



City of Salmon Arm Regular Council Meeting Public Session Starts at 2:30 p.m.

> Monday, March 10, 2025, 1:30 p.m. Council Chambers of City Hall 500 – 2 Avenue NE, Salmon Arm, BC

> > **Pages**

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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; (d) the security of the property of the municipality; (g) litigation or potential litigation affecting the municipality; (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; of the *Community Charter*, Council move In-Camera.

PUBLIC SESSION STARTS AT 2:30 P.M.

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 February 24, 2025

Motion for Consideration

THAT: the Regular Council Meeting Minutes of February 24, 2025 be adopted as circulated.

COMMITTEE REPORTS

7.1	Development and Planning Services Committee Meeting Minutes of March 3,	11 - 15
	2025	

7.2 Community Heritage Commission Meeting Minutes of March 3, 2025

	7.3	Active Transportation Advisory Committee Meeting Minutes of March 3, 2025	18 - 20		
8.	COLUM	MBIA SHUSWAP REGIONAL DISTRICT UPDATE	21 - 23		
9.	STAFF	STAFF REPORTS			
	9.1	Development Permit Application No. DP-461 Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023 Civic: 811 28 Street NE Owner: 1514000 BC LTD. Agent: Crowne Pacific Development Corp. (B. Giese)	24 - 64		
		Motion for Consideration THAT: Development Permit No. 461 be authorized for issuance for that part of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023 (811 28 Street NE) in accordance with Appendix 7 attached to the Staff Report dated March 3, 2025;			
		AND THAT: issuance of Development Permit No. 461 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.			
	9.2	Agricultural Land Commission Non-Farm Use File No.427 / ALC Application ID: 101858	65 - 119		
		Legal: Lot 2, Section 19, Township 20, Range 9, W6M KDYD, Plan EPP95531 Civic: 3181 11 Avenue NE Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu Agent: Brad DeMille			
		Motion for Consideration THAT: Council recommend that Agricultural Land Commission Application No. 427 be authorized for submission to the Agricultural Land Commission for consideration.			
	9.3	City of Salmon Arm Community Heritage Register Proposed Additions	120 - 144		
		Motion for Consideration THAT: Council authorize the addition of the following to the Community Heritage Register:			
		1. A.D. Meek Filling Station (751 Highway 97B NE);			
		2. Broadview School (751 Highway 97B NE);			
		3. Chinese Cook House (751 Highway 97B NE);			
		4. J. Pearson Shaw Log Cabin (751 Highway 97B NE);			
		5. Laitinen Log House (751 Highway 97B NE);			
		6. Old Enderby Road (751 Highway 97B NE);			
		7. Peterson Barn (751 Highway 97B NE);			
		8. Pidhirnev House (751 Highway 97B NE):			

		9. Queest Lookout Tower (751 Highway 97B NE); and	
		10. Valley Methodist Church (751 Highway 97B NE).	
	9.4	City Engineer – Subdivision and Development Servicing Bylaw Amendment No. 4698	145 - 148
10.	INTRODUCTION OF BYLAWS		
	10.1	Zoning Amendment Bylaw No. 4692 Zoning Amendment Application ZON-1304 Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 Civic: 1400 12 Avenue SE Owner: F. & J. Noort Agent: P. Warburton	149 - 168
		Motion for Consideration THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4692 be read a first, second and third time.	
	10.2	Zoning Amendment Bylaw No. 4697 CD-24 - Comprehensive Development Zone 24 Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531 Civic: 3181 11 Avenue NE Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu Agent: Brad DeMille	169 - 218
		Motion for Consideration THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4697 be read a first and second time.	
	10.3	Zoning Amendment Bylaw No. 4696 (see Item 10.2 for Staff Report) A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531 Civic: 3181 11 Avenue NE Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu Agent: Brad DeMille	219 - 221
		Motion for Consideration THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4696 be read a first and second time;	
		AND THAT: final reading of the bylaw be subject to:	
		 Approval of the Agricultural Land Commission Non-Farm Use application No.427/ID: 101858; 	
		 Ministry of Transportation and Transit approval. 	
11.	RECC	NSIDERATION OF BYLAWS	
12.	CORF	ESPONDENCE	
	12.1	Informational Correspondence	
		12.1.1 Calendar of Events	222 - 222
		12.1.2 Building Department - Statistics (February) and Permits (Yearly)	223 - 224

	12.1	J. Bellhouse, Executive Director, Shuswap Trail Alliance - letter dated February 28, 2025 Request for Support - West Bay Connector Trail Detailed Design and Construction	225 -	- 225
	12.1	.4 R. Parenteau, Executive Director, Shuswap Community Foundation - letter dated March 5, 2025 City of Salmon Arm Grants-In-Aid Program	226 -	- 228
13.	NEW BUSIN	IESS		
14.	PRESENTATIONS			
		sentation 4:00-4:15 (approximately) Broadwell, Manager, Downtown Salmon Arm - Year End Presentation	229 -	- 254
15.	COUNCIL S	TATEMENTS		
16.	SALMON ARM SECONDARY YOUTH COUNCIL			
17.	NOTICE OF MOTION			
18.	UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS			
19.	OTHER BUSINESS			
	There are no evening sess	 Hearings, Statutory Public Hearings or Reconsideration of Bylaws scheduled sion. 	for the	е
20.	QUESTION AND ANSWER PERIOD			
21.	DISCLOSURE OF INTEREST			
22.	HEARINGS			
23.	STATUTORY PUBLIC HEARINGS			
24.	RECONSIDERATION OF BYLAWS			
25.	QUESTION AND ANSWER PERIOD			
26.	ADJOURNM	IENT		

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REGULAR COUNCIL

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

February 24, 2025, 2:30 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 S. Lindgren Councillor D. Gonella

ABSENT: Councillor D. Cannon

STAFF PRESENT: Chief Administrative Officer E. Jackson

Director of Engineering & Public Works R. Niewenhuizen

Chief Financial Officer P. Gramiak

Director of Planning and Community Services G. Buxton Sr. Manager of HR & Communications H. Flinkman

Corporate Officer R. West

Deputy Corporate Officer B. Puddifant Executive Assistant M. Evans-Bunkis

Other Staff Present: City Engineer J. Wilson

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 2:30 p.m.

2. IN-CAMERA SESSION

PUBLIC SESSION STARTS AT 2:30 P.M.

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

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Gonella declared a conflict of interest relating to Item 22.1 - Development Variance Permit Application No. VP-609 - as the Salmon Arm Folk Music Society is his employer and agent Bernd Hermanski is a member of the Board of the Salmon Arm Folk Music Society.

Councillor Flynn declared a conflict of interest relating to Item 22.1 - Development Variance Permit Application No. VP-609 - as the Salmon Arm Folk Music Society is a client of his firm.

6. CONFIRMATION OF MINUTES

6.1 Regular Council Meeting Minutes of February 10, 2025

Moved by: Councillor Flynn

Seconded by: Councillor Wallace Richmond

THAT: the Regular Council Meeting Minutes of February 10, 2025 be adopted

as circulated.

Carried Unanimously

6.2 Special Council Meeting Minutes of February 12, 2025

Moved by: Councillor Lavery Seconded by: Councillor Gonella

THAT: the Special Council Meeting Minutes of February 12, 2025, be adopted

as circulated.

Carried Unanimously

7. COMMITTEE REPORTS

- 7.1 Development and Planning Services Committee Meeting Minutes of February 18, 2025
- 7.2 Agricultural Advisory Committee Meeting Minutes of February 12, 2025
- 7.3 Community Heritage Commission Meeting Minutes of February 3, 2025

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

9. STAFF REPORTS

9.1 Manager of Planning and Building and City Engineer – Active Transportation Requirements in Rural Areas

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the Staff Report dated February 24, 2025 regarding Active Transportation Requirements in Rural Areas presented to Council at the Regular Council meeting on February 24, 2025 be referred to the Active Transportation Advisory Committee for review.

10. INTRODUCTION OF BYLAWS

11. RECONSIDERATION OF BYLAWS

11.1 2025 to 2029 Financial Plan Bylaw No. 4686

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the amount of \$250,000 be transferred from the General Downtown

Parking Reserve to the Downtown Parking budget.

Carried Unanimously

Moved by: Councillor Flynn

Seconded by: Councillor Lindgren

THAT: the bylaw entitled City of Salmon Arm 2025 to 2029 Financial Plan Bylaw

No. 4686 be read a third and final time.

Carried Unanimously

12. CORRESPONDENCE

- 12.1 Informational Correspondence
 - 12.1.2 J. Beatty, Chair, Shuswap Climate Action Society letter dated February 11, 2025

Request for Letter of Support

HomeZero Collective Application to FCM for Funding of Capital Project

Moved by: Councillor Lindgren **Seconded by:** Councillor Gonella

THAT: Council provide a letter of support for HomeZero Collective and its application to the Federation of Canadian Municipalities (FCM) for funding to expand their clean energy home retrofit program.

Carried Unanimously

12.1.5 BC Association of Farmers' Markets - letter dated February 7, 2025 - Request for Letter of Support

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: Council provide a letter of support to the Honourable Josie Osborne, Minister of Health, outlining the importance of continued and expanded funding investment for the BC Farmers' Market Nutrition Coupon Program.

12.1.6 J. Gamble, Executive Director, Shuswap Immigrant Services Society - letter dated February 20, 2025

Invitation to attend the Gathering Together Festival - June 27, 2025

Councillor Lindgren left the meeting at 3:37 p.m. and returned at 3:41 p.m.

Moved by: Councillor Wallace Richmond **Seconded by:** Councillor Lindgren

THAT: Council authorize staff to work with the organizers of the Gathering Together Festival scheduled for June 27, 2025.

Carried Unanimously

13. NEW BUSINESS

The meeting recessed at 3:47 p.m.

The meeting reconvened at 3:55 p.m.

14. PRESENTATIONS

- 14.1 Presentation 4:00-4:15 (approximately)
 - S. Zuidhof, Building Safer Communities (BSCF) Project Coordinator Annual Report
 - S. Zuidhof, BSCF Project Coordinator, provided an overview of the BSCF Annual Report and was available to answer questions from Council.
- 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

The meeting recessed at 4:19 p.m.

The meeting reconvened at 7:00 p.m.

Councillor Flynn was not in attendance for the evening session.

20.1 7:00 P.M. SPECIAL PRESENTATION: Heritage Conservation Award Presentation

Councillor Gonella, Deb Chapman, Mary Landers, Linda Painchaud and Lorne Reimer of the Community Heritage Committee presented the Heritage Conservation Awards to:

- Lawrence and Patricia Dohm W.K. Smith House, 681 Okanagan Avenue NE
- R.J. Haney Heritage Village and Museum Haney House, 751 Highway
 97B NE
- Terry and April Levasseur Reader House, 230 Shuswap Street SE

The recipients were thanked for their commitment to heritage in the City.

21. DISCLOSURE OF INTEREST

22. HEARINGS

22.1 Development Variance Permit Application No. VP-609 (Servicing)

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473

Civic: 541 3 Street SW Owner: City of Salmon Arm

Agent: Salmon Arm Folk Music Society / Bernd Hermanski Architect Inc.

Councillor Gonella declared a conflict and left the meeting at 7:22 p.m.

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

B. Hermanski, agent, provided an overview of the application 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 7:39 p.m. and the Motion was:

Moved by: Councillor Lindgren

Seconded by: Councillor Wallace Richmond

THAT: Development Variance Permit No. VP-609 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

- 1. Section 26.5 Maximum Height of Accessory Buildings increase the maximum permitted height of an accessory building from 6 m (19.7 feet) to 6.8 m (22.3 feet) as per Appendix 7 of this staff report dated February 17, 2025; and
- 2. Section 26.9.3 Minimum Interior Side Parcel Line Setback reduce the minimum permitted interior side parcel line setback for an accessory building from 3 m (9.8 feet) to 0.2 m (0.7 feet) as per Appendix 7 of this staff report dated February 17, 2025.

AND THAT: Development Variance Permit No. VP-609 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) as follows:

1. waive the requirement to upgrade 5 Avenue SW to the RD-3 Road standard; and

2. waive the requirement to upgrade 3 Street SW to the RD-2 Road standard.

AND FURTHER THAT: Issuance of Development Variance Permit No. VP – 609 be withheld subject to all required road dedications for future improvements along the 3 Street SW and 5 Avenue SW frontages being provided to the City.

Carried Unanimously

MAYOR, A. HARRISON

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

There being no further business on the agenda, the meeting adjourned at 7:44 p.m.

CORPORATE OFFICER

DEVELOPMENT AND PLANNING SERVICES

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

March 3, 2025, 8:00 a.m. Council Chambers of City Hall 500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison

Councillor T. Lavery

Councillor L. Wallace Richmond

Councillor S. Lindgren Councillor D. Gonella

ABSENT: Councillor K. Flynn

Councillor D. Cannon

STAFF PRESENT: Chief Administrative Officer E. Jackson

Director of Engineering & Public Works R. Niewenhuizen Director of Planning & Community Services G. Buxton

Manager of Planning & Building M. Smyrl

Senior Planner C. Larson Planner M. Paiement Planner A. Jeffrey

Corporate Officer R. West

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 Lavery

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Lindgren

Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee Meeting Minutes of February 18, 2025 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Gonella declared a conflict of interest relating to Items 7.2 - ALC Application ID: 101858 and 7.3 - Zoning Bylaw Amendment Application No. 1301 - as the agent/applicant is a sponsor of his employer Salmon Arm Folk Music Society.

6. PRESENTATION

6.1 B. Van Nostrand, General Manager, Environmental and Utility Services, CSRD Landfill Operations Update and Future Plans

Ben Van Nostrand, CSRD, provided an update on the Landfill operations and future plans and was available to answer questions from the Committee.

