL ZONE
10.1 PURPOSE HIGH DENSITY RESIDENTIAL	10.1 PURPOSE HIGH DENSITY RESIDENTIAL
10.2 REGULATIONS R-5 ZONE	10.2 REGULATIONS R-5 ZONE
10.3 PERMITTED USES MULTIPLE FAMILY DWELLINGS	10.3 PERMITTED USES MULTIPLE FAMILY DWELLINGS
10.4 MAX. HEIGHT PRINCIPLE BUILDING 15.0 M (49.2 FT.) VIA CP PROCESS	10.4 HEIGHT PRINCIPLE BUILDING 16.23 M (53.25 FT.) FROM MID GRADE
10.5 MAX. HEIGHT ACCESSORY BUILDING NA	10.5 MAX. HEIGHT ACCESSORY BUILDING NA
10.6 MAX. PARCEL COVERAGE 1, PRINCIPLE BUILDING 45% 2, NA	10.6 PARCEL COVERAGE 1, PRINCIPLE BUILDING 40.7% 2, NA
10.7 MIN. PARCEL AREA 775.0 SM (8,342,3.0 SF)	10.7 PARCEL AREA 1495.2 SM (16138.0 SF)
10.8 MIN. PARCEL WIDTH 39.4 M (129.27 FT.)	10.8 PARCEL WIDTH 39.4 M (129.27 FT.)
10.9 MIN. SETBACKS PRINCIPLE BUILDING FRONT 5.0 M (16.4 FT) REAR 5.0 M (16.4 FT) INTERIOR SIDE 2.4 M (7.8 FT) EXTERIOR SIDE NA	10.9 MIN. SETBACKS PRINCIPLE BUILDING FRONT 5.0 M (16.4 FT) REAR 5.0 M (16.4 FT) INTERIOR SIDE 2.4 M (7.8 FT) EXTERIOR SIDE NA
10.10 MIN. SETBACK ACCESSORY BUILDINGS NA	10.10 MIN. SETBACK ACCESSORY BUILDINGS NA
10.11 MAX. DENSITY 100 UNITS PER HA / 0.1489 HA = 14.89 UNITS 130 UNITS PER HA WITH SPECIAL AMENITIES / 0.148 HA = 19.3 UNITS	10.11 MAX. DENSITY 100 UNITS PER HA / 0.1489 HA = 14.89 UNITS 130 UNITS PER HA WITH SPECIAL AMENITIES / 0.148 HA = 19.3 UNITS
10.12 PARKING PROVIDED 1.25 STALLS PER UNIT 1.25 x 20 = 25 STALLS	10.12 PARKING PROVIDED 19 IN PARKADE 6 OUTSIDE 2 VISITORS 27 TOTAL

7 th. STREET S.E.

PROPOSED APARTMENTS
J-P ESTATE

Project Address:
231 7th Street SE
SALMON ARM, B.C.

Issued: 01 - 04/20/2024 - ISSUED FOR CP
02 - 06/08/2024 - SNOW STORAGE ADDED

Project No. EG1784
Version:
Date

Drawing Title
SITE PLAN

Drawing No.
DP1.3

SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE
FOR LANDSCAPING REFER TO L.1.1



Edward F. Gooch Architect
 9834-105 Street
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 Office: (780) 423-3424



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Date
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Drawing Title
 RENDERING
 FRONT

Drawing No.
 DP0.1



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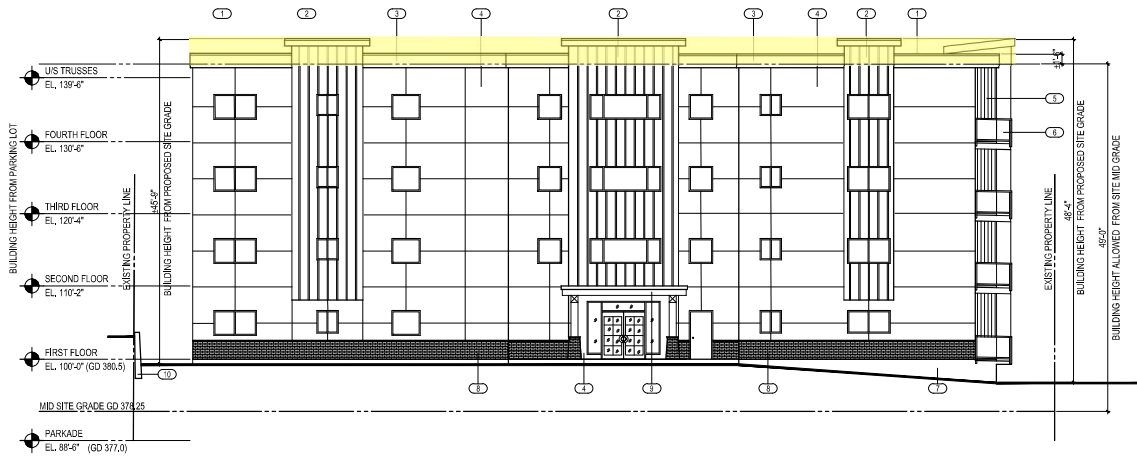
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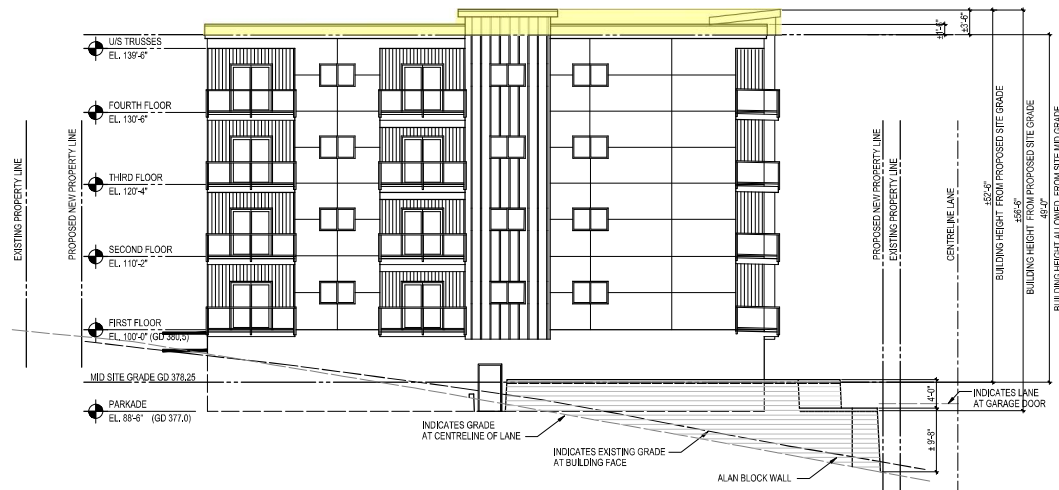
RENDERING
 REAR

Drawing No.

DP0.2



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1. FLASHING
2. BOARD AND BATTEN HARDIE BOARD
3. SMART BOARD FASCIA
4. STUCCO BOARD
5. VERTICAL HARDIE BOARD
6. GLASS HANDRAIL
7. PARSED CONCRETE WALL
8. STONE VENEER
9. ENTRY ROOF
10. RETAINING WALL

NOTE
THE SITE SLOPES DOWN 24.6' FROM THE SOUTHEAST CORNER TO THE NORTH WEST CORNER.

NOTE
HIGH POINT GD 782.0
LOW POINT GD 374.5
MID POINT GD 378.25



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ISSUED FOR BUILDING PERMIT REVIEW

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Project Address: 231 7th Street SE
SALMON ARM, B.C.

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02 - 08/08/2024 - RETAINING WALL NOTES ADDED
02 - 08/27/2024 - REISSUED FOR DP

Project No. Version:
EG1784 V3
Date:
08/27/2024
Drawing Title:

ELEVATIONS

Drawing No.
DP3.1



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PROPOSED APARTMENTS
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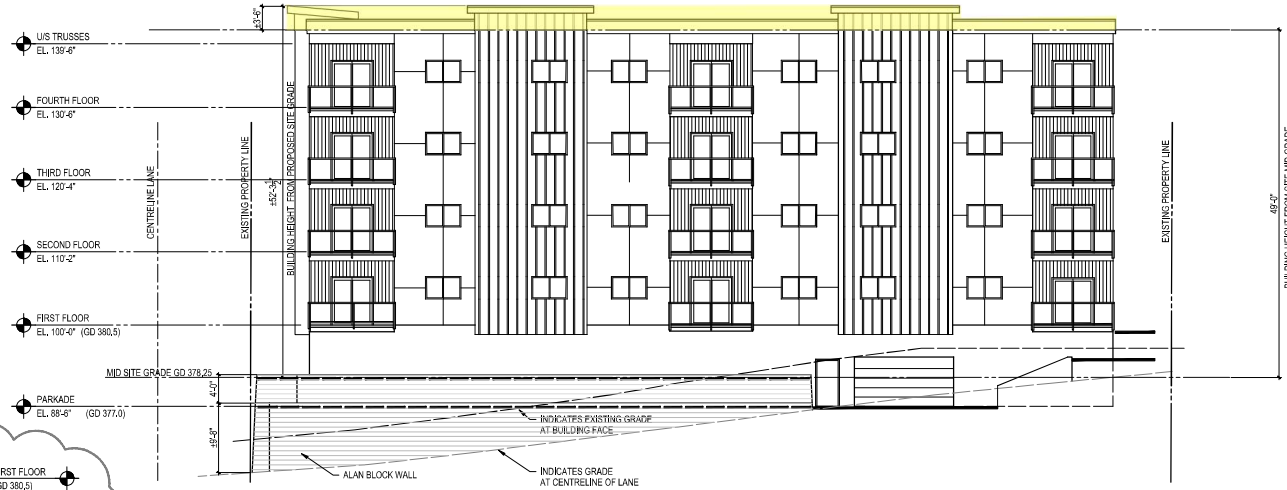
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 02 - 08/08/2024 - RETAINING WALL NOTES ADDED
 02 - 08/27/2024 - RESUBMITTED FOR DP

Project No. Version:
 EG1784 V3
 Date:
 08/27/2024
 Drawing Title

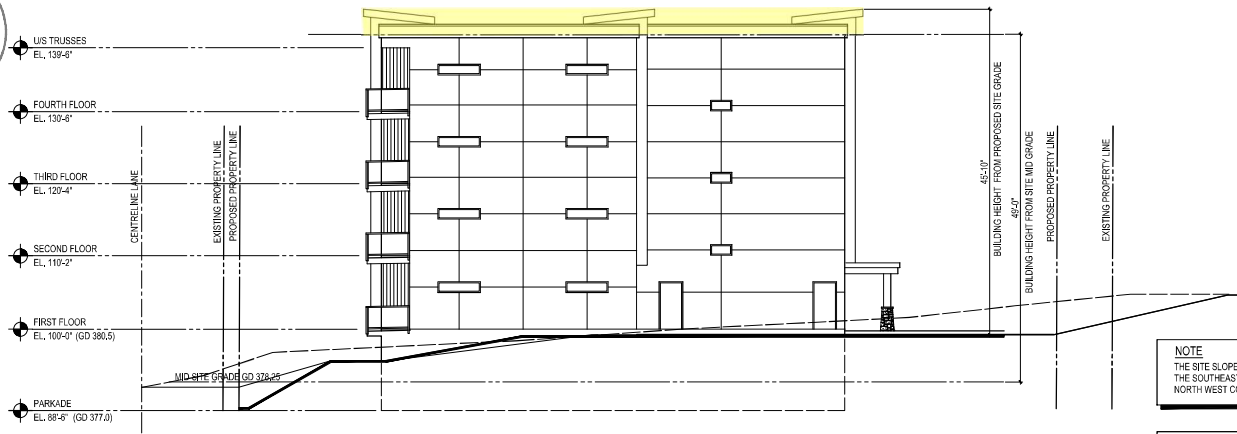
ELEVATIONS

Drawing No.