7. REPORTS

7.1 Development Permit Application No. DP-461

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan

EPP142023

Civic: 811 28 Street NE Owner: 1514000 BC LTD.

Agent: Crowne Pacific Development Corp. (B. Giese)

B. Giese, the agent for the owner, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lindgren Seconded by: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 461 be authorized for issuance for that part of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023 (811 28 Street NE) in accordance with Appendix 7 attached to the Staff Report dated March 3, 2025;

AND THAT: issuance of Development Permit No. 461 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Carried Unanimously

7.2 Agricultural Land Commission Non-Farm Use File No.427 / ALC Application ID: 101858

Legal: Lot 2, Section 19, Township 20, Range 9, W6M KDYD, Plan EPP95531

Civic: 3181 11 Avenue NE

Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu

Agent: Brad DeMille

Councillor Gonella declared a conflict and left the meeting at 8:56 a.m.

B. DeMille, the agent, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lavery

Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. 427 be authorized for submission to the Agricultural Land Commission for consideration.

Carried Unanimously

7.3 Zoning Bylaw Amendment Application No. 1301

Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531

Civic: 3181 11 Avenue NE

Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu

Agent: Brad DeMille

B. Demille, agent, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lindgren **Seconded by:** Councillor Lavery

THAT: the Development and Planning Services Committee recommend to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 to add Section 62 – CD-24 – Comprehensive Development Zone 24 as presented in Appendix 13 in the staff report dated March 3, 2025;

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the south portion (3 ac) of Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531 (3181 11 Avenue NE), from A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) as shown in Appendix 7 in the staff report dated March 3, 2025, subject to:

- i. Approval of the Agricultural Land Commission Non-Farm Use application No.427/ID: 101858:
- ii. Ministry of Transportation and Transit approval.

Carried Unanimously

7.4 City of Salmon Arm Community Heritage Register

Proposed Additions

Councillor Gonella returned to the meeting at 9:19 a.m.

Moved by: Councillor Gonella **Seconded by:** Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council to authorize the addition of the following to the Community Heritage Register:

- 1. A.D. Meek Filling Station (751 Highway 97B NE);
- 2. Broadview School (751 Highway 97B NE);
- 3. Chinese Cook House (751 Highway 97B NE);
- 4. J. Pearson Shaw Log Cabin (751 Highway 97B NE);
- Laitinen Log House (751 Highway 97B NE);
- 6. Old Enderby Road (751 Highway 97B NE);
- 7. Peterson Barn (751 Highway 97B NE);
- 8. Pidhirney House (751 Highway 97B NE);
- 9. Queest Lookout Tower (751 Highway 97B NE); and
- 10. Valley Methodist Church (751 Highway 97B NE).

Carried Unanimously

8. FOR INFORMATION

8.1 Agricultural Land Commission

Reason for Decision ALC Application No. 100023 J. & A. Franklin 1240 60 Street NE

For information.

8.2 Dwelling Units Allowed on Parcels in the Agricultural Land Reserve

For information.

Councillor Gonella left the meeting at 9:38 a.m.

Councillor Gonella returned to the meeting at 9:39 a.m.

9. IN-CAMERA

10. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 9:41 a.m.

MAYOR, A. HARRISON

CITY OF SALMON ARM

Minutes of the **Community Heritage Commission** Meeting held by in-person means on **Monday**, **March 3**, **2025**, **at 1:00 p.m.**

PRESENT:

Cindy Malinowski R.J. Haney Heritage Village & Museum Deborah Chapman R.J. Haney Heritage Village & Museum

Linda Painchaud Member at Large Lorne Reimer Member at Large Mary Landers, Acting Chair Member at Large

Morgan Paiement City of Salmon Arm, Recorder

ABSENT:

Councillor David Gonella, Chair City of Salmon Arm

Pat Kassa R.J. Haney Heritage Village & Museum

The meeting was called to order at 1:00 p.m.

1. Introductions and Welcome

Mary Landers will be acting as Chair in the absence of Councillor David Gonella.

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: Linda Painchaud Seconded: Cindy Malinowski

THAT: the Agenda for the March 3, 2025, Community Heritage Commission

Meeting be approved.

CARRIED UNANIMOUSLY

4. Approval of Minutes of February 3, 2025 Community Heritage Commission Meeting

Moved: Cindy Malinowski Seconded: Linda Painchaud

THAT: the minutes of the Community Heritage Commission Meeting of February

3, 2025, be approved.

CARRIED UNANIMOUSLY

5. Old Business from Minutes

a) Heritage Plaque Program - Program Criteria, Public Relations Strategy Deferred to next meeting.

b) Wright/Lund Pond - Council Meeting Update

Deferred to next meeting.

Lorne Reimer arrived at 1:02 p.m.

c) Heritage Register - New Statements of Significance (verbal update from staff) City Staff provided an update that the staff report and 10 proposed additions to the Heritage Register were presented to Council at the Development and Planning Services Committee Meeting this morning and will be going to the Council Meeting on March 10th for final decision. It was discussed that after the additions are adopted to the Heritage Register, City Staff will upload them to the BC Heritage Register and send a formal letter to R.J. Haney Heritage Village and Museum.

d) Heritage Conservation Awards 2025 - Debrief

The committee reviewed the recent Heritage Conservation Awards ceremony. Suggestions were provided for the event next year.

e) Historic Route Signs - Missing Signs

Linda provided an update on the list of missing signs. CHC members agreed that it would be easiest to set up a meeting with City Staff and Linda, including someone from the City's Roads Department, to discuss. City Staff will try to set up a meeting.

6. New Business

- a) Heritage Register Edits to #34 W.K. Smith House (Deborah)
 Deferred to next meeting.
- 7. Other Business &/or Roundtable Updates
- 8. Next Meeting

Monday April 7, 2025 at 1:00 p.m.

9. Adjournment

Moved: Cindy Malinowski Seconded: Linda Painchaud

THAT: the Community Heritage Commission Meeting of March 3, 2025, adjourn at 1:31

p.m.

CARRIED UNANIMOUSLY

Mary Landers,	Acting Chair

Received for information by Council on the day of , 2025.

CITY OF SALMON ARM

Minutes of the Meeting of the **Active Transportation Advisory Committee** held by electronic means on Monday, **March 3, 2025** at 10:00 a.m.

PRESENT:

Councillor Tim Lavery

City of Salmon Arm, Chair

David Major

Shuswap Cycling Club

Marianne VanBuskirk

School District No. 83

Craig Newnes

Downtown Salmon Arm

Shuswap Trail Alliance

Janelle Rimell

Interior Health

Citizen at Lange

Brian Browning Citizen at Large
Camilla Papadimitropoulos Citizen at Large
Blake Lawson Citizen at Large
Brian Browning Citizen at Large

Jenn WilsonCity of Salmon Arm, City EngineerChris LarsonCity of Salmon Arm, Senior Planner

Michelle Evans-Bunkis City of Salmon Arm, Executive Assistant, Recorder

GUESTS:

Shianne Bains Interior Health
Melisa Hickson Interior Health
Mayor Alan Harrison City of Salmon Arm

ABSENT:

Tim Kubash Citizen at Large

Lana Fitt Salmon Arm Economic Development Society

Phil McIntyre-Paul Shuswap Trail Alliance

The meeting was called to order at 10:01 a.m.

1. Call to Order, Introductions and Welcome

2. Acknowledgement of Traditional Territory

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

3. Approval of Agenda

Moved: Marianne VanBuskirk

Seconded: Camilla Papadimitropoulos

THAT: the Agenda for the March 3, 2025 Active Transportation Advisory

Committee was approved as circulated.

CARRIED UNANIMOUSLY

4. Approval of minutes

Moved: David Major

Seconded: Camilla Papadimitropoulos

THAT: the minutes of the November 4, 2024 Active Transportation Advisory

Committee were approved.

CARRIED UNANIMOUSLY

5. Presentations

- a) Health Attributes of Active Transportation, Micromobility Health Information and Vision Zero
 - Shianne Bains and Melisa Hickson from Interior Health presented to the committee

6. Business Items

- a) Vison Zero
 - No further discussion following presentation
- b) 20 Year AT Work Plan Update
 - Jenn Wilson shared an update on the 2025 Work Plan
 - Communication Items will be added as a standing item on future ATAC agendas

Janelle Rimell left the meeting at 10:57am.

- c) E-Scooter Pilot Program Presentation from other communities
 - On hold as arrangements are still in progress
 - Councillor Lavery will work with City staff to bring a matrix to the April meeting to help provide structure to the conversation around a scooter sharing program in Salmon Arm

Blake Lawson left the meeting at 11:07am.

7. Upcoming Items

- a) Salmon Valley Letter
 - Further details and staff input will be available at the April meeting, following approval of the February 24 Regular Council meeting.
- b) Celebration planning for the 11 Ave NE updates
- c) Micromobility options in Salmon Arm

8. Roundtable Updates

• ATAC members gave updates from their organizations

9. Next Meeting

• The next meeting of the Active Transportation Advisory Committee will be held on April 7, 2025.

The meeting adjourned at 11:19 a.m.	
	Councillor Tim Lavery, Chair
Received for information by Council the day	of, 2025.

Rhonda West

From:

Columbia Shuswap Regional District < listserv@civicplus.com>

Sent:

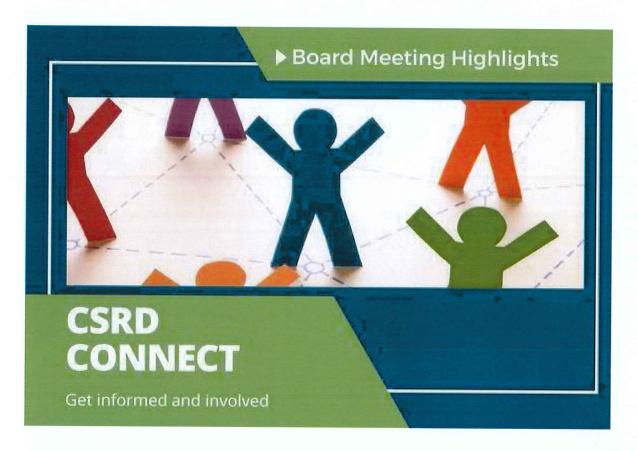
Tuesday, February 25, 2025 4:01 PM

To:

Rhonda West

Subject:

[External] CSRD Board Highlights Newsletter - February 2025



February 2025

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.

Business General

Cooperative Community Wildfire Response program

Directors voted unanimously to support recommendations to opt out of providing the province's Cooperative Community Wildfire Response Program and write a letter to Minister of Forests Ravi Parmar outlining CSRD's concerns. The program is a BC Wildfire Service initiative that was meant to address requests by some property owners following the Bush Creek East wildfire to



take a more active role in fighting wildfires. In October 2024, interested community groups were advised that all responsibility for organization, oversight, training, funding applications and processes, and record keeping, was being passed along to the regional

districts. Directors shared concerns regarding provincial downloading of funding responsibility, as there is no budget for this service. This program also does not service the needs expressed by residents for wildland firefighting, as it only allows them to perform tasks away from the fire line. View report.

Proposed resolutions for SILGA

The Board also supported a resolution to the Southern Interior Local Government Association (SILGA) calling for the Province to assume full responsibility of wildfire response efforts in areas outside of fire protection zones. The resolution also called for the Province to support collaboration between BC Wildfire Service and Regional Districts to share resources in responding to wildfire emergencies and enhancing community resilience.

Sicamous & District Recreation Service Review

The Board appointed Chair Natalya Melnychuk as the Board representative for the Sicamous and District Recreation Centre service review. The first meeting will be held March 6. <u>View report.</u>

Public Notices - Procedure Amendment Bylaw

The Board adopted a new procedure amendment bylaw which changes the "public posting place" to the bulletin board at the CSRD office. The bulletin board is not the only method being used for public notices. Three different methods (website, subscription service and bulletin board) will be used to communicate every public notice issued by the CSRD. The Public Notice Bylaw No. 5893, 2025 adopted at the January Board meeting designates the CSRD's website and the CSRD's electronic email subscription service as the statutory notice locations.

This change was made because newspaper distribution has been eliminated in Falkland, Malakwa, Deep Creek and Gardom Lake, meaning these areas can no longer obtain notifications through print news advertising. View bylaw.







Land Use Matters

Housing Needs Report - interim update

The Board received the Columbia Shuswap Regional District Interim Housing Needs Assessment, which updates work conducted between 2020 and 2022. Due to recent provincial housing legislative changes, all local governments are now required to complete an Interim Housing Needs Report by January 1,2025. While the report was limited by the

need to use the 2021 Canada Census data, there were some trends which became evident in the analysis across the CSRD, including:

Minor decline in proportion of youth

Significant increase in proportion of senior citizens

Falling proportion of working-age residents

Most Electoral Areas are below the provincial average for Core Housing Need All Electoral Areas are below the provincial average for Extreme Core Housing Need The CSRD should see a modest average annual population growth rate of 1.39% The report information is required to be included in all existing and proposed Official Community Plans. View report. View Housing Needs Update.

Electoral Area C: Agricultural Land Commission Application LC2613C The Board voted in favour of endorsing an Agricultural Land Commission application for the Tappen property associated with the Rust Brothers Restorations. CSRD staff had recommended against endorsing the application because the Official Community Plan (OCP) does not support the subdivision of any agricultural land reserve properties and the new lot would be outside the village centre or secondary settlement areas outlined in the OCP.

Electoral Area C Director Marty Gibbons indicted he was in favour of the application, saying it could be a way for the property owner to find middle ground with the ALC. He noted ALC decision in favour would be required before any additional applications to the CSRD. This could include an OCP amendment and possibly a steep slopes development permit. The application will now be forwarded to the ALC for their review. View report.