DP3.2



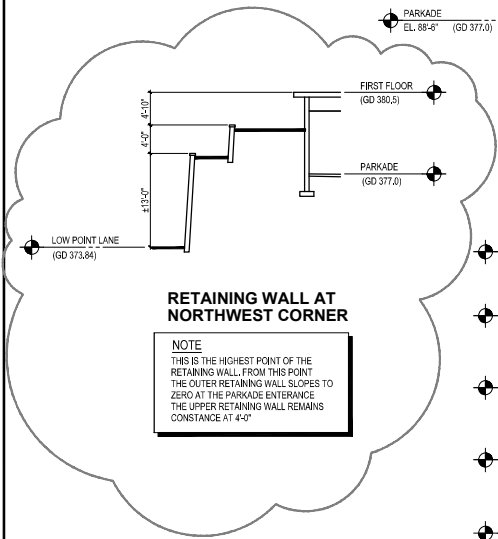
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

NOTE
 THE SITE SLOPES DOWN 24.6' FROM THE SOUTHEAST CORNER TO THE NORTH WEST CORNER.

NOTE
 HIGH POINT GD 782.0
 LOW POINT GD 374.5
 MID POINT GD 378.25



RETAINING WALL AT NORTHWEST CORNER
 NOTE
 THIS IS THE HIGHEST POINT OF THE RETAINING WALL. FROM THIS POINT THE OUTER RETAINING WALL SLOPES TO ZERO AT THE PARKADE ENTRANCE. THE UPPER RETAINING WALL REMAINS CONSTANCE AT 4'-0"



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 9834-105 Street
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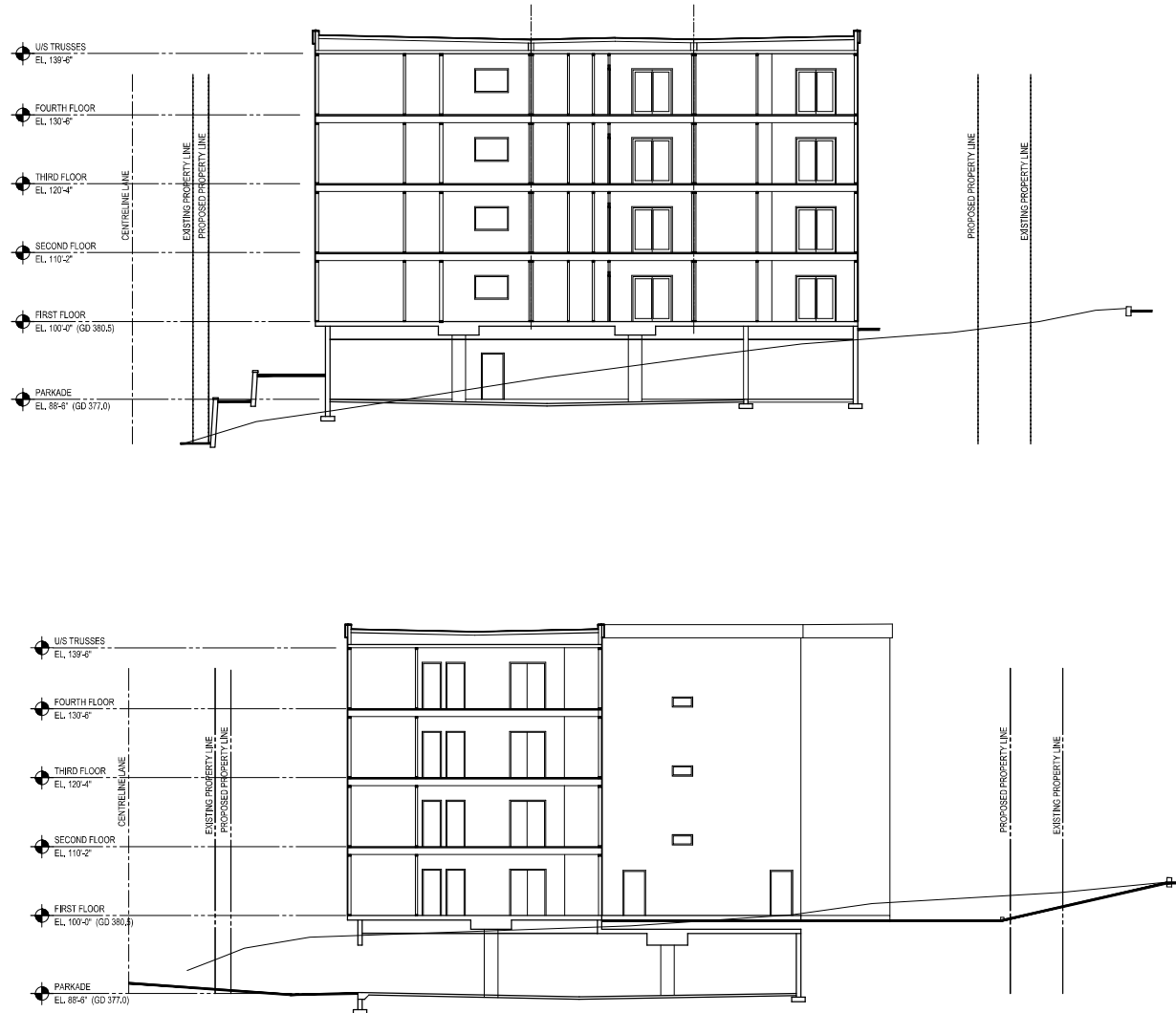
Date 08/27/2024

Drawing Title

BUILDING SECTIONS

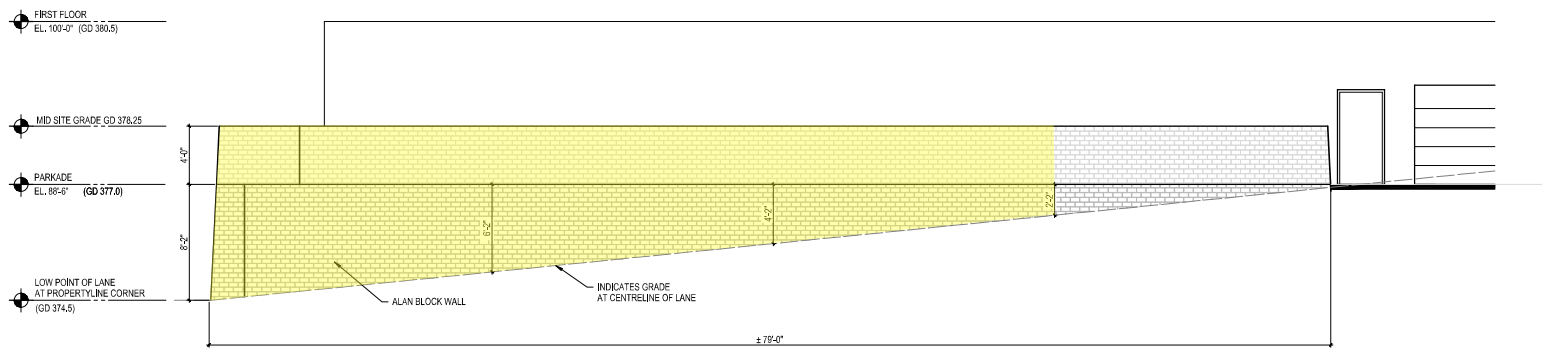
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DP4.1

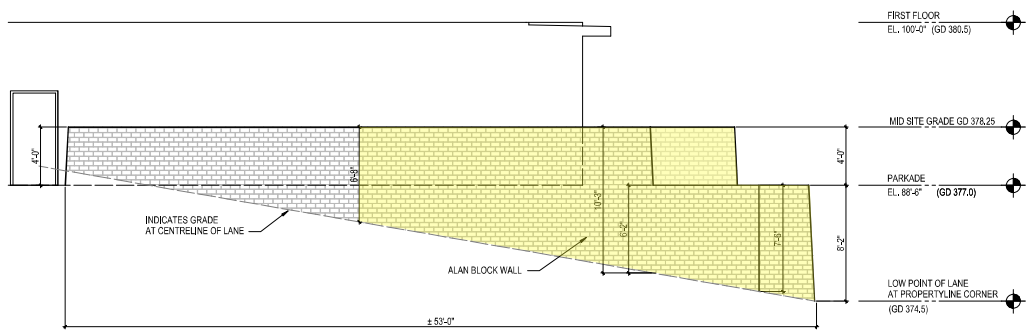


Seal

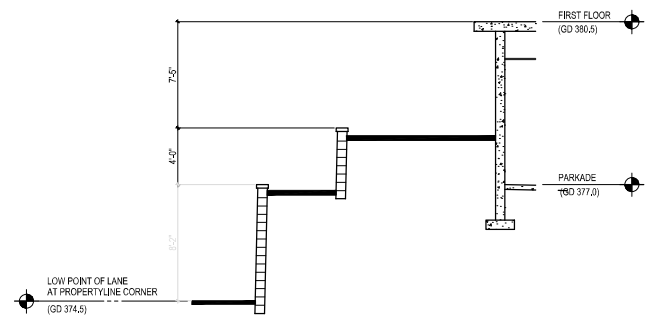
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RETAINING WALL WEST ELEVATION
 SCALE: 1/4" = 1'-0"



RETAINING WALL NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



RETAINING WALL AT NORTHWEST CORNER

PROPOSED APARTMENTS
 J-P ESTATE

Project Address:
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 SALMON ARM, B.C.

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Project No. EG1784 Version: V1

Date: 09/03/2024

Drawing Title

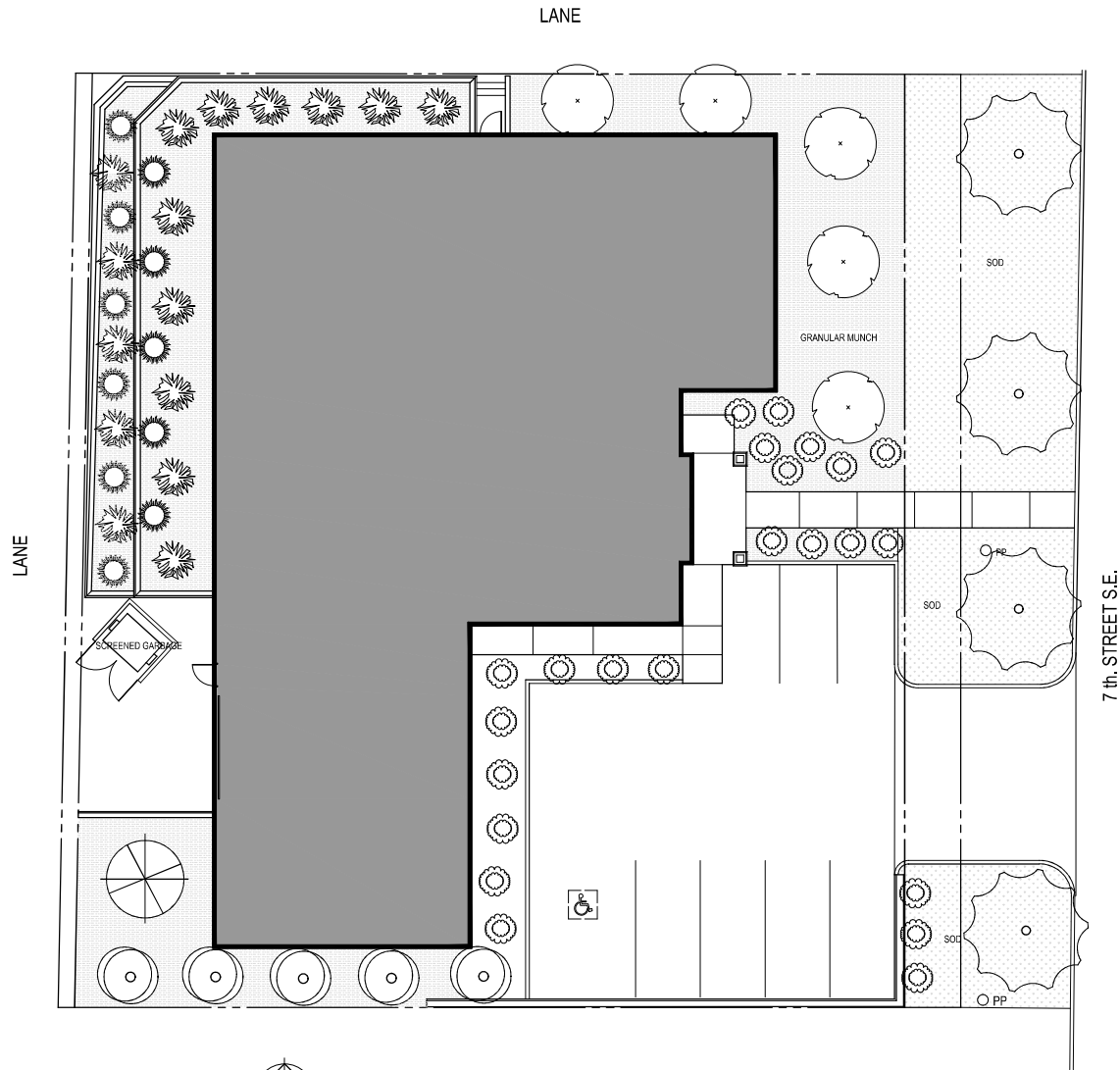
RETAINING WALL ELEVATIONS

Drawing No.








DPRW



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PLANT LIST

-  COLORADO SPRUCE
-  PAUL'S SCARLET HAWTHORN
-  PRINCESS KAY PLUM
-  LILAC
-  BUFFALO JUNIPER
-  VIRGINIA CREEPER
-  DIAMOND GRASS

LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



**PROPOSED APARTMENTS
 J-P ESTATE**

Project Address:
 231 7th STREET SE
 SALMON ARM, B.C.

Issued:
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Project No. Version:
 EG1784 V1

Date
 04/22/2024

Drawing Title

LANDSCAPE PLAN

Drawing No.

DPL1.1



View of the subject property facing southeast from the intersection of the two lanes.



View of the subject property and lane facing southwest from 7 Street SE.



View of the subject property and lane facing east from the intersection of the two lanes.



View of the lane facing north from the west parcel line of the subject property.



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ARIAL VIEW OF SITE



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5

**PROPOSED APARTMENTS
 J-P ESTATE**

Project Address:
 231 7th STREET SE
 SALMON ARMA, B.C.

Issued:
 01 - 04/25/2024 - ISSUED FOR DP
 02 - 08/27/2024 - REISSUED FOR DP

Project No. EG1784 Version: V2

Date: 08/27/2024

Drawing Title

SITE PICTURES

Drawing No.
DP1.2

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

- 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the ***Fire Services Act, British Columbia Building Code***, and other applicable legislation. #2789

Regulations

- 10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-5 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

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

- .1 *assisted living housing*; #4336
- .2 *boarders*, limited to two;
- .3 *boarding home*; #2789
- .4 *commercial daycare facility*;
- .5 *dining area*; #4336
- .6 *duplex*; #4421
- .7 *home occupation*; #2782
- .8 *multiple family dwellings*;
- .9 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *secondary suite* #4579
- .14 *accessory use*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

- 10.6
- .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*. #2811
 - .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

Minimum Parcel Area

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

Minimum Parcel Width

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

Minimum Setback of Principal Buildings

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

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

Minimum Setback of Accessory Buildings

10.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

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

10.11

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

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 4 units per hectare(1.2 units per acre) <input type="checkbox"/> 6 units per hectare(1.6 units per acre) <input type="checkbox"/> 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

TO: Gary Buxton, Director of Planning
DATE: June 25, 2024
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: JASBINDER PUREWAL/438198 BC LTD.
SUBJECT: **DEVELOPMENT PERMIT No. DP-455**
LEGAL: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
CIVIC: **231 – 7 Street SE**

Further to your referral dated May 16, 2024, we provide the following servicing information.

Engineering Department does not have any concerns related to the height variance request.

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, comments below may change.

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 4293. 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 (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

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

Roads / Access:

1. 7 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.44m of additional road dedication is required (to be confirmed by a BCLS).
2. 7 Street SE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, sidewalk, boulevard construction, street lighting and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The subject property fronts onto a lane along the northern boundary. A lane requires a total dedication of 7.3m. Existing records indicates that no further dedication is required. (To be confirmed by BCLS).

The lane is currently an undeveloped gravel road used by local traffic only. The owner/developer will be required to develop and construct the lane frontage to the applicable standard (RD-12A). The owner/developer is responsible for all associated costs.

It is noted that the existing grade of the lane is steep. The applicant is to be advised that the lane grade can not be more than 12% and the maximum grade for the lot access shall be 15% in accordance with the Subdivision and Development Servicing Bylaw No 4293.

4. The subject property backs onto another lane, along the western boundary. This lane requires a total dedication of 7.3 meters. Current records indicate that an additional dedication of 0.65m is required (to be confirmed by BCLS).

The lane is currently an undeveloped gravel road used by local traffic only. The owner/developer will be required to develop and construct the lane frontage to the applicable standard (RD-12A). The owner/developer is responsible for all associated costs.

5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. The northern laneway intersects 7 Street SE creating a misaligned intersection with 1 Avenue SE. Owner/Developer to engage a qualified engineer to review the intersection safety. Owner/Developer is responsible for all necessary improvements and associated costs.
7. A 3.0m by 3.0m corner cut is required to be dedicated at the two intersections of:

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- 7 Street SE and the northern lane
- The northern lane and western lane

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 7 Street SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 12.5mm service from the 200mm diameter watermain on 7 Street SE. Due to size and / or age of the existing service, upgrading to a new metered service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 7 Street SE and a 200mm diameter sanitary sewer main on the north lane. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 7 Street SE. The subject property is to be serviced by a single sanitary service connection adequately sized to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property fronts a 250mm diameter storm sewer on 7 Street SE and a 200mm diameter main within the lane on the north property boundary. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced from the storm sewer mains.
3. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control

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to the 2-5 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.

4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Mustafa Zakreet, EIT
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer

Present: Al Waters (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
M. Mason & M. McColl (Applicants – DP-457)
E. Gooch (Applicant – DP-455)
V. Topping & J. Kirkham (Applicants – DP-456)
Chris Larson (Senior Planner)
Aubree Jeffrey (Planner)

Absent: Trent Sismey (Panel Member)
Dennis Lowe (Panel Member)
Marc Lamerton (Panel Member)

Application No. DP-457
981 12 Street SE – Terra Civis / Browne Johnson (amendment and variance)

Staff and the agents provided an overview of the proposal under current application, noting that this project has proceeded under a previous DP but that through development on the site the need for retaining walls has been clarified and the previously approved designs of two of the buildings requires change. Panel members asked questions to clarify and discussed the proposal, positively noting the proposed retaining wall's design and finishes at this key visible location. The DRP noted no concerns with the proposed buildings or the retaining wall variances. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-457 as presented.

Application No. DP-456
2401 9 Avenue SW – Travelodge Motel / MQN Architects

Staff and the design team provided an overview of the proposal under current application. It was noted that the proposal site and landscape plan will be revised based on staff comments to incorporate pedestrian access and additional landscaping / street trees. Panel members discussed the proposal, including snow clearance, additional landscaping, and pedestrian circulation, noting their general support with these changes expected to be incorporated. There was discussion regarding enhancement of the street-facing south elevation potentially being enhanced, but it was noted that this proposed building is accessory to the existing building, is reasonably featured, and that the proposed landscaping contributes to interest in the building face. The height variance was considered minor. With this noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-456 as presented.

Application No. DP-455
231 7 Street SE – Purewal, J. / 438198BC Ltd. (EFG Architect)

Staff and the designer provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing, and the positive form and character proposed. The balcony features for each unit were noted. Clarification was requested regarding the retaining wall height and location of the garbage/recycling enclosure. Snow clearance and lane access was discussed. The height variance was considered minor. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-455 as presented.



Endorsed on behalf of Design Review Panel

Barb Puddifant

From: Mark Trodden [REDACTED]
Sent: Monday, October 14, 2024 8:08 PM
To: Barb Puddifant
Subject: [External] Devopment Permit No. 455, 7th Street SE
Attachments: Messenger_creation_5BD03661-D2ED-47D7-AA29-EFFA7278F46E.jpeg

I live at 670 1st Ave SE. I have concerns about access to my only driveway at the rear of my property (the back lane) during construction.

Thank you
Mark Trodden



To the Mayor & Council of the City of Salmon Arm:

We acknowledge that the land on which we gather is the traditional unceded territory of the Secwepemc Peoples.

Mayor Alan Harrison, Your Worship

Councillor Debbie Cannon Councillor David Gonella

Councillor Kevin Flynn Councillor Tim Lavery

Councillor Sylvia Lindgren Councillor Louise Wallace Richmond

My name is Judith Karding and I'd like to speak on Development permit 455 Civic Address 231-7th Street SE.

I have lived across from this land for 23 years. The home originally on the property was demolished due to the foundation deteriorating. I have enjoyed a view of Shuswap Lake and the mountains for most of those years and now will be gone. Councillor Flynn remarking "The drawings look great, and I think they're going to have a pretty nice view." mines gone.

My main reason I'm opposed to this development is I disagree with a height variance. The surrounding area is mostly single-family homes, excepting the townhomes and a seniors condominium, 3 stories, across the street. The Zoning Bylaw States Max 12 meters (39.4 ft) Can be increased to 15 meters (49 ft.) The 15 meters hasn't been brought forward let alone now 16 meters (52.5 ft.) What is the point of having bylaws if you make exceptions above the actual bylaw? No consideration is being taken to property around the proposed development. The 19 unit, 4 story building doesn't conform to the surrounding area. If the height is varied there is a huge possibility someone will then buy the townhome properties and demolish them and build a higher, multiple development property. You will then have 8 families without housing. Rental amounts in this city are out of reach for some of the longer residents in the townhomes as most of us have low reasonable rent. I for one will then become homeless as I can't afford anywhere else to live in this city.

Does the underground parking have 38 parking spaces? Most people are two-car families and there definitely is not enough street parking for this. In the winter, 7th Street SE has poor snow removal already. Allowing parking on this street will narrow the width of the road even more in the winter, as it is never cleared to the curbs in the first place. I'm concerned people also may feel free to park in the lots belonging to the townhomes when they are vacant due to us being gone for shopping, jobs etc. I understand there is almost no vacancy in this city and housing units are necessary but a three story building would be more suitable for this property and area. There still will be a parking issue. I'm concerned also for children as this strip of road is used to speed on.

Low-income housing and low-income senior housing is a larger need in this city.

This concludes my comments Your Worship"

Judith Karding,
Unit 1, 270-7th Street SE
Salmon Arm, V1E 4E3



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planner I

Title: Development Permit Application No.456

Legal: Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170, Except Plan EPP78302

Civic: 2401 9 Avenue SW

Owner: Sunshine Traders LTD., INC No.288892

Agent: Vicki Topping – MQN Architects

Date: October 21, 2024

Executive Summary/Purpose:

The proposal is for the construction of a new 3-storey motel building with 32 rooms adjacent to the existing Travelodge motel building. The proposal includes a variance request to increase the height of the proposed new building from 10.0 m to 10.4 m.

Motion for Consideration:

THAT: Development Permit No. 456 be authorized for issuance for Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170 Except Plan EPP78302 (2401 9 Avenue SW) in accordance with the drawings attached as Appendix 5;

AND THAT: Development Permit No. 456 vary Zoning Bylaw No.2303 as follows:

1. Section 19.4 – Maximum Height of Principal Buildings– increase the maximum height from 10.0 m to 10.4 m.

AND FURTHER THAT: Issuance of Development Permit No. 456 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the Estimate) for landscaping.

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of a new 32 room, 3-storey, 550m² (592ft²) motel building adjacent to the existing 35 room motel, bringing the total number of rooms on the site to 67 units. The existing restaurant building would be demolished. The Development Permit includes a variance request to increase the height of a principle building from 10.0 m to 10.4 m.

Background:

The subject property is designated Highway Service/Tourist Commercial in the Official Community Plan (OCP) and is zoned C-5 (Tourist Commercial) in Zoning Bylaw No.2303 (Appendix 3 & 4). The subject property (Appendix 1) is approximately 5,209 m² (1.28 ac) with an existing 725 m² building and a 190.0 m² restaurant (see Appendix 5). The restaurant portion would be demolished to accommodate the proposed building. Site photos are attached in Appendix 9. Except for the height of the new building, the proposal meets the requirements of the C-5 Zone (Appendix 10).

The proposed building is a contemporary commercial style, 3-storey structure with matching design to the existing motel. Proposed to a maximum height of 10.4 m (34.12 ft.), the building exceeds the 10 m maximum height permitted, as highlighted in the attached building elevations (see Appendix 6). This variance would permit a pitched roof on the third storey of the new building to align with the roof design of the existing motel (see the attached design rational in Appendix 7).

Relevant Policy(ies):

The proposed development is subject to the guidelines of the Highway Service/Tourist Commercial Development Permit Area as described in the OCP, suggesting characteristics under the topics of siting and building, landscaping and screening, as well as access, circulation and parking area guidelines.