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

Budget Discussion

February 27, 2025

The second budget meeting will be held at the CSRD Boardroom, located at 555 Harbourfront Drive, NE, Salmon Arm on February 27 at 9:30 AM (PT) / 10:30 AM (MT). The public is welcome to observe and ask questions during the public questions section of the meeting. Attendance can be in-person or via Zoom. The access link can be found on the Meeting Calendar of the CSRD website under the meeting date. The budget is



scheduled for review and approval at the March Regular Board meeting.

Next Board Meeting

Thursday, March 20, 2025

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



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP-461

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023

Civic: 811 28 Street NE Owner: 1514000 BC LTD.

Agent: Crowne Pacific Development Corp. (B. Giese)

Date: March 3, 2025

Executive Summary/Purpose:

This proposal is to support the development of a mixed commercial and residential building consisting of ground-level commercial space with 73 residential upper level dwelling units, subject to the guidelines of the "Highway Service Tourist Commercial Permit Area".

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit No. 461 be authorized for issuance for that part of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023 (811 28 Street NE) in accordance with Appendix 7 attached to the Staff Report dated March 3, 2025;

AND THAT: issuance of Development Permit No. 461 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

A 6 storey (19.57 metre) mixed commercial and residential building is proposed consisting of ground-level commercial space with 73 residential upper level dwelling units and under-building parking.

Background:

The subject parcel is located at 811 28 Street NE, 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 (Appendix 1 and 2). The parcel is designated as Highway Service Tourist Commercial in the Official Community Plan (OCP) and zoned C-6 Tourist/Recreation Commercial in the Zoning

Bylaw (Appendix 3 and 4). The parcel is 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 approximate 3,906 m² parcel was recently consolidated from two parcels as a condition of a recent Zoning Amendment Application (ZON-1300) and currently contains an older single family dwelling. Recent site photos are attached (Appendix 5). Along with ZON-1300, a Development Variance Permit Application (VP-606) was approved to allow for increased retaining wall height (2 to 3.8 m), as well as increased Principle Building Height (19 to 20 m).

The applicant has provided a letter of rationale detailing their design (Appendix 6). They propose the development of a new mixed use building largely consisting of upper level purpose built rental dwelling units with some ground level commercial space, as shown in the proposed Development Permit drawings attached as Appendix 7. The uses as proposed are permitted in the C-6 zone.

The proposed building as illustrated would have a footprint of approximately 1,210 square metres and 6 storeys to a height of 19.57 metres (as per VP-606).

Relevant Policy(ies):

Official Community Plan (OCP) Policy

The proposed development is subject to the guidelines of the "Highway Service Tourist Commercial Permit Area" as described in the OCP and further in this report, which suggest characteristics under the categories of *siting and building, landscape and screening*, as well as *access, circulation and parking area* guidelines. This proposal aligns with the Residential Objectives and Policies listed in OCP Section 8, which includes providing a variety of housing types and housing options, as well as good access to transportation routes, recreation, community services, and utility servicing. Furthermore, Zoning Bylaw regulations as detailed under the C-6 Zone are applicable, as well as the Tree Protection Bylaw No. 4637.

The 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.

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. A Housing Agreement and related covenant will secure the rental housing element. 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:

Fire Department No concerns.

Building Department No concerns.

Engineering Department

Servicing requirements for future development have been provided to the applicant. Frontage and service upgrades are required. Comments attached (Appendix 8).

Staff note that the proposal includes access onto the internal public lands of the recreation complex to the south. The access route along the subject parcel's south boundary provides access to the Recreation Centre, Arena and Curling Rink and is constructed to an interim standard, but is not dedicated as road. The proposed development would not impact the use of those facilities. Staff intend to proceed with dedicating the length of what would be future 8 Avenue NE along the subject parcel's south boundary as public road, the City will not be able to issue a Building Permit until this is done. The costs associated with the road dedication (i.e. legal survey, registration, etc.) would the responsibility of the developer.

The current status of the 8 Avenue NE is undedicated but constructed road with public access. Typically, development must access public roadway, given the current status as noted above, a change in status is pending, staff are of the opinion that the access to 8 Avenue NE as shown in the site plan is acceptable at this time.

The City will require a total of 20.0m road dedication to be centred on the existing road centerline.

BC Hydro

No objections, working with customer regarding the right-of-way required.

Rogers

Existing Rogers aerial cable on Telus strand along east and north parcel lines.

Telus

No objection.

Design Review Panel

With the proposal for Highway Service Tourist Commercial development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal as presented. The DRP positively noted the need for housing and the positive contribution the proposed design will have on the eastern gateway to the community.

The February 13, 2025 DRP meeting minutes are attached (Appendix 9).

Planning Department

The proposed development is subject to the guidelines of the "Highway Service Tourist Commercial Permit Area" as described in the OCP, defining characteristics under the topics of siting and building, landscape and screening, as well as access, circulation and parking area guidelines.

Siting and Building Guidelines

The applicant is proposing a mixed-use development in a 6-storey building. The building has a footprint of approximately 1,210 m² in area, and reaches a maximum height of 19.57 metres above grade (as per VP-606). The building is set along the eastern portion of the parcel, adjacent to 28 Avenue NE.

The building design is a contemporary style with a varied facade and linear roofline providing visual interest, incorporating a range of cladding materials. Architectural features and details are reasonably unified on all elevations. The entrance features create easily identifiable and protected access points, while the angular design features, balconies, as well as the varied materials and colour choices create visual interest. Unique geometric architectural features break up the massing of the proposed building. The southeast facing elevation proposed at the corner of 28 Street and 8 Avenue NE is well featured including the ground level commercial space of the building, and in the opinion of staff should positively contribute to the streetscape.

The building features underground or underbuilding parking, an indoor bicycle storage area, and an indoor waste and recycling area, as well as outdoor patio spaces and indoor amenity areas. The majority of units feature balconies or patio spaces. These serve to add additional visual interest to the proposed building.

Landscape and Screening Guidelines

The landscape plan has been submitted that staff suggest aligns with OCP guidelines. The estimate for landscaping is \$116,010 including irrigation. The landscape plan prescribes perimeter plantings along all parcel lines, reducing the impact of the parking area and providing an alignment of street trees.

As the site is subject to the provisions of the Tree Protection Bylaw No. 4637, trees may be authorized to be removed under the provisions of a valid development permit issued by the City. Replacement trees are proposed as per the attached landscape plan. The site is estimated to contain approximately 20 trees, with the landscape plan proposing 41 new trees. As under the Bylaw, the tree density target for this site is 34 trees, the proposed landscape plan exceeds the tree density target, and no Tree Density Target Fee payment is required as a condition of the issuance of this Development Permit.

Access, Circulation and Parking Area Guidelines

Vehicle access proposed is via two access routes, which should aid in circulation. Parking areas are broken up, split into two outdoor areas (44 and 18 stalls) and an indoor under-building parkade (34 stalls). There are a total of 96 parking stalls proposed (95 are required) across the development. The proposal also features a 1,500 ft² indoor bicycle storage area. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for off-street parking.

In the opinion of staff, the proposed building is reasonably articulated, well featured and should contribute positively at the eastern gateway to the community. Staff recommend that the proposal aligns with the Development Permit Area guidelines as described in the OCP and thus is supported by staff.

Financial Considerations:

As a Priority Application, in addition to advancing the proposal as a priority, under the City's Fee for Service Bylaw a reduced rate is provided for applicable application fees and charges.

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 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 Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on March 10, 2025.

Alternatives & Implications:

Council may not support the proposal, either in whole or in part. Council may direct staff to amend components of the proposal. If the motion for consideration is defeated, the parcels would remain as presently zoned, and an application to support an alternative development proposal would be required.

Prepared by: Senior Planner

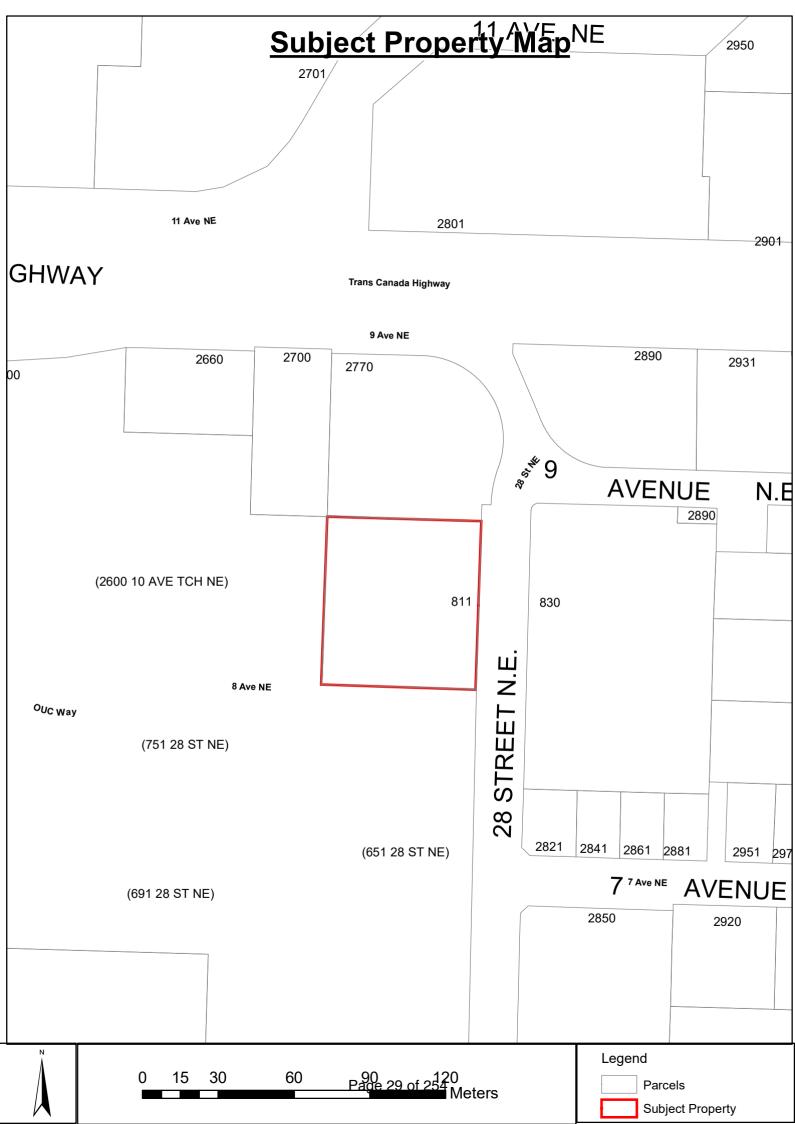
Reviewed by: Manager of Planning & Building

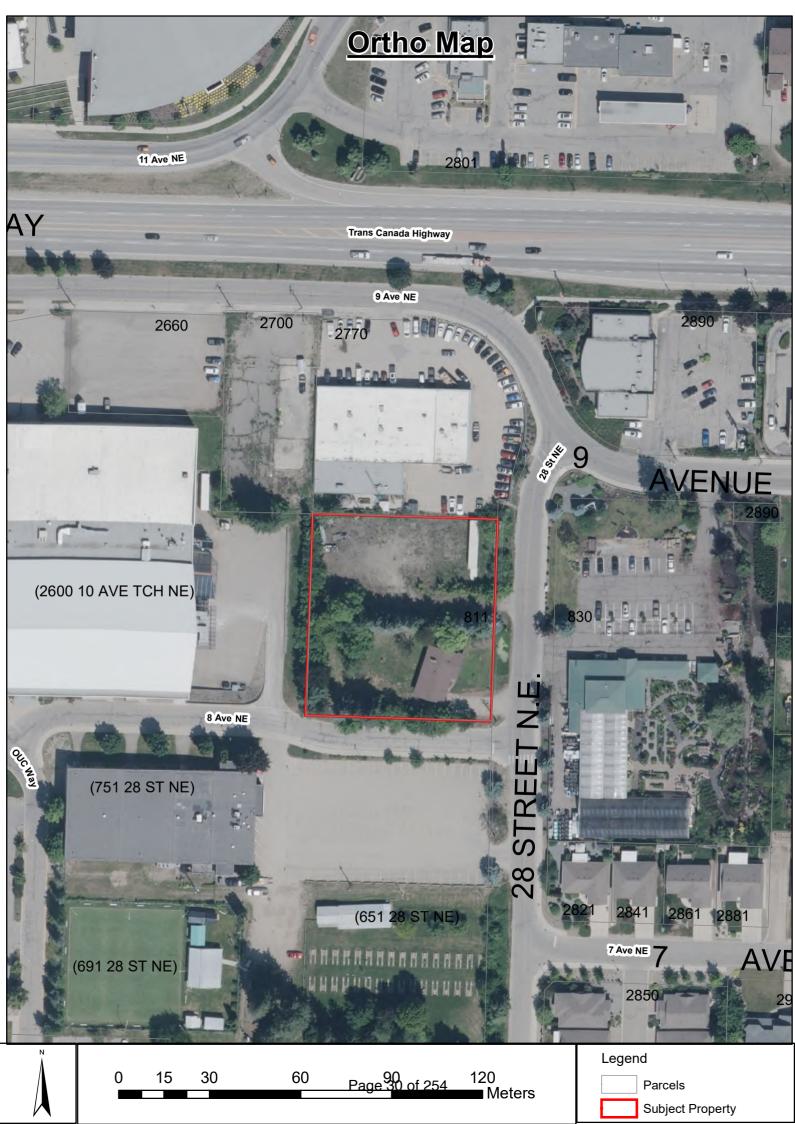
Reviewed by: Director of Planning & Community Services