Siting and Building

The total building area of the existing building and the new building would be approximately 1,275 m² total floor area. The proposal would facilitate the provision of 32 additional sleeping units, creating 67 units in total. The site and design of the new building being proposed is compatible with the form and character of the surrounding buildings (OCP Policy 9.6.16). While somewhat simple, the building design is reasonably featured and articulated including a pitched roof to provide visual interest (OCP 9.6.18).

Landscaping and Screening

The applicant has been working with staff to address the landscaping, adjusting their proposal to create a landscaped area and apply more street trees along 9 Avenue SW (OCP Policy 9.6.28) than in the original proposal. The applicant has also incorporated fire-smart species throughout the proposed development. With no current landscaping along the parcel frontage this would be an improvement to the streetscape and presentation of the site. A landscape plan has been completed and prescribes a range of trees for screening along the parcel lines, as well as decorative shrubs, perennials and grasses for ground cover. Staff are of the opinion that the proposed landscape aligns with the OCP guidelines (see the attached Landscape Plan in Appendix 8).

Access, Circulation, and Parking Area

There is a total of 67 parking stalls proposed, meeting the requirement (1 parking spaces per unit) as specified by the Zoning Bylaw. Parking areas will be hard surfaced. The applicant has ensured

that curb let-downs will be provided to accommodate universal accessibility. The applicant has addressed comments regarding access and circulation, adjusting their proposal to include a safe pedestrian route from the new building to the existing sidewalk along 9 Avenue SW (OCP 9.6.33).

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Comments are attached as Appendix 11.

Design Review Panel

The Design Review Panel supports the application as presented. The minutes from the Design Review Panel meeting are attached as Appendix 12.

Planning Department

In the opinion of staff that the proposal reasonably aligns with the Highway Service/Tourist Commercial Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. Overall, staff are satisfied with the design and support the development permit as proposed.

Staff view the height variance request as reasonable and are supportive of such a height variance as it is a relatively minor increase from the 10 m (0.4 m increase) and allows for a pitched roof on the third storey to match the roof design of the existing motel building. This 4% height increase is by definition *minor* as per the Development Procedures Bylaw No.4640. Staff have no concerns with the requested height and support the proposal as presented.

Financial Considerations:

At the time of Building Permit, Development Cost Charges would be charged at the commercial rate (\$34.65/m² or 3.22/ft²).

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Development Permit Procedures Bylaw notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on October 28, 2024.

Alternatives & Implications:

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

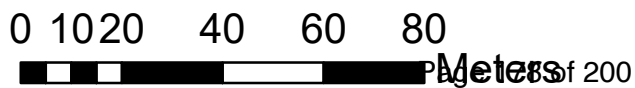
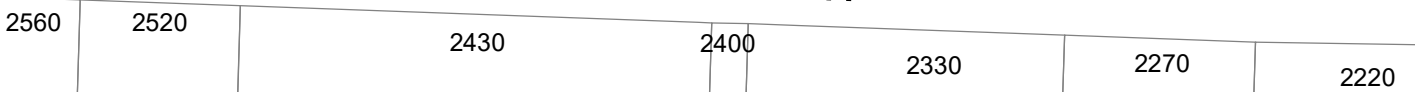
Attachments:

- Appendix 1 – Subject Property
- Appendix 2 – Ortho Maps
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – Site Plan
- Appendix 6 – Building Elevations
- Appendix 7 – Letter of Rationale
- Appendix 8 – Landscape Plan
- Appendix 9 – Site Photos
- Appendix 10 – Zoning Table
- Appendix 11 – Engineering Department Comments
- Appendix 12 – Design Review Panel Minutes



Subject Property Map



10 AVE. S.W.



Legend

-  Subject Property
-  Parcels

Ortho Map



No. 1



9 AVE. S.W.

10 AVE. S.W.



0 15 30 60 90 120
Meters

Legend

-  Subject Property
-  Parcels

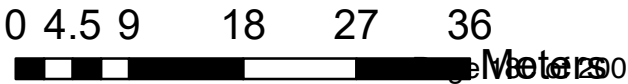
Ortho Map





2401

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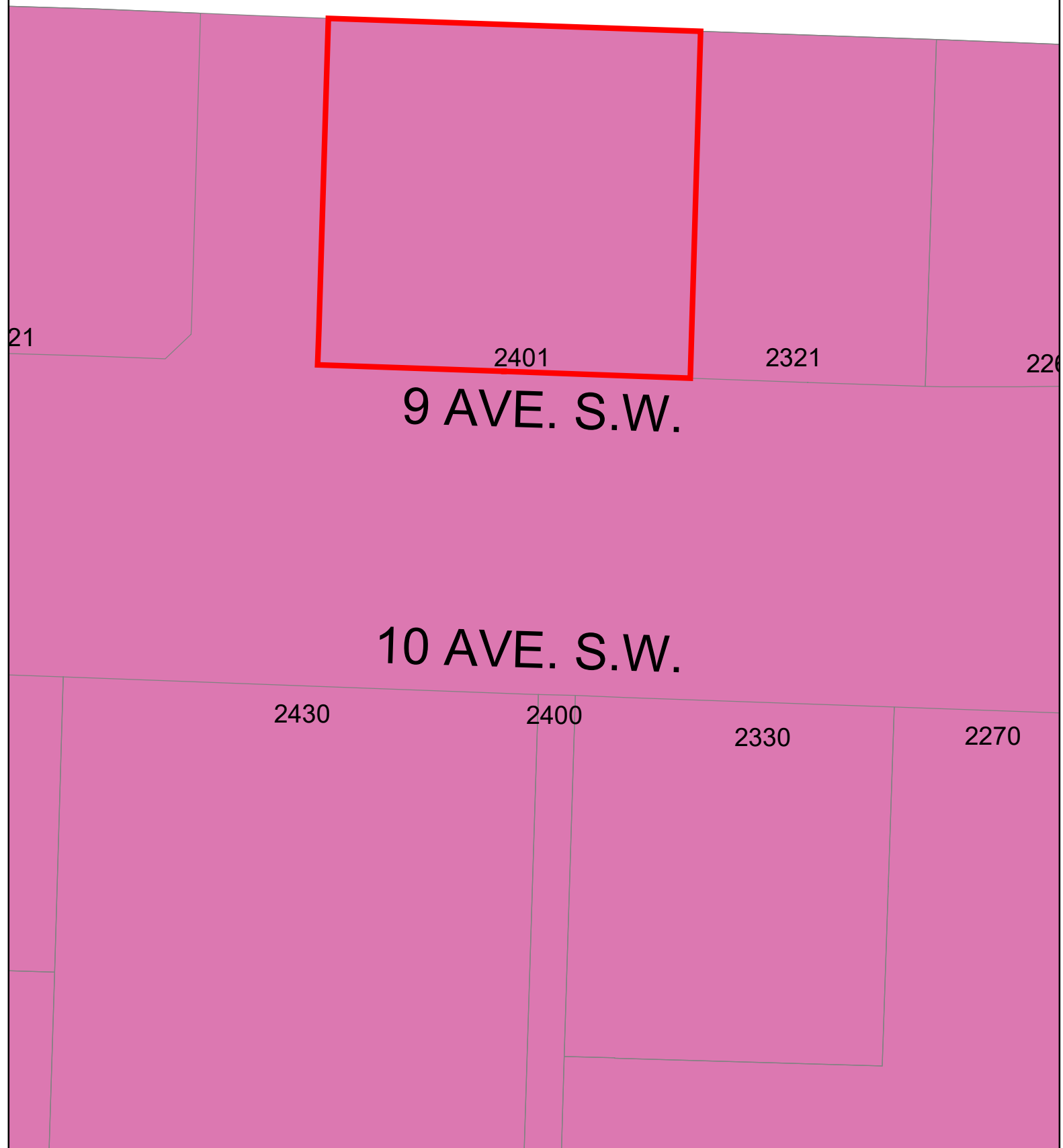
9 AVE. S.W.






Legend

-  Subject Property
-  Parcels

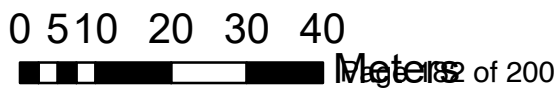
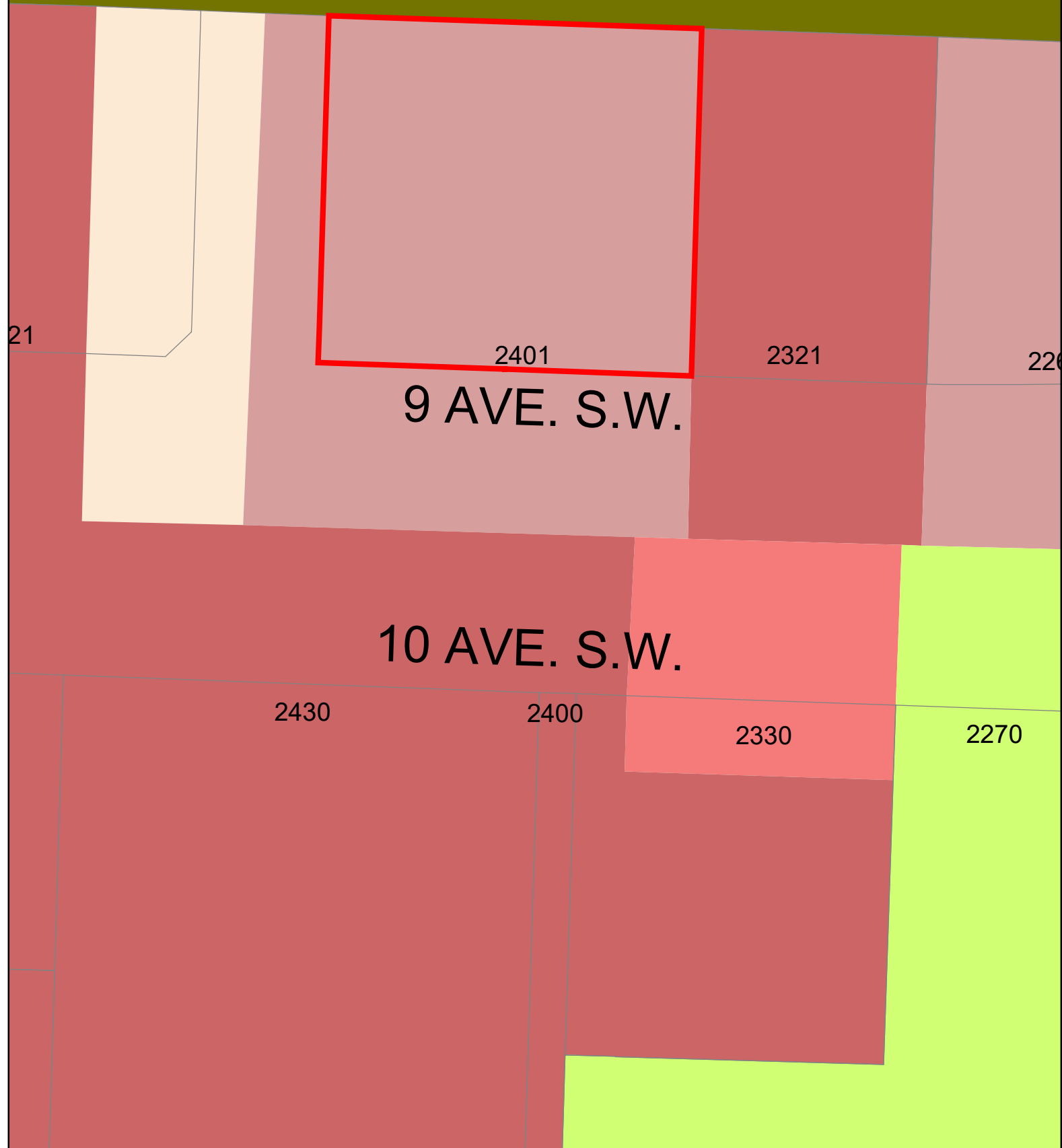
OCP Map











Legend

-  Subject Property
-  Parcels
-  Commercial - Highway Service / Tourist

Zoning Map



Legend

- | | | | | | |
|--|------------------|---|-----|---|-----|
|  | Subject Property |  | A-1 |  | C-5 |
|  | Parcels |  | C-3 |  | IR |
| | |  | C-4 |  | R-1 |



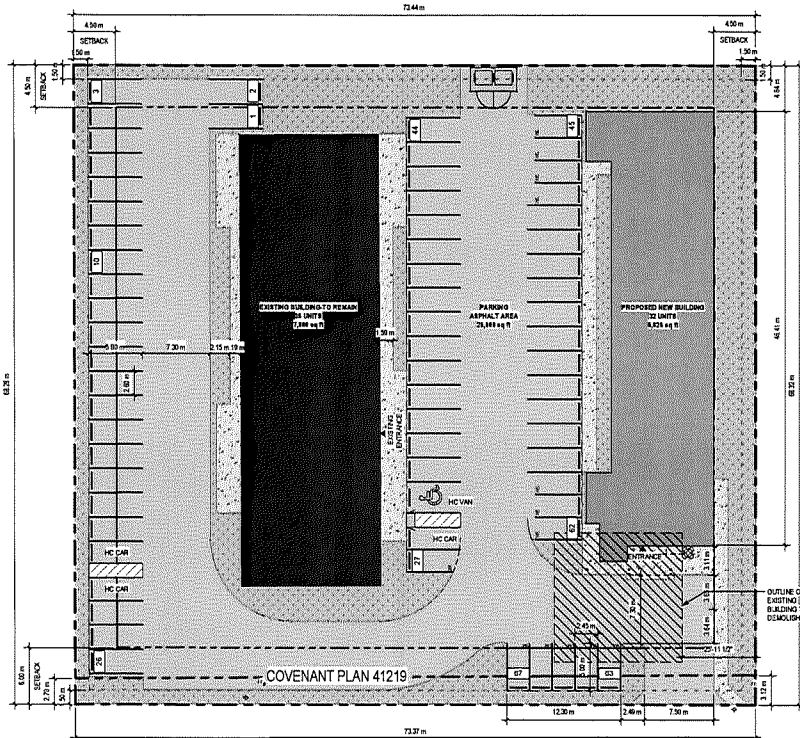
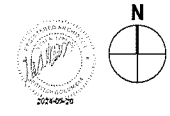
2 SITE KEY PLAN
SCALE: 1" = 200'

SITE LEGEND

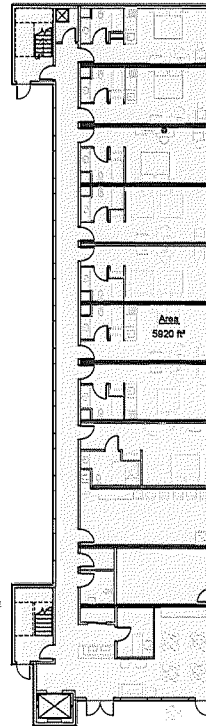
- EXISTING BUILDING
- EXISTING BUILDING TO BE DEMOLISH
- NEW BUILDING
- CONCRETE SIDE WALK
- LANDSCAPING
- ASPHALT PAVING
- PROPERTY LINE
- SETBACK

MOTEL ROOM NET FLOOR AREA

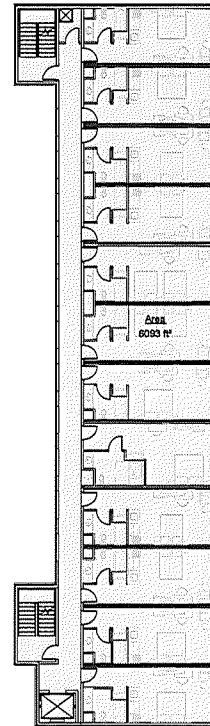
SUITE TYPE	NUMBER OF SUITE	AREA
KING W/ KITCHENETTE	10	282 SF
QUEEN W/ KITCHENETTE	10	282 SF
DOUBLE QUEEN	6	282 SF
KING SUITE	3	282 SF
ACCESSIBLE KING	3	282 SF
TOTAL	32	



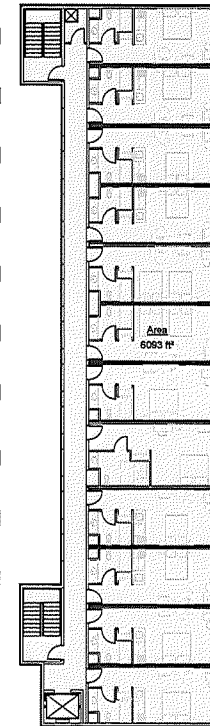
1 SITE
SCALE: 1" = 200'



3 GFA MAIN FLOOR
SCALE: 1" = 100'



4 GFA SECOND FLOOR
SCALE: 1" = 100'



5 GFA THIRD FLOOR
SCALE: 1" = 100'

PROPERTY INFORMATION						
CIVIL ADDRESS:	2401 8 AVENUE, SALMON ARM, BC					
LEGAL ADDRESS:	PLAN 41170, LOT A, TOWNSHIP 28, RANGE 10, MERIDIAN 4, LAND USE 34, PID: 613 822-918					
CURRENT ZONING:	C-5					
PROPOSED ZONING:	C-5					
LOT AREA:	4,788.94 m ²	51,866.17 ft ²				
BUILDING INFORMATION						
NUMBER OF NEW BUILDING:	1					
BUILDING FOOTPRINT (ALL BUILDINGS)	1275 m ² (28)	13,720 m ² (295)				
TOTAL GROSS FLOOR AREA (GFA):	EXISTING BUILDING 1402.67 m ² (30)	15,172.21 m ² (328)				
	NEW BUILDING 1662.48 m ² (35)	17834.6 m ² (385)				
TOTAL NET FLOOR AREA (NFA):	EXISTING BUILDING 775 m ² (16)	7300 m ² (157)				
	NEW BUILDING 555 m ² (12)	5422 m ² (117)				
NUMBER OF STORIES:	3					
DRIVEWAYS AND PARKING AREAS:	227.95 m ² (5)	2520.48 m ² (54)				
ZONING ANALYSIS						
JURISDICTION:	SALMON ARM, BC					
PRINCIPLE USE:	MOTEL					
ACCESSORY USE:	NA					
SUBDIVISION REGULATIONS:						
	REQUIRED	PROVIDED				
MIN. SITE WIDTH:	30.0 m	62.28 m				
MIN. SITE DEPTH:	NA	72.64 m				
MIN. SITE AREA:	2196 m ² (52.4-AC)	5014.46 m ²				
DEVELOPMENT REGULATIONS:						
	REQUIRED	PROVIDED				
MAX SITE COVERAGE BUILDINGS (SI (IMP))	NA	1275.17 m ² / 14428.92 ft ²				
MAX SITE COVERAGE (%)	70% MAX SITE COVERAGE INC. BUILDINGS, STRUCTURES, PARKING 10 m	74%				
MAX BUILDING HEIGHT	13.10 m (43 FT)	13.10 m (43 FT)				
SETBACKS:						
	REQUIRED	PROVIDED				
FRONT YARD (SOUTH):	6.0 m	6.0 m				
REAR YARD (NORTH):	4.5 m	4.5 m				
SIDE YARD (EAST):	4.5 m	4.5 m				
SIDE YARD (WEST):	4.5 m	4.5 m				
LANDSCAPE BUFFERS:						
	REQUIRED	PROVIDED				
FRONT YARD (NORTH):	NA	NA				
REAR YARD (SOUTH):	NA	NA				
SIDE YARD (EAST):	NA	NA				
SIDE YARD (WEST):	NA	NA				
FLOOR AREA RATIO (FAR):	1.0	0.5				
PARKING CALCULATION						
MOTEL USE - 1 STALL PER SLEEPING OR KITCHEN UNIT	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	%
TOTAL REQUIRED PARKING				87	87	
STANDARD PARKING STALL	2.6 m	5.8 m	2.2 m	-	58	
SMALL STALLS (75% OF STALLS MAY BE SMALL SIZE)	2.4 m	5.0 m	2.2 m	-	12	
ACCESSIBLE CAR STALL	2.6 m	5.8 m	2.2 m	51-100 STALLS + 2	3	
ACCESSIBLE VAN STALL (1.8m MIN. AXLE BEHIND CAR SHARE W/ STALL)	3.3 m	5.8 m	2.2 m	51-100 STALLS + 1	1	
				REQUIRED	PROPOSED	
VISITOR STALLS	NA	NA	NA	NA	NA	
TOTAL PARKING STALLS				64	64	
LOADING STALLS BETWEEN 48m x 108m OF FA	2.7 m	NA	3.7 m	-	-	
BIKE STALLS	NA	NA	NA	NA	NA	

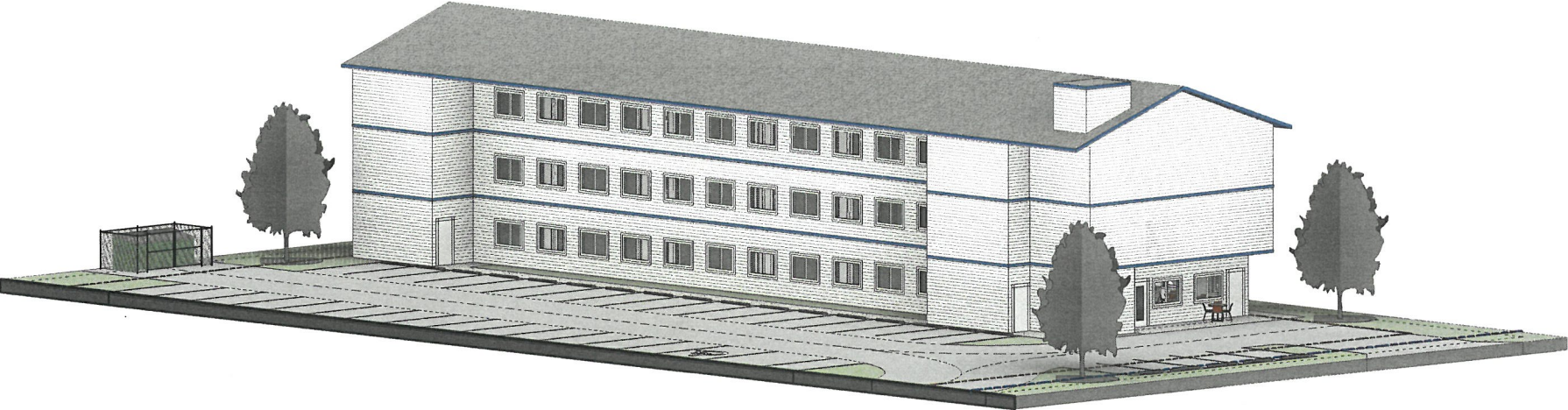


SITE PLAN
TRAVEL LODGE - SALMON ARM
2401 8 AVENUE, SALMON ARM, BC

DRAWING: **DP101**
ISSUED FOR DEVELOPMENT PERMIT ON 2024/03/10
PROJECT: 2396D
SCALE: As Indicated

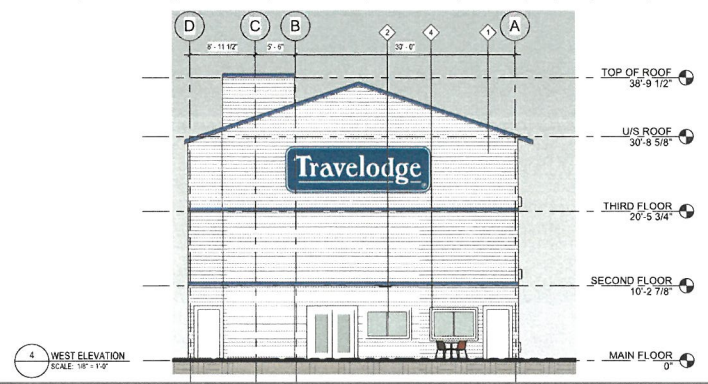
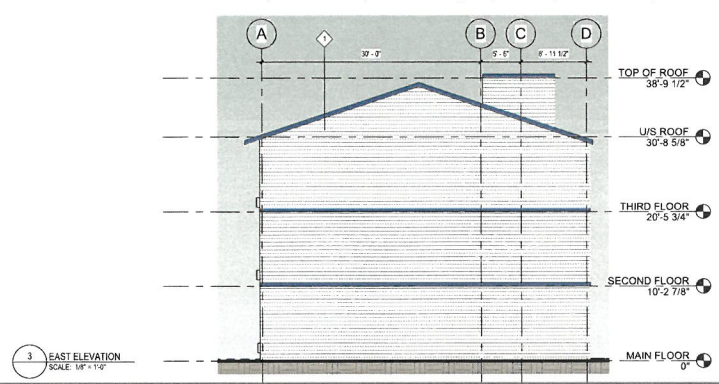
TRAVELODGE - SALMON ARM