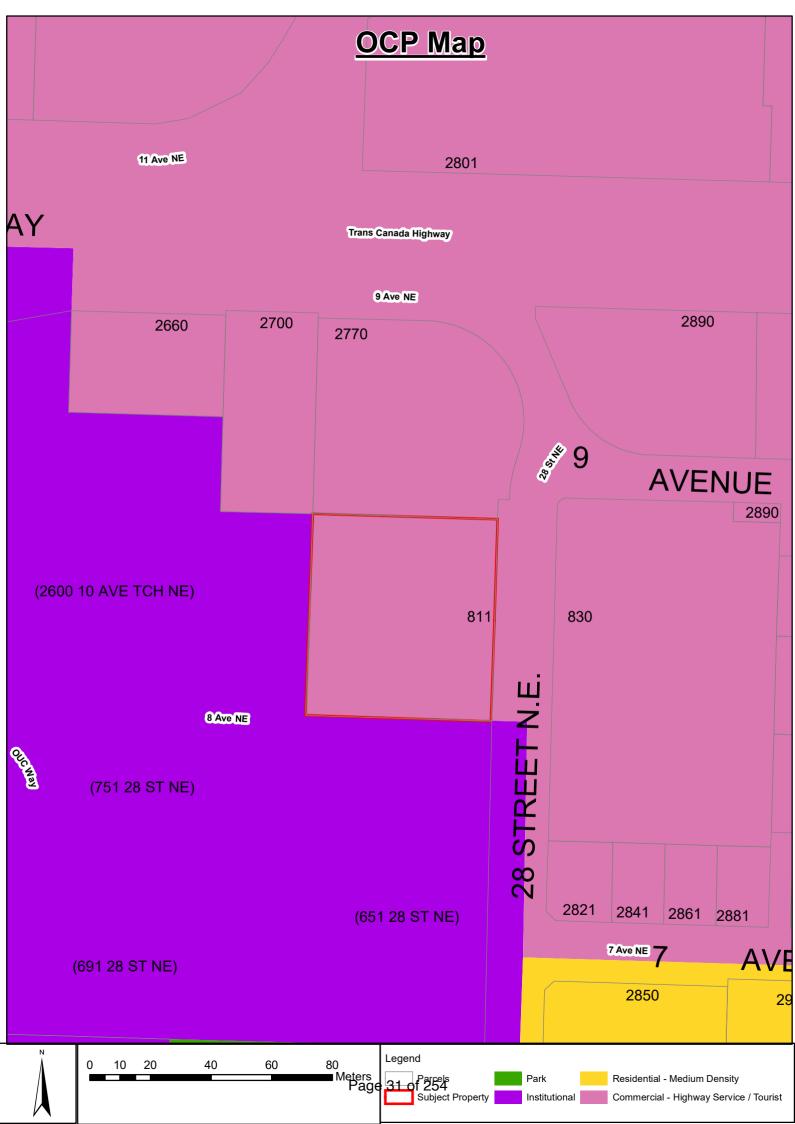
Approved by: Chief Administrative Officer

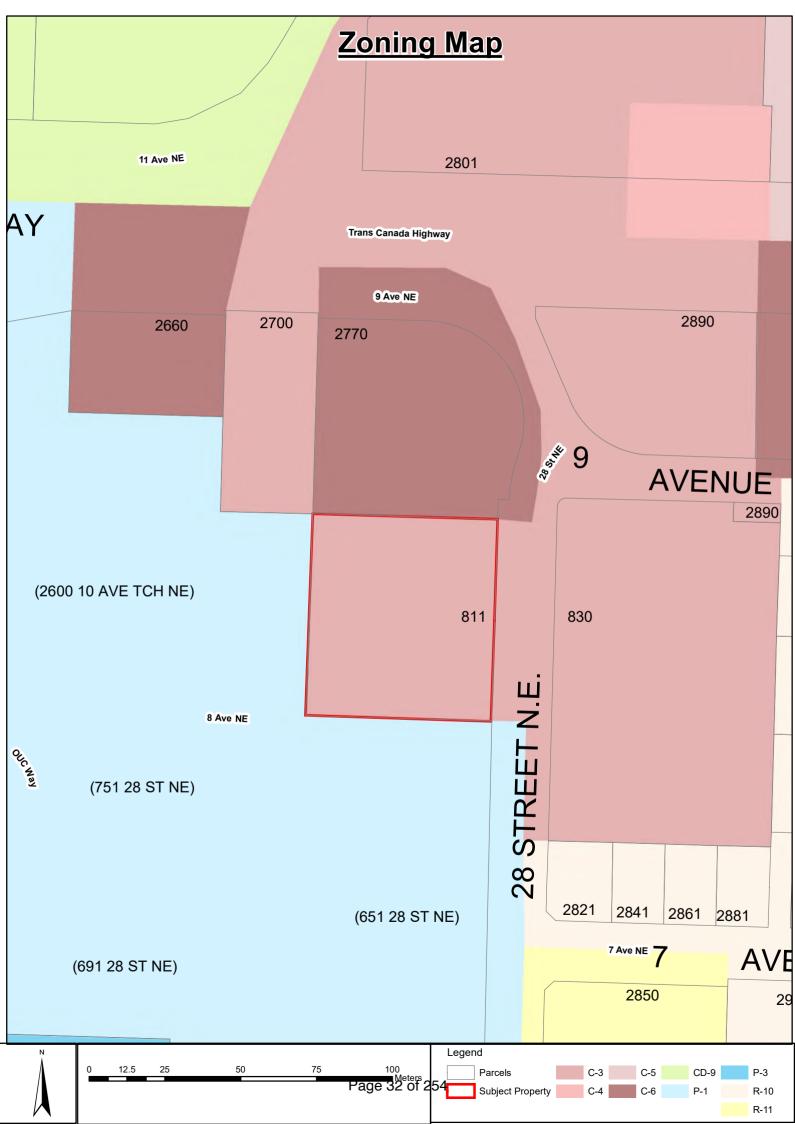
Attachments:

- Appendix 1 Location Map
- Appendix 2 Ortho Map
- Appendix 3 OCP
- Appendix 4 Zoning
- Appendix 5 Site Photos
- Appendix 6 Design Letter
- Appendix 7 Proposal Plans and Elevations
- Appendix 8 Engineering Report
- Appendix 9 DRP Minutes











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



View southwest of subject parcel from 28 Street NE.



STUDIOS

AVIA

VIC

wa-arch.ca

November 8, 2024

DESIGN RATIONALE

The HUB, Salmon Arm, BC

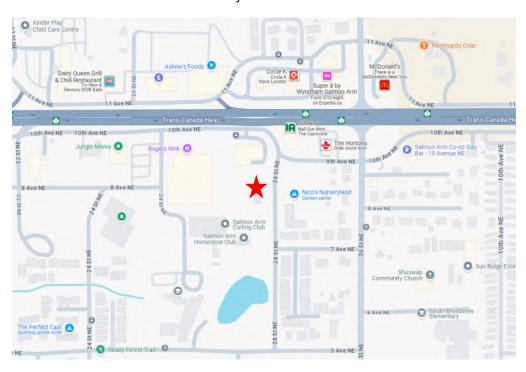
Project: #24025

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.

We are building communities.

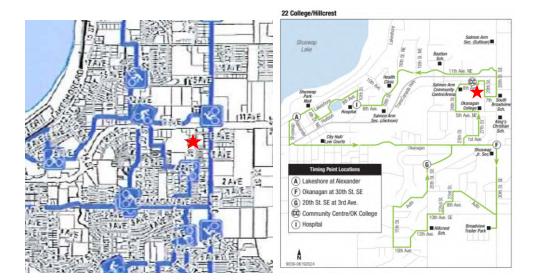
Site Context

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.





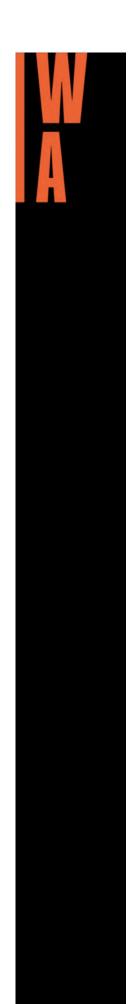
Land Use

The site has recently been rezoned from C3 to C6 (Tourist / Recreation Commercial Zone) on the recommendation of the Salmon Arm Planning Department. The current proposal, under C6 zoning, will allow this site to realize its potential. 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 thirteen (13) different unit types. Of the 29 (40% of the total) 1-bedroom units, 10 units at 742 ft² enjoy an additional den space, with the remaining 19 units ranging in size from 596 ft² to 618 ft². The 2-bedroom units boast nine (9) different unit types, ranging in size from 827 ft² to a generous 1085 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 60,274 ft² (5,599.64 m²) of rentable area.

Residential Units			
Unit Type	Unit Area (square feet)	Number of Units	
1 Bedroom 1 Bath	596	5	
1 Bedroom 1 Bath	612	12	
1 Bedroom 1 Bath	618	2	
1 Bedroom 1 Bath + Den	742	10	
2 Bedroom 2 Bath	827	12	
2 Bedroom 2 Bath	840	5	
2 Bedroom 2 Bath	855	1	
2 Bedroom 2 Bath	952	5	
2 Bedroom 2 Bath + Den	1002	11	
2 Bedroom 2 Bath + Den	1036	4	
2 Bedroom 2 Bath + Den	1051	1	
2 Bedroom 2 Bath + Den	1063	4	
2 Bedroom 2 Bath + Den	1085	1	



Residential (and office) parking will be provided for through a combination of below grade (34 stalls) and on-site surface (63 stalls) parking. In consideration of grade changes, access to surface parking will be incorporated into two levels, with entry points off 8th Avenue, 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. As well, the development has the added benefit a bicycle and storage room of 1,500 ft², accessible from the underground parkade.

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 1252 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 multi-purpose room at 1319 ft². This is programmed for a tenant business centre 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.

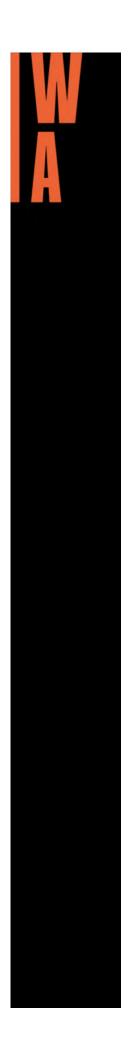
There is also an immense recreational amenity programmed for, boasting two areas: an outdoor space of 1459 ft² and an indoor space of 998 ft², positioned together on the top floor. These amenity provisions enhance the overall useable space for residents and their guests and expand upon the liveability of the private units.

Landscaping design adjacent to the property line and throughout the surface parking is being provided for context only, but will be jointly decided upon under the direction and advice of the City of Salmon Arm.

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 soft earth tones, with a darker banding, against a pale hue highlights the series of components in the horizontal plane, as well as the entrances in the vertical plane, and the strategically placed wood-like cladding not only exudes a warmth but also provides a texturized offset to the vertically positioned pale cladding.



These features serve to spotlight the distinctive details of the massing and articulation, providing 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 in its geometric design and palette. Yet it offers a striking accentuation of the asymmetry between the North and South sides of the building. All together, this gives the building a modern feeling of artistic imbalance, yet with an overall engaging effect of balance.

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 this site.

WA Architects Ltd.

PROJECT STATS

THE HUB, 861 & 821 28TH STREET NORTHEAST, SALMON ARM, B.C.