2401 9 AVENUE, SALMON ARM, BC
WYNDHAM



MQN
ARCHITECTS

TRAVELODGE - SALMON ARM
PROJECT #: 23990
ISSUED FOR DEVELOPMENT PERMIT
2024.05/10



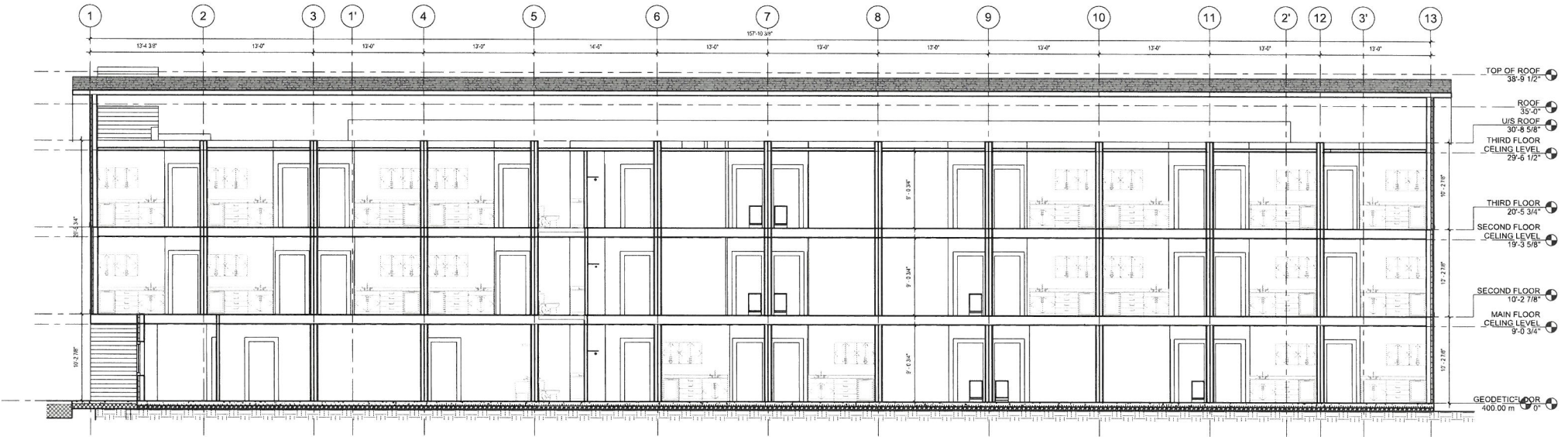
- EXTERIOR FINISH LEGEND**
- ◊ HORIZONTAL LAP SIDING
 - ◊ COLOR WHITE
 - ◊ SEALED GLAZING UNIT
 - ◊ ASPHALT SHINGLES
 - ◊ WHITE DOOR/WINDOW TRIM
 - ◊ BLACK METAL RAILING



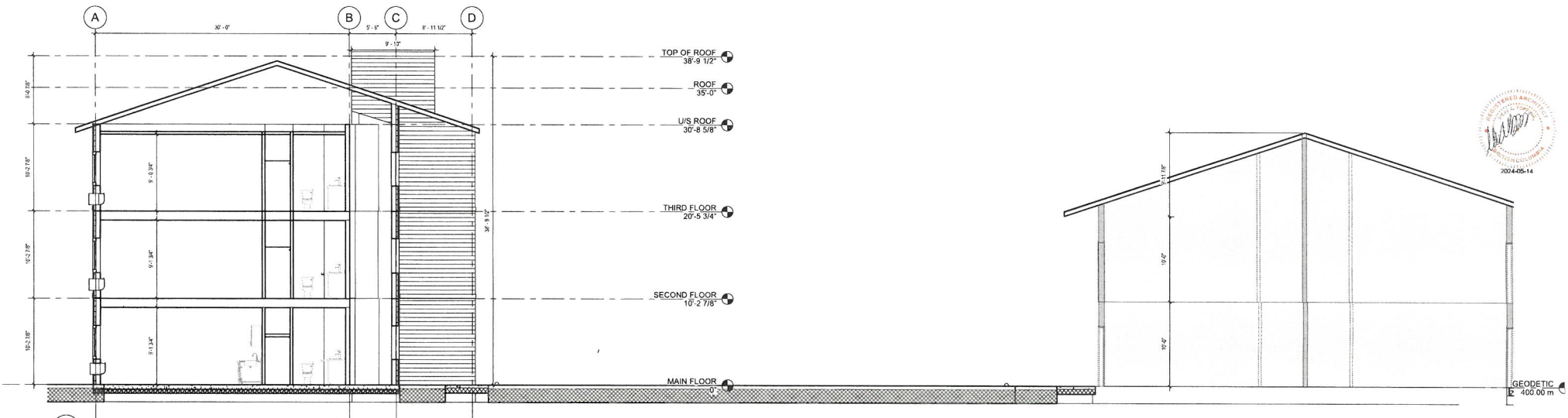
MQN
ARCHITECTS

ELEVATIONS
TRAVELODGE - SALMON ARM
2401 9 AVENUE, SALMON ARM, BC

DRAWING: **DP106**
PROJECT: 23900
SCALE: As indicated
ISSUED FOR DEVELOPMENT PERMIT ON 2024/05/10



1 Section 1
SCALE: 3/16" = 1'-0"



2 Section 2
SCALE: 3/16" = 1'-0"



SECTIONS

TRAVELodge - SALMON ARM
2401 9 AVENUE, SALMON ARM, BC

DRAWING: DP107
ISSUED FOR DEVELOPMENT PERMIT ON 2024/05/10
PROJECT: 23900
SCALE: 3/16" = 1'-0"

**City of Salmon Arm
Development Planning**

P.O. Box 40
500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Phone: 250.803.4010

September 26, 2024

RE: DESIGN RATIONAL – TRAVELODGE NEW MOTEL BUILDING, 2401 9
AVENUE SALMON ARM, BC

Attn: Development Planning

To accompany the information and drawings submitted for the Development Permit application, I am writing to provide a letter of rationale for the proposed new motel building on the Travelodge site at the above noted address. The owner is proposing a new three storey motel building adjacent to the existing Travelodge motel building. The existing motel building is to remain in place. The new motel building will have 32 rooms, 20 of the rooms with kitchenettes. The new addition to the property will cater to the travelling public, a growing industry in Salmon Arm. The new building will make use of an already successful Travelodge location.

Of the 32 rooms three are planned to be accessible, complete with roll-in showers. The main entrance of the building is located on the south side, complete with reception, elevator and breakfast room. The existing restaurant building on site is proposed to be demolished to accommodate the new motel building. The existing motel building has 35 units, added to the new proposed 32 units a total of 64 units are proposed. The new design includes 67 parking stalls, no variance if parking is required. The property is located in the C-5 Tourist Commercial zone, no change in zone is proposed.

The maximum height permitted of a principal building in the C-5 Tourist Commercial zone is 10.0m, the height of the new motel building is proposed to be 10.4m, measured to the mid point of the sloped roof. This will allow a pitched roof on the third storey to match the roof design of the existing building providing a continuous aesthetic throughout the site. The elevator penthouse is proposed to be 11.9m. The exterior siding materials on the new building will match the materials of the existing motel building.

The existing shed which is over the setback will be removed. Illustrated in the architectural drawings, the subject property is sufficient in size to support the intended use and works within the existing zoning. I am happy to answer any questions regarding this scope of work. Please feel free to reach out to our office at any time to discuss further.

Sincerely,



Vicki Topping, Architect AIBC, Partner
MQN Architects



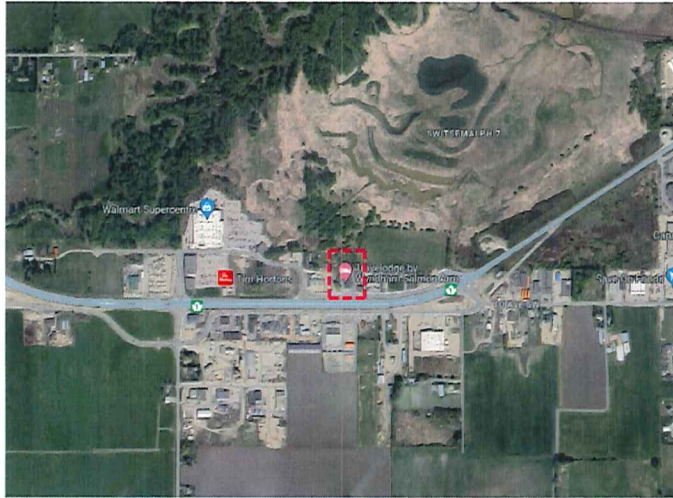
Suite 100-3313 32nd Ave
Vernon, BC V1T 2M7
250-542-1199
Info@mqn.ca
www.mqn.ca

TRAVELODGE

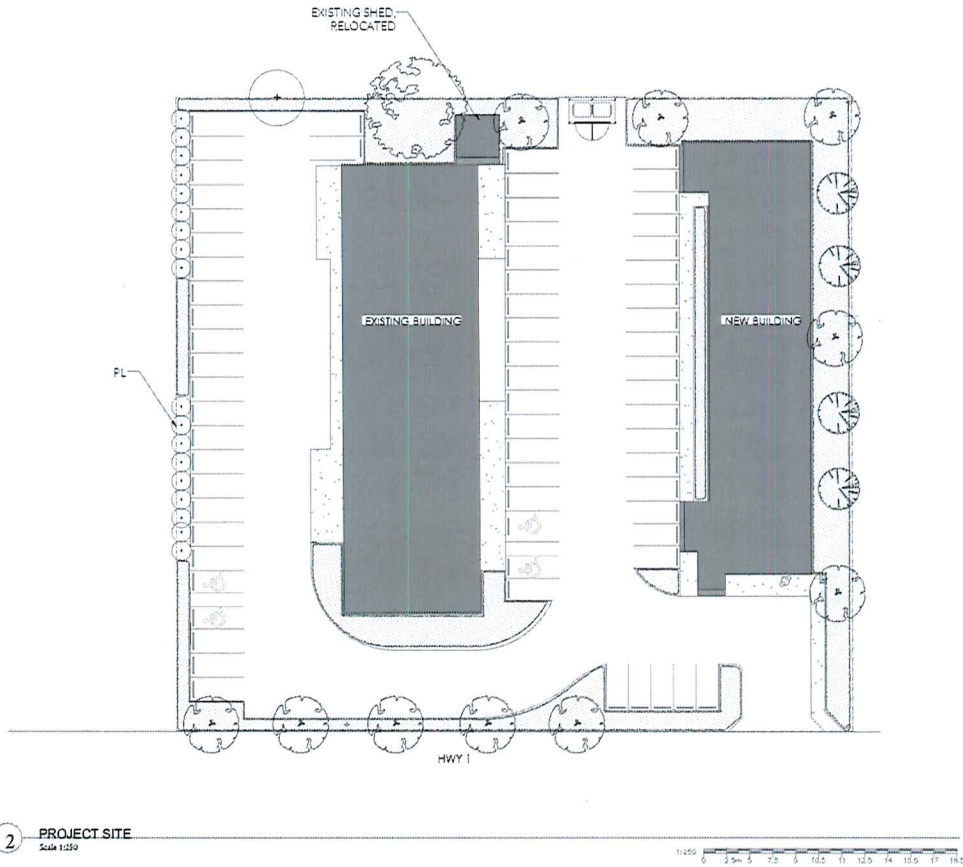
2401 Trans-Canada Hwy, Salmon Arm, BC

SCHEMATIC LANDSCAPE PACKAGE

- L-01 Cover Sheet
- L-02 Site Plan
- L-03 Planting Plan
- L-04 Irrigation Plan
- LD-01 Details



1 KEY PLAN
STS



2 PROJECT SITE
Scale 1:250

revision . issue

DESCRIPTION	DATE	NO.
Issued for DP	08/11/2024	003
Issued for DP	05/09/2024	002
Issued for DP	04/26/2024	001

CLIENT
MQN Architecture

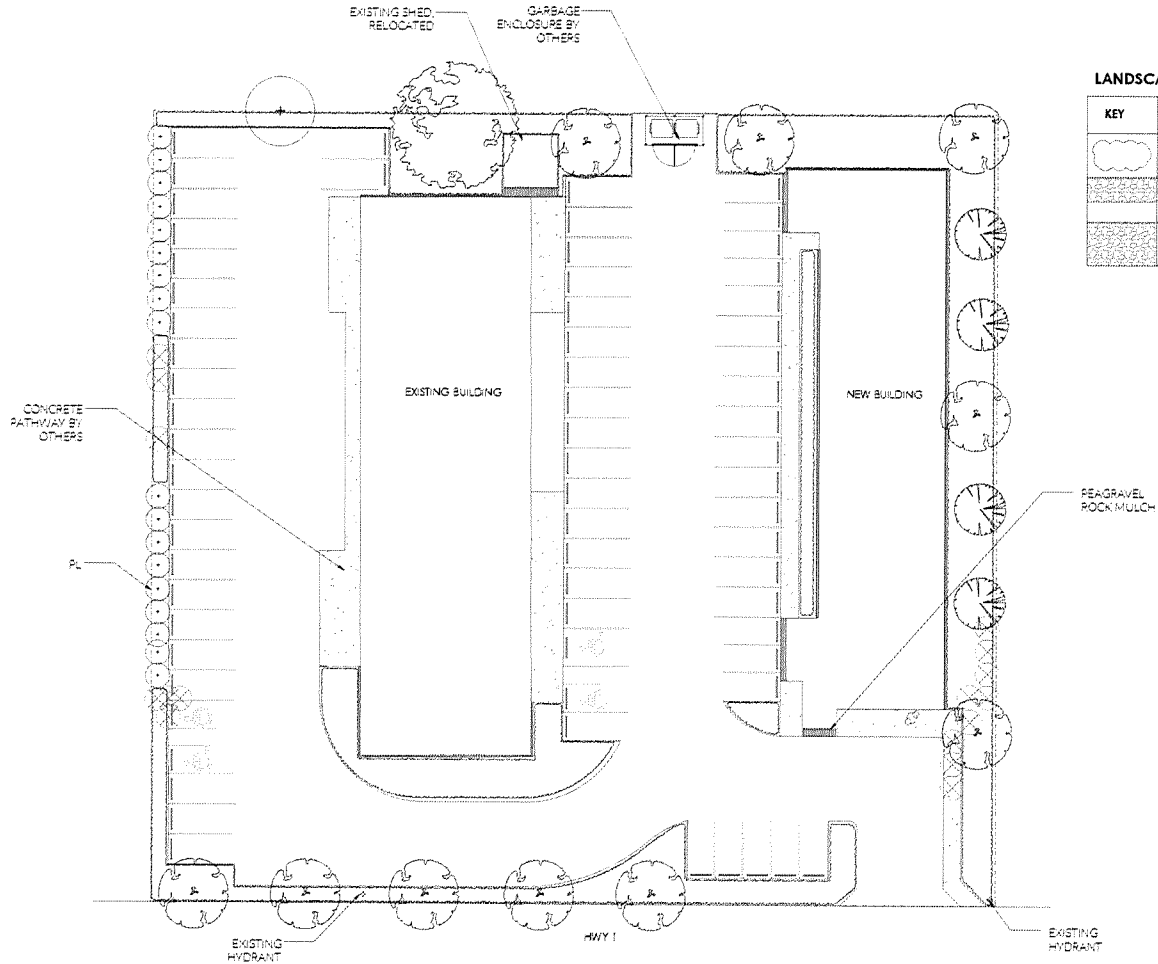
PROJECT
Travelodge
Salmon Arm, BC

SHEET TITLE
COVER SHEET

design by: Sarah L. Enns
project number: 24003
date: APR 2024

NORTH 	SCALE 1:250
	PAGE 24" x 36"

SHEET NUMBER
L-01



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		ORIENTAL PLANTING
	1	PEAGRAVEL, 50% IRP, 50% AGG 11 WITH DRAINAGE
		WASHED PEAGRAVEL, ROCK MULCH

1 SITE PLAN
Scale 1/200



TREE LEGEND

Existing Tree to Retain	Existing Tree to Remove	Acer hemlock Scots pine	Carpinus cordata	Pinus Nels Vanderwal's Pyramid

TREES	QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	12	see legend	Acer hemlock/scots pine	Scots/Redwood Spruce	868, 50cm caliper 1.8m tall	ALSOQA
	1	see legend	Carpinus cordata	American Hornbeam	868, 50cm caliper 1.8m tall	ALSOQA
	4	see legend	Pinus Nels Vanderwal's Pyramid	Vanderwal's Pine	868, 30cm height 1.2m caliper	ALSOQA

revision / issue

Issued for DP 08/11/2024 003

Issued for DP 05/09/2024 002

Issued for DP 04/26/2024 001

DESCRIPTION DATE NO.

CLIENT

MQN Architecture

PROJECT

Travelodge
Simon Arm, BC

SHEET TITLE

SITE PLAN

design by: Sarah L. Erns

project number: 24003

date: APR 2024

NORTH 	SCALE 1:500 PAGE 24" x 36"
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SHEET NUMBER

L-02

revision	issue
Issued for DP	08/11/2024 003
Issued for DP	05/09/2024 002
Issued for DP	04/26/2024 001
DESCRIPTION	DATE NO.

CLIENT
MQN Architecture

PROJECT
**Travelodge
Salmon Arm, BC**

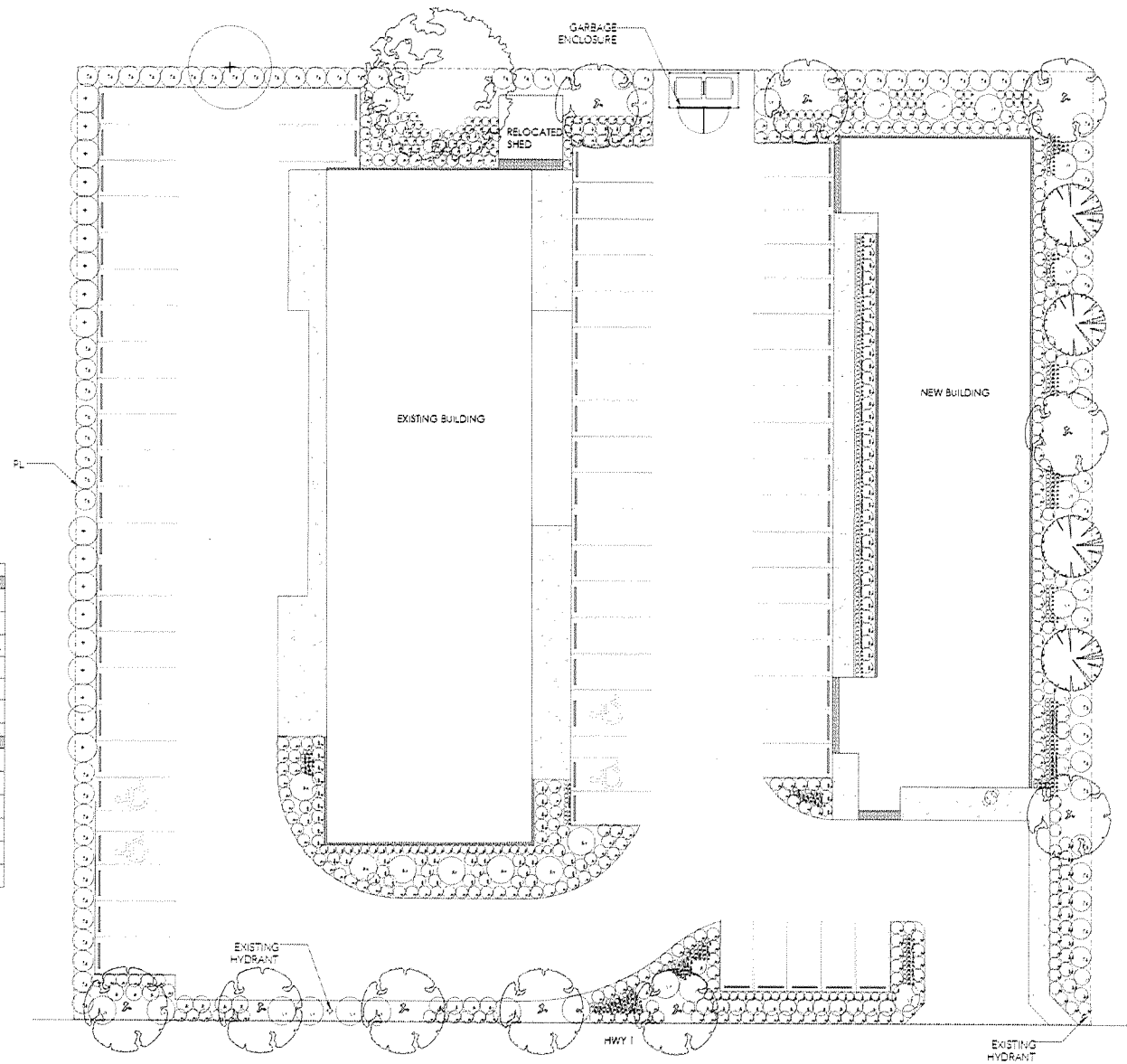
SHEET TITLE
PLANTING PLAN

design by: Sarah L. Enns
project number: 24003
date: APR 2024

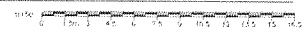
NORTH
SCALE
1:150
PAGE
24 of 36

SHEET NUMBER

L-03



1 PLANTING PLAN
Scale 1:150



PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUBS					
Ae	229	<i>Arctostaphylos uva-ursi</i>	Bearberry	#3 Pot	900mm O.C.
Bu	61	<i>Buxus sempervirens 'Mant Bruna'</i>	Mant Bruna Boxwood	#3 Pot	900mm O.C.
Ph	6	<i>Physocarpus opulifolius 'Diabolo'</i>	Diabolo Ninebark	#5 Pot	2000mm O.C.
Fl	25	<i>Pinus mugo var. pumila</i>	Dwarf Mugo Pine	#5 Pot	1200mm O.C.
Sp	12	<i>Spiraea betulifolia 'Glow Stick'</i>	Glow Stick/Glowed Spiraea	#5 Pot	1000mm O.C.
Ta	74	<i>Thuja occidentalis 'Degroot's Spire'</i>	Degroot's Spire Cedar	1.6m ht	1800mm O.C. or AS shown
Vt	27	<i>Viburnum trilobum 'Reeling'</i>	American Cranberry	#5 Pot	2000mm O.C.
PERENNIALS/GRASSES					
A	226	<i>Amsonia tabernaemontana</i>	Eastern Blue Star	#1 Pot	300mm O.C.
B	20	<i>Scapifolia australis</i>	Blue Villa Indigo	#1 Pot	900mm O.C.
H	81	<i>Helopsis helianthoides</i>	Oxeye Sunflower	#3 Pot	600mm O.C.
P	52	<i>Panicum virgatum 'Shenandoah'</i>	Switchgrass	#3 Pot	600mm O.C.
R	148	<i>Rubiacetia fulgida 'Little Galstar'</i>	Little Galstar Black-Eye Susan	#1 Pot	300mm O.C.
S	69	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#3 Pot	900mm O.C.