REVISION NO 4					DATE	2025-01-14
SITE INFORMATION						
EGAL DESCRIPTION	Lat 1 Plan 12108 & Lat A Plan 1	2005, Both of Sec 13, Tp 20, Rge 10, W6M, KDYD				
CIVIC ADDRESS	861 & 821 28TH STREET NORTH					
ZONING	1		ZONING	3	PRO	POSED
	•		C6			
SITE AREA (ft²) BYLAW REFERENCE		MIN. REQUIRED		EXISTING (METRIC)	EXISTING (IMPERIAL)	
	Bylaw 2303 - 20.7		325.00 r	n²	3,906.45 m²	42,048.67 ft²
FAR_						
	BYLAW REFERENCE	BYLAW - DESCRIPTION	REQUIR	ED	PRO	POSED
FAR	N/A	N/A	N/A		N/A	
GROSS FLOOR AREA	N/A	N/A	N/A		73,27	9.00 ft²
PROJECT DATA						
SITE COVERAGE	N/A	N/A	N/A		,	I/A
	1471	190				
BUILDING HEIGHT*	Bylaw 2303 - 20.5	The maximum height of the principal buildings shall be 19.0 meters.	20.0m ⁴	,	19	.57m
SETBACKS		-			PRO	POSED
			REQUIR	ED	BUILDING SETBAG	CKS (TO ENVELOPE)
Front (28th Ave)	Bylaw 2303 - 17.8.1	Front setback shall be provided of not less than 6.0 metres (19.7ft) in depth.	0.00m		4.89 m (16.04 ft)	Ground floor projection of 1.18 m (3.87 ft) applies only to 19% out of the total building footprin
Side (8th Ave)	Bylaw 2303 - 17.8.4	Side setback shall be provided of not less than 6.0 metres (19.7ft) in depth common to an access route excluding lanes and walkways.	0.00m		2.12 m (6.96 ft)	Second floor projection of 1.53 m (5.02 ft) applies only to 2%
_	D. L. 0000 .:	Rear setback shall be provided of not less than 1.0 metres (3.3ft) in				out of the total building footprint
Rear	Bylaw 2303 - 17.8.2	width that is not adjacent to a residential zone Side setback shall be provided of not less than 1.0 metre (3.3ft) in	0.00m			(116.04 ft)
Side	Bylaw 2303 - 17.8.3	width that is not adjacent to a residential zone	0.00m		1.84m (6.04 ft)	
Interior side parcel line	Bylaw 2303 - 20.9	The minimum interior side parcel line of the principal and accessory buildings adjacent to residential zone shall be 3.0 meters.	3.00m		N/A	
BUILDING DATA						
UNIT MIX	DESCRIPTION	GROSS AREA		# OF UNITS	COM	BINED
A1	1 BR 1 BTH	1	596.00 ft²	5	276.85 m	2,980.00 f
A2	1 BR 1 BTH		612.00 ft²	12	682.28 m	7,344.00 f
A3	2 BR 1 BTH		742.00 ft ²	10	689.34 m	7,420.00 f
A4	1 BR 1 BTH		618.00 ft²	2	114.83 m	1,236.00 f
B1 B2	2BR 2BTH 2BR 2BTH + DEN		827.00 ft² 1,002.00 ft²	12 11	921.97 m 1,023.98 m	9,924.00 f 11,022.00 f
B2A	2BR 2BTH + DEN		1,063.00 ft ²	4	395.02 m	4,252.00 f
B2B	2BR 2BTH + DEN		1,036.00 ft²	4	384.99 m	4,144.00 f
B3	2BR 2BTH		840.00 ft ²	5	390.19 m	4,200.00 f
B4	2BR 2 BTH		952.00 ft²	5	442.22 m	4,760.00 f
B5	2BR 2 BTH		1,051.00 ft²	1	97.64 m	1,051.00 f
B5A	2BR 2 BTH 2BR 2 BTH		1,085.00 ft² 855.00 ft²	1	100.80 m 79.43 m	1,085.00 f 855.00 f
TOTAL UNITS	(Saleable Area)		855.00 It-	73	5,599.54 m	
UNIT MIX	(Gallouble Paga)			75	0,000.04 111	00,270.001
	DESCRIPTION		% OF UNITS	# OF UNITS	COM	BINED
11.7.4						
Unit A Unit B	1 BR 1 BTH 2 BR 2BTH		26% 74%	19	1,073.96 m 4,525.58 m	2 11,560.00 ft 48,713.00 ft
TOTAL UNITS	2 517 25111		100%	73	5,599.54 m	
PARKING DATA						
	BYLAW	BYLAW - DESCRIPTION	# OF UNIT	REQUIRED # OF STALLS AS PER BYLAW	PROPOSED - # OF STAL	LS (TO MEET THE BYLAW)
RESIDENTIAL	Bylaw 2303 - Table A1-1	*Multi-Family R-5, 1.25 per dwelling unit.	73	91.25		
OFFICE	Bylaw 2303 - Table A1-1	1 per 35 m² of gross floor area	116.31	3.32		
	l	<u>'</u>		94.57	9	6.0
		TOTAL PARKING		95**		
OTHER PARKING REQUIREMENT (IN	ICLUDED IN TOTAL)					
	Bylaw	BYLAW - DESCRIPTION	REQUIRED - # 0	F STALLS	PROPOSED	- # OF STALLS
VISITOR		NOT REQUIRED	N/A	N/A	N/A	N/A
ACCESSIBLE	Bylaw 2303 - Bylaw 2303 - Appendix I, 12.3	Total number of parking spaces required= 51-100 (Note: based on 96 total parking required) Total number of accessible parking to be provided= 4 stalls Accessible car spaces to be provided= 3 Accessible van spaces to be provided= 1	3 Car	3 Car 1 Van		, 1 Van
CMALL CAD	D.J., 0202 A 5 1 4		009/ //0 0/	(alla)	00.007	20 Stalla)
MALL CAR	Bylaw 2303 - Appendix I, 4	MAX 20% of required spaces	20% (19 St	ans)	20.8% (20 Stalls)



VAM 950 — 1500 W Georgia Street Vancouver, BC V66 226 | T: 604.695.3529 vic: 104 — 3272 Jackin Road, Victoria, BC V98 0.15 | T: 250.291.4933

^{*20.0} m required building height as per variance requested in rezoning stage.

*1.71 m retaining wall height variance requested in rezoning stage not affected.

*Where the calculation of the required off-street parking spaces or loading spaces results in fraction, one parking or loading space shall be provided in respect of that fraction.

***Gross floor area was not a requirement for the zoning, please refer to A100 to see GFA.

THE HUB

SALMON ARM, B.C.

PROJECT # 24025

CIVIC ADDRESS: 861 & 821 28TH STREET NORTHEAST, SALMON ARM, B.C. LEGAL DESCRIPTION: LOT 1, PLAN 12198, & LOT A, PLAN 12005, BOTH OF SEC 13, TP 20, RGE 10 W6M, KDYD

ISSUED FOR DEVELOPMENT PERMIT, NOVEMBER 12TH, 2024





ARCH	HITECTURAL DRAWING LIST	PROJECT TEAM
A000 A001	COVER SHEET EXISTING SURVEY	CLIENT: CROWNE PACIFIC DEVELOPMENT CORE
A002	AVERAGE GRADE CALC.	101-801 ISLAND HIGHWAY
A050	RENDERS	CAMPBELL RIVER, BC V9W 2P0
A051	RENDERS	TEL.: 250.287.6673
A052	RENDERS	CONTACT: BRETT GIESE
A053	RENDERS	
A054	RENDERS	ARCHITECT:
A100	SITE PLAN	WA ARCHITECTS LTD.
A200	FLOOR PLANS	SUITE 950-1500 W GEORGIA STREET
A201	FLOOR PLANS	VANCOUVER, B.C.
A202	FLOOR PLANS	TEL:: 604 685 3529
A290		CONTACT: DAVID ECHAIZ-MCGRATH
A291		ARTURO ENRIQUEZ
A300		
A301	ELEVATIONS MATERIAL BOARD	SURVEYOR:
		BROWN JOHNSON LAND SURVEYORS
A400 A401	SECTIONS SECTIONS	201-371 ALEXANDER STREET, BOX 362
A401	SECTIONS	SALMON ARM, BC, V1E 4N5
LAN	DSCAPE DRAWING LIST	TEL: 250.832.9701
		CONTACT: MARK MASON
	LANDSCAPE PLAN	
	PLANT SCHEDULE	LANDSCAPE:
L1.2	COST ESTIMATE + LANDSCAPE	LARCH LANDSCAPE ARCHITECTURE
	DETAILS	1202 ALEXANDER DR.
	CIVIL DRAWING LIST	GOLDEN, BC, V0A 1H0
		TEL: 250.938.7337
C000	TITLE	CONTACT: JASON JONES
C101 C102	OVERALL SITE SERVICING PLAN OVERALL SITE GRADING PLAN	
C102	OVERALL SHE GRADING PLAN	CIVIII

CIVIL:
LAWSON ENGINEERING LTD.
2110 11 AVE NE # 201,
SALMON ARM, BC, V1E 2V5
TEL: 250.832.3220
CONTACT: ALISTAIR WATERS

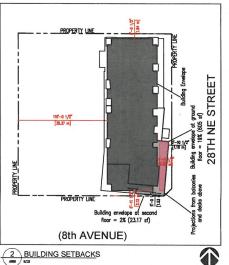
STORMWATER MANAGEMENT PLAN EROSION & SEDIMENT CONTROL PLAN

28 STREET NE UTILITY/ROADWORKS

C801 GENERAL DRAWING NOTES

C201

C202







PROJECT STATS
THE HUB, 861 & 821 28TH STREET NORTHEAST, SALMON ARM, B.C.
Proved No. 3403

DAYC ADDRESS	MIT & 821 28TH STREET NOR	HADAN DEMONSKER CO.		rend T		POSSO
				Cil		PUSSU
STE AREA (IT) STUAR REFERENCE				COMPAND	EXISTING (METRIC)	EXISTING (MPERAL)
	Dytov 2303 - 20.7		329	50 ar	3,906.45 m²	470000.64
M						
	SYLAW REPERENCE	SYLAN - DESCRIPTION	***	umeo	PRO	Poken
ME PROBS PLOOR AREA	NA NA	NA.		WA.	n.	19 K
MINISTRACE						
ITE COVERAGE	PAGE.	NA .		NA NA		NA.
ULOMO HEIGHT	Bylew 2303 - 20.5	The maximum height of the principal buildings shall be 19.0 millars.		ulear*	1.0-	
HTBACKS						POREO
e i bacas			***	MANUED .		CKE (TO EINVELOPE)
		1				Ground floor projection of 1
Fitted (28th Ave)	Bylow 2303 - 17.6.1	Front settrack shall be provided of not less then 6.5 metres (19.78) in depth.	•	50m	4.89 on (16.64 ft)	on CB 67 ft) applies only to 11 out of the lotal building footy
Side (Str. Avo)	Dylan 2005 - 17 8.4	Side selback shall be provided of not less than 6.0 matrix, (10.70) in depth constron in an access route pectraling laws and well-value.		50m	2.12 m (6.50 t)	Second floor projection of 1 in (5.02 fl) applies only to 2 out of the total building leader
Plear	Dyna 2303 - 17 8.2	New selback shall be provided of not less than 1 8 metres (2 30) in width that is not adjacent to a residential provi		50m	36.37e	(THEOR III)
San	Bylan 2003 - 17 63	Side values and agazant to a restricted your Side values and be provided of red less than 1.0 mote (2.30) as with that is not adjusted to a restletful zone		00re	1.84m (4.04 to	
Interior side perced line	Bylow 2003 - 20 S	The nonlinear others side period the of the principal and accessory buildings educated in residential zone shall be 3.0 mater.	3,004		NA.	
BULDING DATA						
ent max	-	OROSE AREA		# OF UNITS		
	1 SR 1 STH	-	598-Q0 6*			The second second
	1 841 1 8704		59E-00 6*	5 0	276.80 r 682.38 c	
u u	188 1874 + DEN		362 00 AF		000 M	7,420.0
u .	1 SR 1 STH		\$18.00 e*	2	1940	1,236.0
11	200R 20TH		627 00 SF	12	921.97	8,924.0
u 11	ZIR ZETH + DEN		1,002 00 P	Ħ	1,023 (0)	
0A 028 03	29R 28TM + DEN		1,043 00 6	4	395.07	
UB	20R 28TH + DEM		1,00E.00 P	4	394 99 1	
9	29R 29TH 29R 2 9TH		840 00 PF 952 00 PF	- 1	300. 19 o	4,200 0
M	269 2 8TH + DFN		1,001,00 8*	+	40.22 s	
6	200 2 85H + DEN		1,005.00 9*	1	100,80	
4	20R 2 STH		204.00 F	-	7143	
TOTAL WATE	(Salouble Area)			79	5,000,644	
ANT. NO.						
	ревсиртон	т	's or owns	FOR WITTE	-	ADMED .
MA	1 86 1 854			409 20	1,763.30 -	
MI	2 8R 201H			60% 64	3,896,24	
TOTAL LINETS				10PL 73	5,000,54	94,273.80
ATAQLEMENTA						
	BYLAN	BYLAN - DESCRIPTION	# OF USET	REQUESTS & OF STALLS AS PER SYLAW	PROPOSED - F OF STA	TR (LO MEEL 1HE BAT'ME)
REBORNIN.	Bytew 2303 - Teblo A1-1	*Null-Family St-5, 1.25 per divoling unit.	n	H25		
ornos	Bylow 2303 - Table A3-1	1 per 36 m² el grass fuor eras	116.31	1.12		ma .
		TOTAL PARKING		64 57		
				•		
CONTRACTOR RESIDENCE, ON						
MITTOR	Dytes	SYLAW - DESCRIPTION AND DESCRIPTION	REQUIRED	- F OF STRLLS	PROPOSES	S OF STALLS
ACCISION.E See 2011 - Syew 20		3 Car 1 Van		3 Car, 1 Van		
BMILL CAR	Sylaw 2503 - Approvide t, 4	MAX 20% of required sources	-	15 tours		MA BLAN
					24.86% (16 Blubs)	

4 PROJECT STATISTICS

OWNER/CLIENT: CROWNE PACIFIC DEVELOPMENT CORP









1 ISSUED FOR PERLAMMENT FORMIT ZATITIZ

IND. ISSUED AND THE PERLAMENT FORMIT ZATITIZ

ONSULTANTY

ODDA-11-08

151-15277 ZASIMIR RAD VICTOR WANTED

FOR PERLAMENT FOR PERLA

CROWNE PACIFIC DEVELOPMENT CORP

1 RENDER - SOUTH EAST VIEW

DRAWING TITLE:
RENDERS

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

PROJECT NO: 24025 DRAWN BY: ER SCALE: N.T.S. REVIEW BY: AE DWG NO: A050





CROWNE PACIFIC DEVELOPMENT CORP GENERAL NOTES:

2 KEY PLAN



1 ISSUED FOR OF 19 MINERT PERMIT 24/11/12
NO. ISSUE PRED ARCHIVE YMD
SEAL: 19 PROPERTY OF 19 PRO OF BOT - 1550 W. GROWTH STORT VARIOUS VAR 24 (C. 144 - 3352) A COLOR PROJECT VARIOUS VAR ACCOUNT VAR

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

DRAWING TITLE:
RENDERS

PROJECT NO: 24025

SCALE: N.T.S.

DWG NO:

DRAWN BY:

A051

1 RENDER - EAST VIEW FROM 28TH STREET NE ALL

Page 41 of 254







CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:



DRAWING TITLE:

PROJECT NO: 24025 SCALE: N.T.S.

DWG NO:

A052 REVIEW BY:



1 RENDER - NORTH EAST VIEW

Page 42 of 254







CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:



DRAWING TITLE:

PROJECT NO: 24025 SCALE: N.T.S.

REVIEW BY: A053



1 RENDER - NORTH WEST VIEW

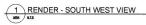












CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

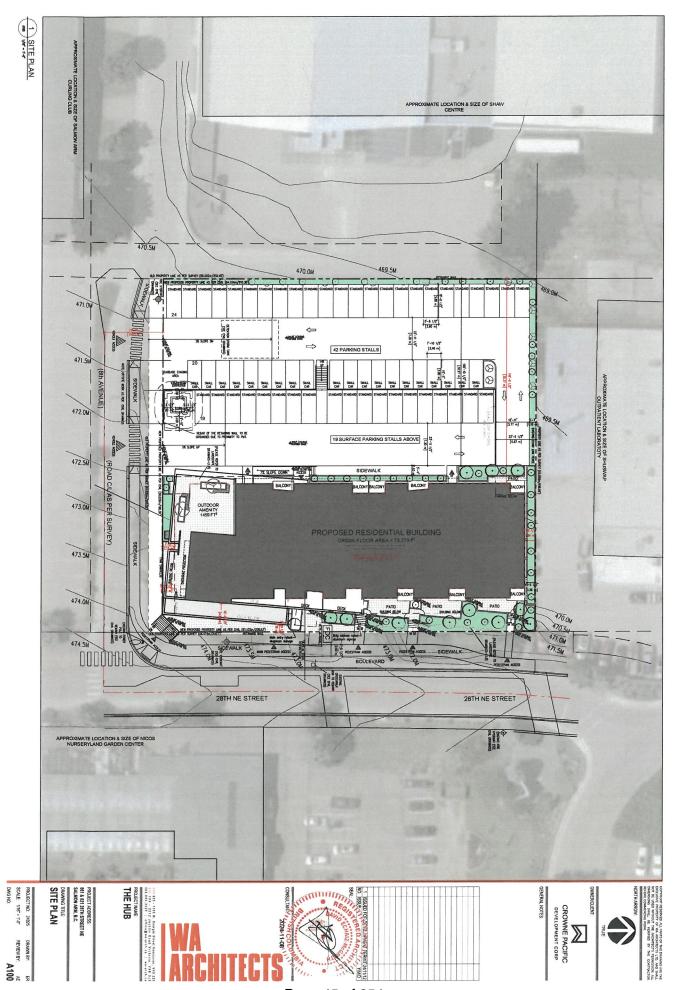


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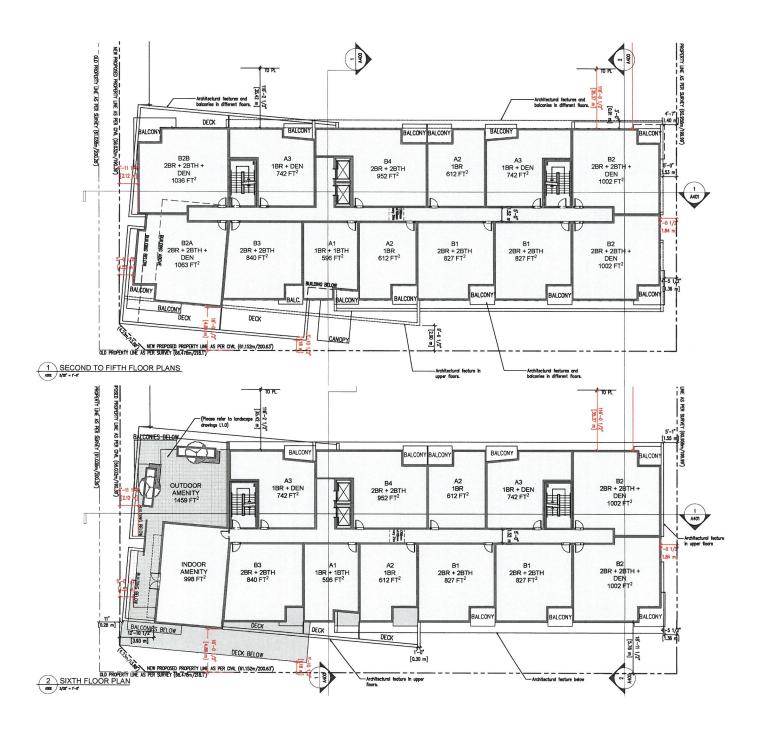
DRAWING TITLE:
RENDERS

PROJECT NO: 24025 DRAWN BY: SCALE: N.T.S. REVIEW BY: DWG NO:

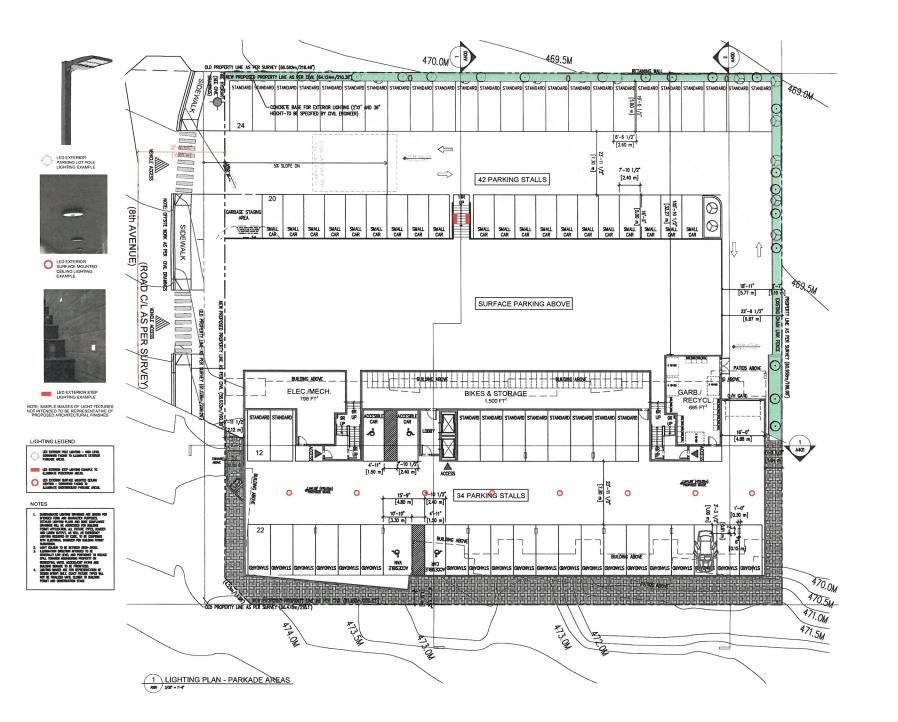
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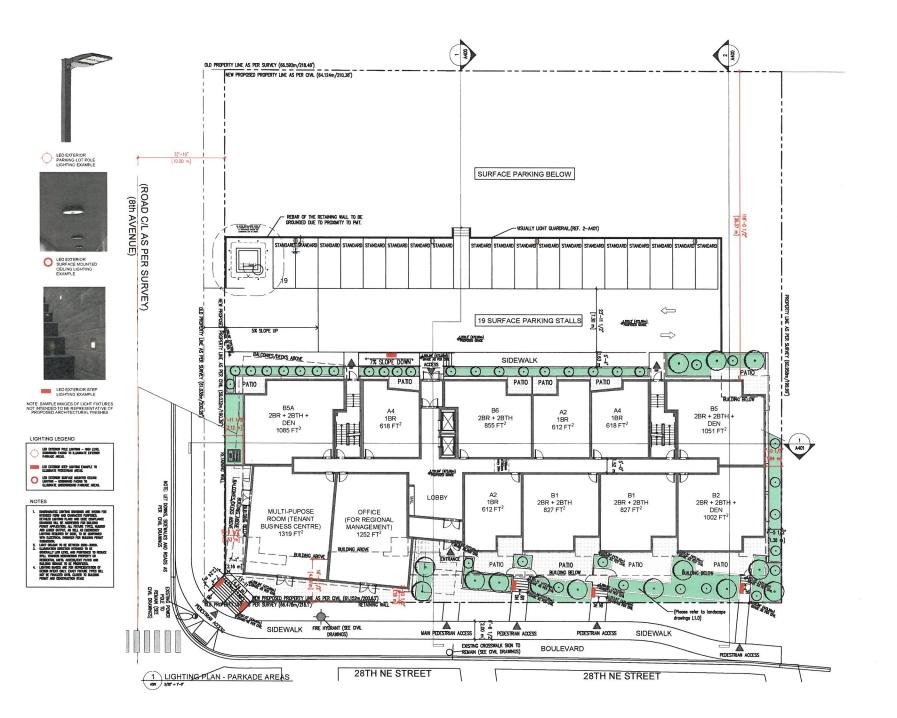
Page 45 of 254



















LEGEND OF FINISHES

1 — CEMENTITIOUS - DARK GREY

2 — CEMENTITIOUS - LIGHT BROWN

3 — CEMENTITIOUS - BROWN

(4)— CEMENTITIOUS - MEDIUM BROWN

(5)— METAL SIDING - WHITE

6 - METAL SIDING - LIGHT BROWN

7 - WHYL SIDING/SOFFIT - WOOD

8 ALUMINIUM FRAMED GUARDRAIL DARK GRAY — WHITE GLAZING MEDIUM BROWN G

(11)— ALUMINUM SIGNAGE (DESIGNED BY OTHERS)

12 - WSUALLY LIGHT GUARDRAIL

1 RENDER



1 — COLEMITICUS - DAIX GREY



2)— финтом - цент вном

























861 & 821 28TH STREET NE SALMON ARM, B.C. DRAWING TITLE:
MATERIAL BOARD PROJECT NO: 24025 DRAWN BY: SCALE: N.T.S. REVIEW BY: A350

PROJECT ADDRESS:

70- 950 - 1540 W. Georgia Street Vencover, V6G 226
710- 184 - 3212 Jecthin Read Victoria, V9E 025
98-445-3291 - efficie generation, in waterch.co
PROJECT NAME:
THE HUB

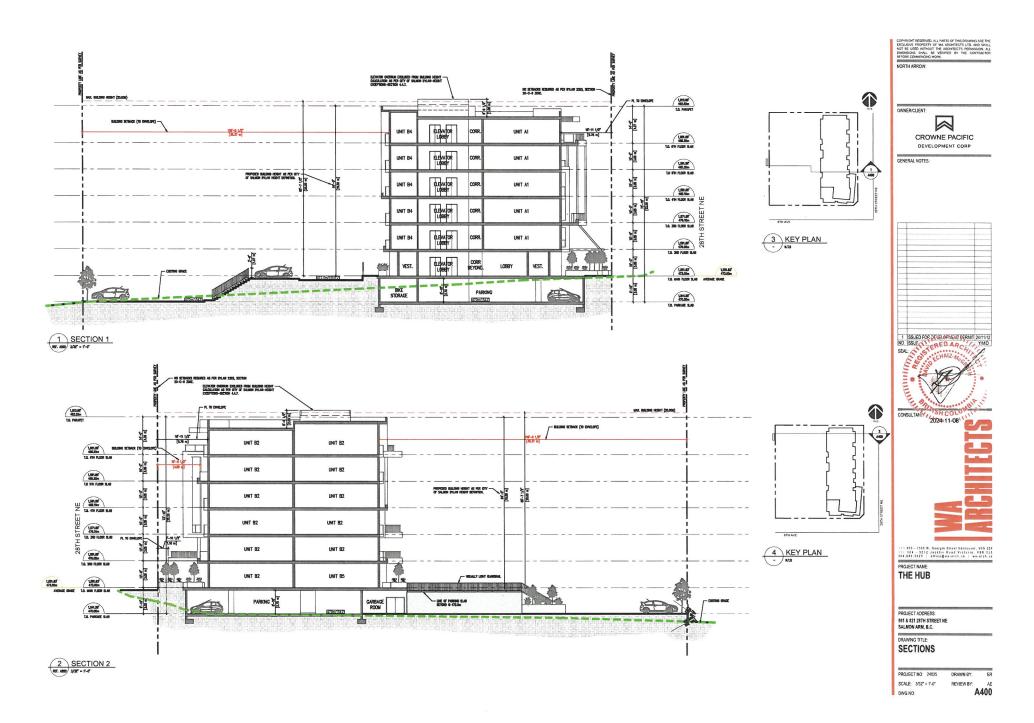
OWNER/CLIENT

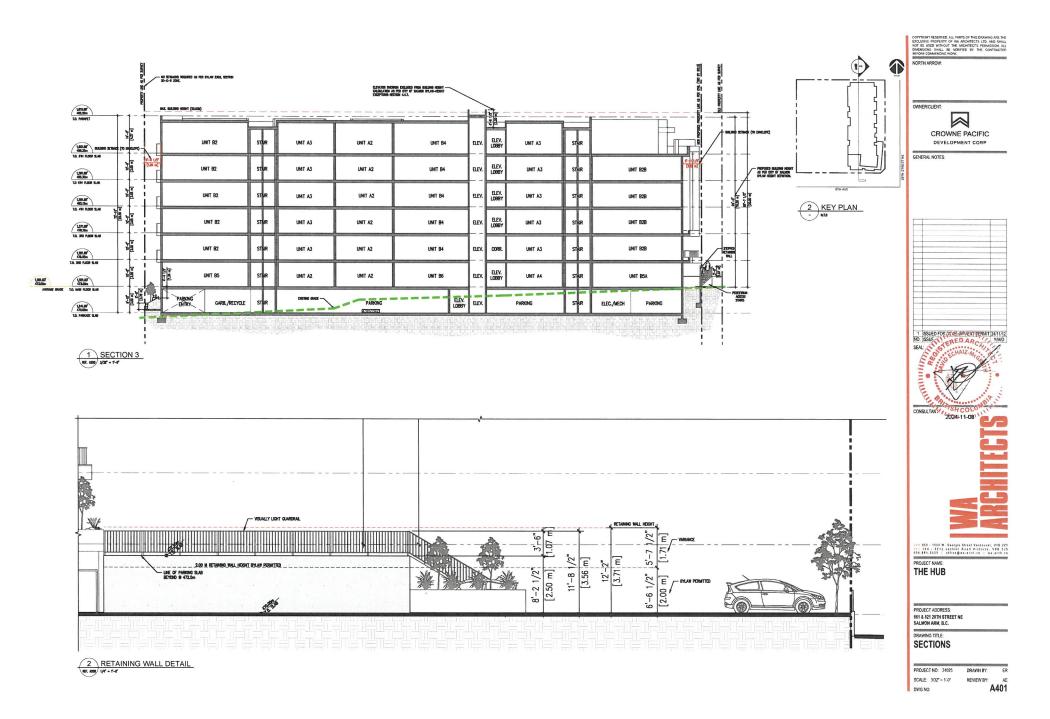
GENERAL NOTES:

CROWNE PACIFIC

DEVELOPMENT CORP

1 ISSUED FOR DE TOU DE NEW PERMIT 24/11/12
NO. ISSUE PED ARCHAE YIMD





THE HUB MIXED-USE DEVELOPMENT

SALMON ARM, B.C.