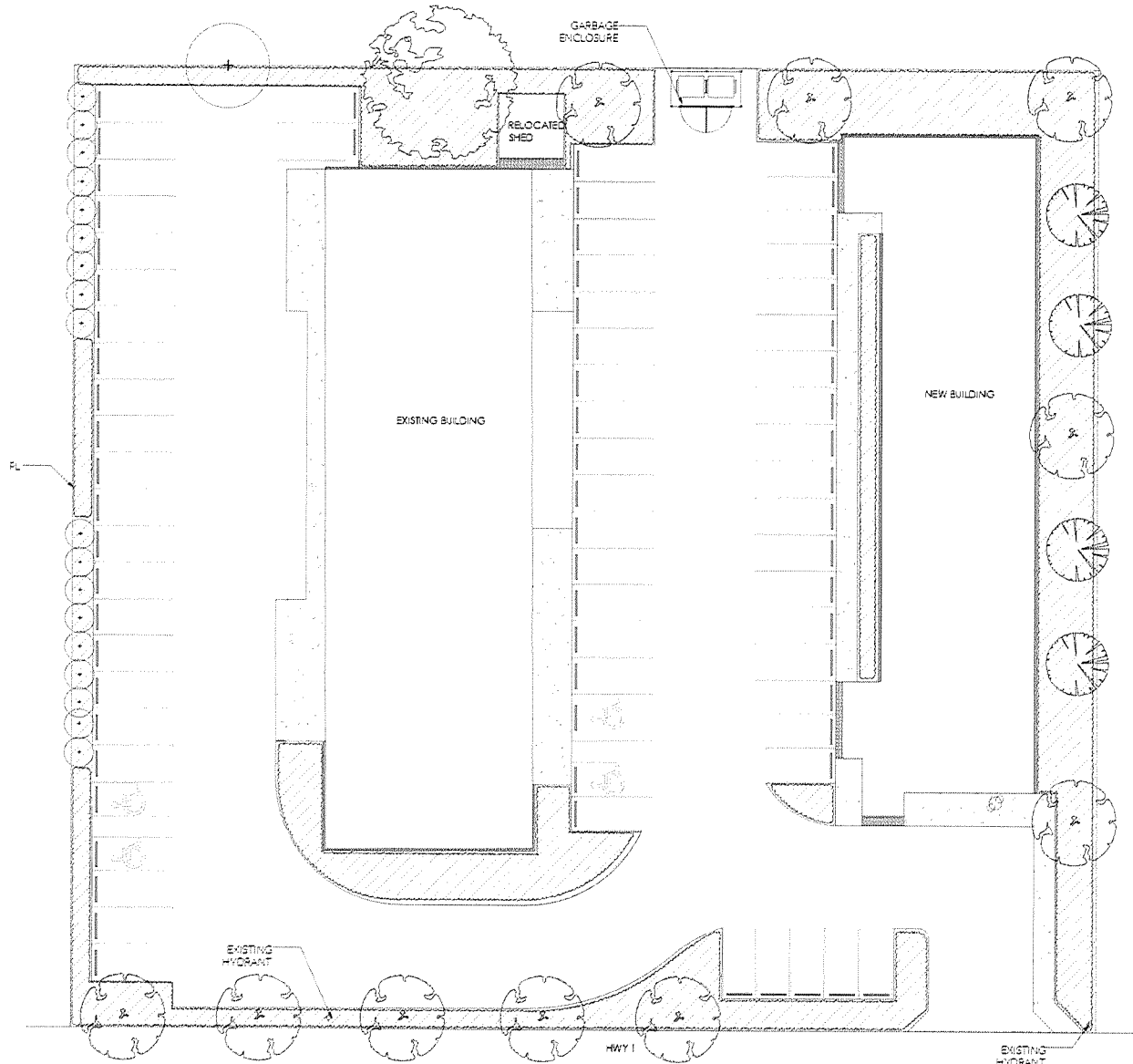
TREE LEGEND

Existing Tree to Retain	Existing Tree to Remove	Acer freemanii 'Scapes'	Cornus canadica	Pinus banksiana 'Pyramis'

TREES					
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		<i>Acer freemanii 'Scapes'</i>	Scapes Red Maple	1148, 800mm DBH, 1.6m ht.	As shown
		<i>Cornus canadica</i>	American Spicebush	1148, 800mm DBH, 1.6m ht.	As shown
		<i>Pinus banksiana 'Pyramis'</i>	Pyramis Pine	1148, 2.0m height, Single Leader	As shown

IRRIGATION LEGEND

	PHIL BED AREA SUBSURFACE DRIP IRRIGATION
--	---



1 IRRIGATION PLAN
Scale 1/150



revision . issue

Issued for DP	08/11/2024	003
Issued for DP	05/09/2024	002
Issued for DP	04/26/2024	001
DESCRIPTION	DATE	NO.

CLIENT
MQN Architecture

PROJECT
Travelodge
Simon Arm, BC

SHEET TITLE
IRRIGATION PLAN

design by **Sarah L. Enns**
project number . 24003
date . APR 2024

NORTH 	SCALE 1:150
PAGE 24 of 36	

SHEET NUMBER

L-04



1. Looking northwest, towards existing motel.



2. Looking west. View of the front property line.



3. Looking north, towards the rear property line.

Photos taken on July 24, 2024

PROPERTY INFORMATION						
CIVIL ADDRESS:	2401 9 AVENUE, SALMON ARM, BC					
LEGAL ADDRESS:	PLAN 41170, LOT A, TOWNSHIP 20, RANGE 10, MERIDIAN 6, LAND USE 36 PID: 013-932-918					
CURRENT ZONING:	C-5					
PROPOSED ZONING:	C-5					
LOT AREA:	4,799.94 m ²			51,666.17 ft ²		
BUILDING INFORMATION						
NUMBER OF NEW BUILDINGS:	1					
BUILDING FOOTPRINT (ALL BUILDINGS)	1275 m ² (SI)			13,725 ft ² (IMP)		
TOTAL GROSS FLOOR AREA (GFA):	EXISTING BUILDING 1409.63 m ² (SI)			15,173.21 ft ² (IMP)		
	NEW BUILDING 1662.46 m ² (SI)			17894.6 ft ² (IMP)		
TOTAL NET FLOOR AREA (NFA):	EXISTING BUILDING 725 m ² (SI)			7,800 ft ² (IMP)		
	NEW BUILDING 550 m ² (SI)			5,925 ft ² (IMP)		
NUMBER OF STOREYS:	3					
DRIVEWAYS AND PARKING AREAS:	2371.85 m ² (SI)			25530.46 ft ² (IMP)		
ZONING ANALYSIS						
JURISDICTION	SALMON ARM, BC					
PRINCIPLE USES:	MOTEL					
ACCESSORY USES:	N/A					
SUBDIVISION REGULATIONS:	REQUIRED		PROVIDED			
MIN. SITE WIDTH:	30.0 m		68.28 m			
MIN. SITE DEPTH:	N/A		73.44 m			
MIN SITE AREA:	2,000 m ² (0.2 HEC.)		5014.48 m ²			
DEVELOPMENT REGULATIONS:	REQUIRED		PROVIDED			
MAX SITE COVERAGE BUILDINGS (SI / IMP)	N/A		1339.73 m ² / 14420.82 ft ²			
MAX SITE COVERAGE (%)	75% MAX. SITE COVERAGE INCL. BUILDINGS, STRUCTURES, PARKING		74%			
MAX BUILDING HEIGHT	10 m		3 STOREY / 10.4m			
SETBACKS:	REQUIRED		PROVIDED			
FRONT YARD (SOUTH):	6.0 m		6.0 m			
REAR YARD (NORTH):	4.5 m		4.5 m			
SIDE YARD (EAST):	4.5 m		4.5 m			
SIDE YARD (WEST):	4.5 m		4.5 m			
LANDSCAPE BUFFERS:	REQUIRED		PROVIDED			
FRONT YARD (NORTH):	N/A		N/A			
REAR YARD (SOUTH):	N/A		N/A			
SIDE YARD (EAST):	N/A		N/A			
SIDE YARD (WEST):	N/A		N/A			
FLOOR AREA RATIO (FAR):	1.0		0.5			
PARKING CALCULATION						
MOTEL USE - 1 STALL PER SLEEPING OR KITCHEN UNIT	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	%
TOTAL REQUIRED PARKING				67	67	
STANDARD PARKING STALL	2.6 m	5.8 m	2.2 m	-	58	
SMALL STALLS (*20% OF STALLS MAY BE SMALL SIZE)	2.4 m	5.0 m	2.2 m	-	12	
ACCESSIBLE CAR STALL SIGN POSTED INFRONT OF SPACE 1.2m ABOVE FINISHED GRADE.	2.4 m	5.8 m	2.2 m	51-100 STALLS = 2	3	
ACCESSIBLE VAN STALL (* 1.5m MIN. AISLE BESIDE. CAN SHARE w/2 STALLS) SIGN POSTED INFRONT OF SPACE 1.2m ABOVE FINISHED GRADE. SHALL INCLUDE "VAN ACCESSIBLE".	3.3 m	5.8 m	2.2 m	51-100 STALLS = 1	1	
				REQUIRED	PROPOSED	
VISITOR STALLS	N/A			N/A	N/A	
TOTAL PARKING STALLS	XXXXXXXXXX			64	64	
LOADING STALLS (BETWEEN 450m ² -2500m ² GFA)	3.7 m	N/A	3.7 m	-	-	
BIKE STALLS	N/A			N/A	N/A	

TO: Gary Buxton, Director of Planning
DATE: July 17, 2024
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: Vicki Topping – MQN Architects
SUBJECT: Development Permit- DP-456
LEGAL: Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan 41170 Except
Plan EPP78302
CIVIC: 2401 - 9 Avenue SW

Further to your referral dated May 31, 2024, we provide the following servicing information.

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

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 4293. 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 (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work.

SUBDIVISION APPLICATION FILE: DP-456

July 17, 2024

Page 2

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

10. An undeveloped right-of-way exists along the western property line of the subject parcel. The property being served to the north is outside of City jurisdiction and is not anticipated to be developed in the near future. The nature of any future development may also dictate the type of infrastructure required (driveway for a strata vs. a roadway for a subdivision, sizing of pipes). With consideration of the aforementioned, under Section 4.4.2 of the SDSB 4293, construction of the road or any main extensions is not required at this time.

Roads / Access:

1. 9 Avenue SW, on the subject property's southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 9 Avenue SW was recently updated by the Ministry of Transportation to an Urban Local Road standard. No further upgrade is required.
3. A 25m road right-of-way exists along the western property line. The construction of the road to the local road standards is a condition of this development; however, per General Conditions, Item 10, construction of the roadway is not required at this time.
4. The proposed development includes a new access road, and reinstating the curb at the two existing letdowns is a condition of this development.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 9 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 50mm size service from the 200mm diameter watermain on 9 Avenue SW. Engineer to determine if the service is adequately sized to satisfy the proposed use. All existing inadequate / unused services must be abandoned at the main. A remote-frequency (RF) water meter head is required, which will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Extension of the watermain to the northwest parcel line on the undeveloped road would be required; however, per General Conditions, Item 10, extension of the watermain is not required at this time.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

SUBDIVISION APPLICATION FILE: DP-456

July 17, 2024

Page 3

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

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 9 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 150mm service from the sanitary sewer on 9 Avenue SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. Extension of the sanitary main to the northwest parcel line on the undeveloped road would be required; however, per General Conditions, Item 10, extension of the sanitary main is not required at this time.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property fronts a 300mm diameter storm sewer on 9 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced from the storm sewer on 9 Avenue SW.
3. Extension of the storm main to the northwest parcel line on the undeveloped road would be required; however, per General Conditions, Item 10, extension of the storm main is not required at this time.
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs

SUBDIVISION APPLICATION FILE: DP-456

July 17, 2024

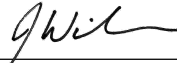
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Geotechnical:

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



Mustafa Zakreet, EIT
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer

Present: Al Waters (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
M. Mason & M. McColl (Applicants – DP-457)
E. Gooch (Applicant – DP-455)
V. Topping & J. Kirkham (Applicants – DP-456)
Chris Larson (Senior Planner)
Aubree Jeffrey (Planner)

Absent: Trent Sismey (Panel Member)
Dennis Lowe (Panel Member)
Marc Lamerton (Panel Member)

Application No. DP-457
981 12 Street SE – Terra Civis / Browne Johnson (amendment and variance)

Staff and the agents provided an overview of the proposal under current application, noting that this project has proceeded under a previous DP but that through development on the site the need for retaining walls has been clarified and the previously approved designs of two of the buildings requires change. Panel members asked questions to clarify and discussed the proposal, positively noting the proposed retaining wall's design and finishes at this key visible location. The DRP noted no concerns with the proposed buildings or the retaining wall variances. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-457 as presented.

Application No. DP-456
2401 9 Avenue SW – Travelodge Motel / MQN Architects

Staff and the design team provided an overview of the proposal under current application. It was noted that the proposal site and landscape plan will be revised based on staff comments to incorporate pedestrian access and additional landscaping / street trees. Panel members discussed the proposal, including snow clearance, additional landscaping, and pedestrian circulation, noting their general support with these changes expected to be incorporated. There was discussion regarding enhancement of the street-facing south elevation potentially being enhanced, but it was noted that this proposed building is accessory to the existing building, is reasonably featured, and that the proposed landscaping contributes to interest in the building face. The height variance was considered minor. With this noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-456 as presented.

Application No. DP-455
231 7 Street SE – Purewal, J. / 438198BC Ltd. (EFG Architect)

Staff and the designer provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing, and the positive form and character proposed. The balcony features for each unit were noted. Clarification was requested regarding the retaining wall height and location of the garbage/recycling enclosure. Snow clearance and lane access was discussed. The height variance was considered minor. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-455 as presented.



Endorsed on behalf of Design Review Panel