LANDSCAPE PLAN

ISSUED FOR: **DEVELOPMENT PERMIT**

DRAWING LIST:

LANDSCAPE PRECEDENTS
L1.0 LANDSCAPE PLAN
L1.1 PLANT SCHEDULE
L1.2 COST ESTIMATE + LANDSCAPE DETAILS

2024.11.08







LARCH LANDSCAPE ARCHITECTURE

Box 1738
Golden, BC VOA 1H0
T: 250,938.7337
E: larchlandscapearchitecture@gmail.com
www.larchlandscapearchitecture.com



LANDSCAPE PRECEDENT IMAGES





















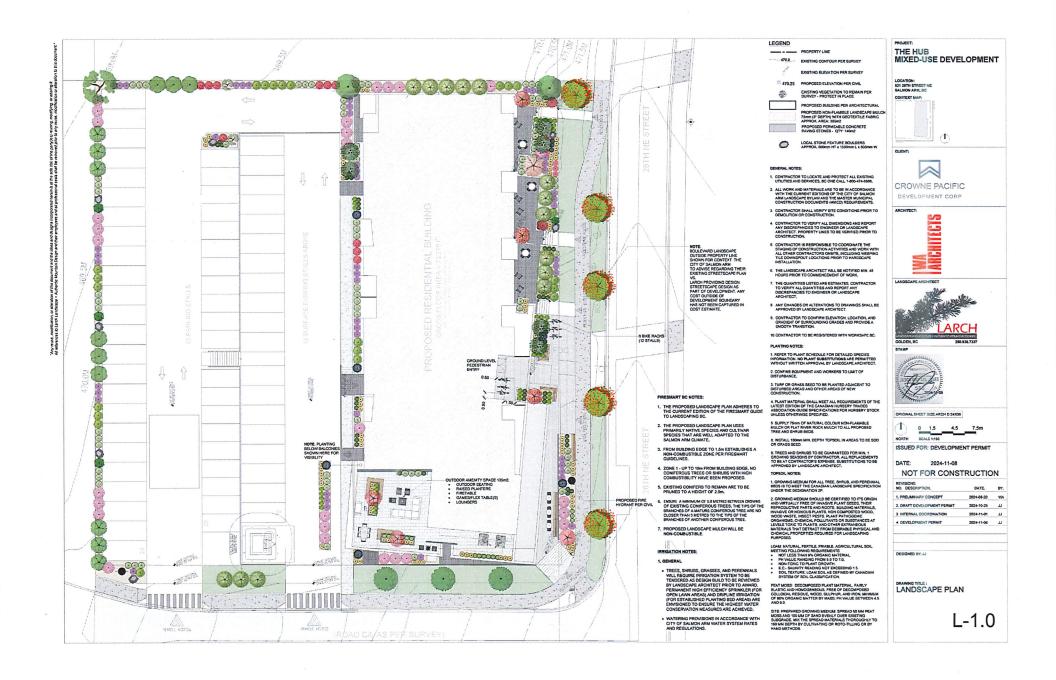














FIRESMART BC NOTES;

 ENSURE A MINIMUM OF 3.0 METRES BETWEEN CROWNS OF EXISTING CONFEROUS TREES. THE TIPS OF THE BRANCHES OF A MATURE CONFEROUS TREE ARE NO CLOSER THAN 3 METRES TO THE TIPS OF THE BRANCHES OF ANOTHER CONFEROUS TREE.

LEGEND	PROJECT:
PROPERTY LINE	THE HUB
670.0 EXISTING CONTOUR PER SURVEY	MIXED-USE DEVELOPMENT
EXISTING ELEVATION PER SURVEY	
24 470.25 PROPOSED ELEVATION PER CIVIL	LOCATION: 821 28TH STREET NE
EXISTING VEGETATION TO REMAIN PER SURVEY - PROTECT IN PLACE	SALMON ARM, BC CONTEXT MAP:
PROPOSED BUILDING PER ARCHITECTURAL	1000
PROPOSED NON-FLAMBLE LANDSCAPE MULCH 75mm (3" DEPTH) WITH GEOTEXTILE FABRIC APPROX. AREA: 385m2	1 31
APPROX. AREA: 385m2 PROPOSED PERMEABLE CONCRETE PAVING STONES - QTY: 140m2	1: [60]:
LOCAL STONE FEATURE BOYLDERS APPROX. 500mm HT x 1500mm L x 500mm W	
8	CUINT:
GENERAL NOTES;	
CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL 1-800-474-6888.	
	CROWNE PACIFIC
2. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF SALMON ARM LANDSCAPE BY LAW AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.	DEVELOPMENT CORP
CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.	ARCHITECT:
	5/3
CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENCINEER OR LANDSCAPE ARCHITECT, PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.	E-5
	leatend
5. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ONSITE, INCLUDING WEEPING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE	
TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.	
THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.	
7. THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR	LANDSCAPE ARCHITECT
7. THE QUANTITIES LISTED ARE ESTIMATES, CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.	The state of the s
8. ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.	
	The same of the sa
CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.	LARCH
10 CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.	LANGUCATE ATTRICTIONE & AUTHORIC MOUNTAINERS ON
PLANTING NOTES:	GOLDEN, BC 250,838,7337
REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION, NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.	
	The state of the s
2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.	INSTALL DES
3. TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION,	37 37 37 37 37 37 37 37 37 37 37 37 37 3
	The state of the s
4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION QUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.	
	ORIGINAL SHEET SIZE ARCH D 24X36
5. SUPPLY 75mm OF NATURAL COLOUR NON-FLAMABLE MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.	0 1.5 4.5 7.5m
8. INSTALL 150mm MIN, DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.	NORTH SCALE 1:150
	ISSUED FOR: DEVELOPMENT PERMIT
9. TREES AND SHRUBS TO BE GUARANTEED FOR MIN. 1 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO SEA TO CONTRACTORS EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.	DATE: 2024-11-08
TOPSOIL NOTES:	NOT FOR CONSTRUCTION
CROMING MEDIUM FOR ALL TREE, SHRUB, AND PERENMAL BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.	REVISIONS:
UNDER THE DESIGNATION 2P.	NO. DESCRIPTION. DATE. BY 1. PRELIMINARY CONCEPT 2024-08-20 W
2. GENWIGH BERMAH BENJUL BELEFFIED TO ITS ORIGIN AND WITH MAY THE OWN MANUELY BY THE SEGMENT HER REPRODUCTIVE PARTE AND ROOTE BUILDING MATERIALS, WHARE OR ROWOUS PLANTS, HOW GOND STED YOUNGO, MODO WHITE INSECT PEETS IP, MANT PATHOGRAM, OWN MATERIALS FOR THE SECTION IN MATERIALS HAVE BEEN AND ROOTE BUILDING MATERIALS THAT DETRACT FROM DESIRALE PHYSICAL AND CARROLL PROTEINS BECURED TO LANDICAPHIO OF CHEMCAL PROTEINS BECURED TO LANDICAPHIO	1. PRELIMINARY CONCEPT 2024-08-20 W 2. DRAFT DEVELOPMENT PERMIT 2024-10-25 J.
INVASIVE OR NOXIOUS PLANTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC	3. INTERNAL COORDINATION 2024-11-01 J.
CRGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS	4 DEVELOPMENT PERMIT 2024-11-05 J
MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.	
MEETING FOLLOWING REQUIREMENTS: NOT LESS THAN 6% ORGANIC MATERIAL.	DESIGNED BY: JJ
PH VALUE RANGING FROM 5.9 TO 7.0. NON-TOXIC TO PLANT GROWTH. E.C SALBUTY BEADING NOT EXCEEDING 1.5.	
LOAM: NATURAL, FERTILE, FRABLE, AGRICULTURAL SOIL MEETING FOLLOWING RECOVERED TO THE STATE OF TH	
PEAT MOSE: DECOMPOSED PLANT MATERIAL, FAIRLY	DRAWING TITLE:
PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIGAL RESIDUE, WOOD, SULPHUR, AND RON, MINIMUM OF DIN, ORGANIC MATTER BY MASSE, PLAYAL BE RETUREN A A	PLANT SCHEDULE

L-1.1



THE HUB - MIXED-USE HOUSING - LANDSCAPE PLAN Preliminary Estimate of Probable Costs

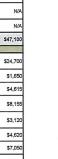
08-Nov-24

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1,00	HARDSCAPE + SITE FURNISHINGS		A Valorita India			NUMBER AND STREET
1.01	Concrete Paving	1	N/A SQ.M	N/A	Architectural concrete paving with robar or wire mesh. Sawcut control joints per contract documents - Included in Architectural/Civil scope for costing purposes.	N/A
1.02	Permeable Concrete Paving Stones	140	SQ.M	\$250	Permeable concrete pavers per contract documents or approved equivalent by Landscape Architect. Includes Supply, Installation, base preparation, compaction, and polymeric sand.	\$35,000
1.03	Feature Boulders	7	EA	\$250	Landscape Architect. Approximately 600mm H x 1200mm L x 500mm W	\$1,750
1.04	Bike Racks	6	EA	\$1,200	Supply and install 6 Maglin SC Bike Racks or approved equivalent and 2 - 400 series racks.	\$7,200
1.05	Landscape Planters - Non Architectural	9	EA	\$350	Supply and install steel planters per contract documents.	\$3,156
1.06	Common Amenity Space Furnishings	1	ALLOW	N/A	Site furnishings per Architectural budget.	N/A
1.07	Benches	9	EA	N/A	Site furnishings per Architectural budget.	N/A
WHISH !	A CONTRACTOR SERVICE CONTRACTOR OF SERVICE CO.	SALES SELECTION			SUBTOTAL HARDSCAPE + SITE FURNISHINGS-	\$47,100
2.00	SOFTSCAPE			THE RESERVE		
2.01	Deciduous Trees	38	EA	\$650	Per plant schedule in contract documents and specifications, includes landscape year warranty.	\$24,700
2.02	Coniferous Trees	3	EA	\$550	year warranty.	\$1,65
2.03	Shrubs	71	EA	\$65	Per plant schedule in contract documents and specifications, includes landscape year warranty.	\$4,615
2.04	Native and Ornamental Grass Specimen Plantings	233	EA		Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$8,155
2.05	Perennial Species	104	EA	\$30	Per plant schedule in contract documents and specifications. Includes landscape year warranty.	\$3,120
2.06	Landscape Mulch	385	SQ.M	\$12	Course natural colour landscape mulch, flat river rock mulch, or angular charcoal rock mulch including TYPAR landscape fabric underlay.	\$4,620
2.07	Planting Medium	235	CU.M	\$30	includes supply and installation of 300-600mm topsoil for all tree and shrub beds per specifications.	\$7,050
2.08	Irrigation	1	ALLOW	\$15,000	Micro or Dripline Irrigation System. Design Build by contractor to be reviewed and approved by Landscape Architect. Tie into existing irrigation system	\$15,000
Contract of the Contract of th				14141515	SUBTOTAL SOFTSCAPE-	\$68,910

1. This is a preliminary opinion of probable costs, not a guaranteed cost figure

- . This cost estimate is based on development permit landscape design plans 2024-11-08.
- 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
- All costs include supply and installation unless otherwise noted.

5. All costs are exclusive of GST.



FIRESMART BC NOTES:

- 2. THE PROPOSED LANDSCAPE PLAN USES
 PRIMARILY NATIVE SPECIES AND CLILTIVAR SPECIES THAT ARE WELL ADAPTED TO THE SALMON ARM CLIMATE.
- FROM BUILDING EDGE TO 1.5m ESTABLISHES A NON-COMBUSTIBLE ZONE PER FIRESMART QUIDELINES.
- ZONE 1 UP TO 10th FROM BUILDING EDGE, NO CONIFEROUS TREES OR SHRUBS WITH HIGH COMBUSTIBILITY HAVE BEEN PROPOSED.
- 6. ENSURE A MINIMALM OF 3.0 METRES BETWEEN CROWNS OF EXISTING CONIFEROUS TREES, THE TIPS OF THE BRANCHES OF A MATURE COMPEROUS TREE ARE NO CLOSES THAN 3 METRES TO THE TIPS OF THE BRANCHES OF ANOTHER CONIFEROUS TREE.
- PROPOSED LANDSCAPE MULCH WILL BE NON-COMBUSTIBLE.

1. GENERAL

- WATERING PROVISIONS IN ACCORDANCE WITH CITY OF SALMON ARM WATER SYSTEM RATES AND REGULATIONS.





GENERAL NOTES:

- 2. ALL WORK AND MATERIALS ARE TO BE IN ACCORDA WITH THE CURRENT EDITIONS OF THE CITY OF SALE ARM LANDISCAPE BY LAW AND THE MATER BURDEN CONSTRUCTION DOCUMENTS (MMCD) REQUIREMEN

- CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK IV. ALL OTHER CONTRACTORS ONSITE, INCLUDING WEEP TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.

- CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION
- 10 CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

PLANTING NOTES:

2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.

3. TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.

5. SUPPLY 75mm OF NATURAL COLOUR NON-FLAMABLE MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.

8. INSTALL 160mm MIN, DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.

TOPSOIL NOTES:

2. GROWNS MEDIA BOUND SE CERTIFIED TO ITS ORIGIN AND WITHOUT SET OF THE ORIGINATION OF TH

- LOAM MATURAL, FERTILE, FRABILE, AGRICULTURAL BOIL MEETING FOLLOWING REQUIREMENTS:
 NOT LESS THAN 95 CHONANC MATERIAL.
 NOTHERS THAN 95 CHONANC MATERIAL.
 NON-TOWLE TO FLAT REGION TO EXCEEDING 1.9.
 E.C. SAURITY READON ON EXCEEDING 1.9.
 BOIL TEXTURE: LOAM BOIL AS DEFINED BY CAMADIAN SYSTEM OF SOIL CASSIFICATION.
- PEAT MOSE: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIGAL RESIDUE, WOOD, SULPHUR, AND RON, MININ OF 20% ORGANIC MATTER BY MASS; PH VALUE BETWEE AND 6.0.











ORIGINAL SHEET SIZE ARCH D 24X36 0 1.5 4.5 7.5m

ISSUED FOR: DEVELOPMENT PERMIT

2024-11-08 NOT FOR CONSTRUCTION

1, PRELIMINARY CONCEPT 2024-08-20 WA 2. DRAFT DEVELOPMENT PERMIT 2024-10-25 JJ 3. INTERNAL COORDINATION 2024-11-01 JJ 4. DEVELOPMENT PERMIT 2024-11-05 JJ

COST ESTIMATE + LANDSCAPE DETAILS

L-1.2



Memorandum from the Engineering and Public Works Department

TO:

Gary Buxton, Director of Planning

DATE:

January 29, 2025

PREPARED BY: OWNER:

Chris Moore, Engineering Assistant Fireside Electric Ltd., Jerry Thompson

APPLICANT:

Crowne Pacific Development Corp. / Brett Giese

SUBJECT:

DEVELOPMENT PERMIT APPLICATION FILE NO.461

LEGAL:

Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023

CIVIC:

811 - 28 Street NE.

Further to your referral dated January 3, 2025, we provide the following servicing information. 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 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 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.

It is noted that the plan submitted shows the future property line on 8 Avenue NE as a straight line, however the road bends towards the arena at the west end. The dedication must follow the existing alignment of the roadway offset 10m from centreline. 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. It is noted that the plan submitted shows an attached sidewalk on 8 Avenue NE. The sidewalk shall be set back from the edge of road as per drawing RD-2 and Active Transportation best practices. Landscaping (including approved trees) may be installed within the boulevard, the property owner will be responsible for irrigation and maintenance.
- 6. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 28 Street NE and 8 Avenue NE.

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 subject property is 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 subject property is 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 Sanitary Sewer Master Plan (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. Extension of the storm sewer system may be required to service road drainage on the subject property's frontage.

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- 2. Records indicate that subject property 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

J∕enn Wilson P.Eng.

City Engineer



DESIGN REVIEW PANEL

February 13, 2025, 2:30 pm - Online, City Hall

Present:

Aiden Poehnell (Panel Member) Verna Burton (Panel Member) Bill Laird (Panel Member - Chair) Marc Lamerton (Panel Member) Dennis Lowe (Panel Member)

Aubree Jeffrey (staff) Chris Larson (staff) Morgan Paiement (staff)

Development Permit Application No. DP-460 Street SE – Robillard C. (BlueGreen Architecture)

The application was presented by staff and the applicant with their agent. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and snow clearing/storage. It was noted that the DRP had previously reviewed this proposal and had previously supported it.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-460.

2. Development Permit Application No. DP-461811 28 Street NE - Crowne Pacific - B Giese (WA Architects)

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing, snow clearing/storage and the amenity spaces. This location was noted as a gateway to the community and the design of the building is thought to offer a positive impression.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-461 as presented.

3. Development Permit Application No. DP-463 2991 9 Avenue SW - SmartCentres - B Savard (Aplin Martin)

The application was presented by staff and the applicant with their agents. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and the importance of this location

Design Review Panel - February 13, 2025 Meeting Minutes

as the west gateway to the community. Given the importance of this location as the west gateway to the community, the DRP discussed potential enhancements to the proposed design of the building to offer a more positive aesthetic impression. The DRP suggests consideration for some additional combination of features to enhance the proposed design such as:

additional building or roof features to create additional roofline articulation, varied window treatments to further break up building massing, enhanced or expanded entry areas to further break up building massing, enhanced relief between balcony features to further break up building massing, or additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed building's form and character:

Panel Recommendation

THAT the DRP supports application DP-461 subject to additional enhancement to the proposed building exteriors, noting the size and scale of the proposed buildings and their location at a prominent gateway to the community.

4. Development Permit Application No. DP-464621 10 Street SW – Sash Developments – A Neufeld

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP positively noted the efforts to break up the commercial building mass with glass and exterior wall treatments, as well as landscape screening.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-464 as presented.

Next meeting proposed March 13, 2025.

Endorsed on behalf of Design Review Panel



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: ALC Non-Farm Use File No.427 / ALC Application ID: 101858

Legal: Lot 2, Section 19, Township 20, Range 9, W6M KDYD, Plan EPP95531

Civic: 3181 11 Avenue NE

Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu

Agent: Brad DeMille

Date: March 3, 2025

Executive Summary/Purpose:

The Agricultural Land Commission (ALC) is seeking a Council resolution with regard to the owner's request to operate a Non-Farm Use activity in on the subject property.

Motion for Consideration:

THAT: Agricultural Land Commission Application No. 427 be authorized for submission to the Agricultural Land Commission for consideration.

Staff Recommendation:

THAT: Agricultural Land Commission Application No. 427 be authorized for submission to the Agricultural Land Commission, including the following comments:

- the current A2 (Rural Holding Zone) does not permit the proposed use; however, rezoning of a portion of the subject property is being considered by Council;
- adoption of the rezoning bylaw is required prior to the construction of the proposed development.

Proposal:

The owners of 3181 11 Avenue NE are requesting ALC Non-Farm Use approval in order to operate a commercial business at a larger scale on the subject property. ALC approval is required in order to operate the proposed scale of commercial business on land within the Agricultural Land Reserve (ALR). The ALC application is attached as Appendix 1.

Background:

The subject property is located at 3181 11 Avenue NE (as shown in Appendix 2). The parcel is approximately 11.6 ha (28.6 ac) and contains a single family dwelling, one additional dwelling unit and accessory farm buildings (Appendix 3). The Official Community Plan (OCP) designation for the subject property is Acreage Reserve, and is zoned A-2 (Rural Holding Zone) (Appendix 4 & 5). The property is entirely within the ALR, as shown on Appendix 6.

The subject property has unimproved soil capability of 70% Class 4, and 30% Class 5 in the northern region, affected by topography. The south portion of the property has unimproved soil capability of 80% Class 3, and 20% Class 2, also being effected by topography. The improved soil has the capability of 70% Class 4, and 30% Class 5 in the northern region, affected by topography. The south portion of the property has unimproved soil capability of 80% Class 3, and 20% Class 2, being effected by topography. A copy of both the Unimproved Soil Classes and Improved Soil Classes can be seen in maps attached as Appendix 7.

Adjacent zoning and land uses include the following:

North: Residential Properties R-10 (Residential Zone)

South: Trans Canada Highway C-5 (Commercial Highway Service/Tourist)

East: Single Family Dwelling/Residential A-2 (Rural Holding Zone)

West: Restaurant/Commercial C-5 (Commercial Highway Service/Tourist)

The ALC allows for farm-related commercial uses in the ALR, limited to no more than 5% lot coverage limit for parcels greater than 4 ha (9.8 ac) in area. The proposed site plan and scope of the proposed operations are described in the ALC application attached as Appendix 8 and site photos are attached as Appendix 9. An excerpt from the ALC Policy L-24 regarding the types of farm related commercial uses is attached as Appendix 10.

An ALC Non-Farm Use refers to any activity or structure that is not classified or defined as a farm use in the ALC regulations. Common Non-Farm Use applications include commercial retail operations, agri-tourism accommodations, and home occupations. Farm-related retail is considered a permitted Non-Farm Use within the ALR. At least 50% of the retail space must be for the sale of farm products produced on the farm or by the association. The total retail area for all products, including off-farm items, can not be exceed 300 m². The proposal is requested a commercial operation of a scale that exceeds the allowable area on ALR land (see Appendix 11).

Relevant Policy(ies):

OCP sections:

- 7.2.4: Support agri-business opportunities in rural and agricultural areas that complement local agriculture, including agri-tourism and agri-food businesses.
- 7.3.17: Encourage and support the development and expansion of alternative, smaller-scale agricultural businesses, including the production and marketing of locally grown foods, organic farms, and on-site sales of locally grown food.

Policy L-24 from the Agricultural Land Commission Act limits the amount of land for farm-related commercial and farm related industrial uses. For parcels larger than 4 hectares (10 acres), the lot coverage limit is 5% of the lot.

Policy L-02 from the Agricultural Land Commission Act limits the retail sales area for products not from the subject parcel to 300m².

Referral Comments:

Fire Department No concerns

Building Department

No concerns

Engineering Department

No concerns. Comments concerning future development are attached as Appendix 12.

Planning Department

Staff are supportive of the Non-Farm Use as proposed by the applicant and support the application being forwarded to the ALC for a decision. Staff note that the concurrent rezoning application (ZON1301/Bylaw No.4696 and Bylaw No.4697) has not been adopted at the time of writing this report. However, the proposed rezoning is supported by staff and is subject to the ALC approving the proposed Non-Farm Use. Should the ALC not support the proposed Non-Farm Use application, the rezoning would not proceed.

Table 1: Proposed Development and ALC Regulations Compared

	Proposed Use	ALC regulations
Retail Sales area selling products not produced on the farm	1114.8 m ²	300 m ²
Farm-related commercial lot Coverage Limit	Approximately 4%	5% of the lot

Zoning amendment application No.1301 was submitted in concurrence with the subject Non-Farm Use application. This proposal is to rezone the south 1.2 ha (3 acre) portion of the subject parcel from A-2 (Rural Holding Zone) to CD--24 (Comprehensive Development Zone) to permit relocating the DeMille's Farm Market to the subject parcel. The proposed CD-24 zoning regulations are attached as Appendix 13. Staff are supportive of the permitted uses proposed in the CD-24 Zone for this subject property.

Financial Considerations:

N/A

Committee Recommendations:

Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their November 13, 2024 meeting and passed the following resolution:

THAT: The Agricultural Advisory Committee supports ALC Application No. 427.

Public Consultation:

N/A

Alternatives & Implications:

1) Council may authorize the application for submission to the ALC and wish to include comments. The following motion could be amended to include those comments.

THAT: Agricultural Land Commission Application No. ALC 427 be authorized for submission to the Agricultural Land Commission and provides the following comments to the ALC:

- (i.e. Council may wish not add comments of support for the application or provide other comments)
- 2) Should Council not support the submission of the application to the ALC the application will not advance.

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 ALC Application
- Appendix 2 Subject Property Map
- Appendix 3 Ortho Maps
- Appendix 4 OCP Map
- Appendix 5 Zoning Maps
- Appendix 6 ALR Map
- Appendix 7 Soil Maps
- Appendix 8 Site Plan
- Appendix 9 Site Photos
- Appendix 10 Policy L-24
- Appendix 11 Letter of Proposal
- Appendix 12 Engineering Comments
- Appendix 13 Draft CD-24



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101858

Application Type: Non-Farm Uses within the ALR

Status: Under Review by L/FNG

Name: DeMille et al.

Local/First Nation Government: City of Salmon Arm

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple

Legal Description LOT 2 SECTION 19 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN

KAMLOOPS DIVISION YALE DISTRICT PLAN EPP95531

Approx. Map Area 11.59 ha

PID 030-958-768

Purchase Date Apr 10, 2024

Farm Classification Yes

Civic Address 3181 11 Avenue North East, Salmon Arm, British Columbia, V1E 2S8

Certificate Of Title ALC Certificate of Title Document.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Bradley DeMille	Not Applicable	2508339976	demilles@shaw.ca	Not Applicable
Harpal Sidhu	Not Applicable	2504996589	bhaiksidhu@hot mail.com	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

Harpal (Lally) Sidhu is partners with Brad DeMille in ownership of the Orchard. Mr. Sidhu is a fruit grower at 2115 SHAW DR CAWSTON BC V0X 1C2 British Columbia. He owns one hundred acres of orchards with a 40,000 sq. foot packing house. Lally has been a supplier for DeMille's Farm Market, that which is proposed to move onto the orchard, for over 20 years. He produces organic and conventional stone fruit including apricots, cherries, nectarines, peaches, plums and 10 varieties of apples. Lally has helped guide Brad to date with the recultivation of the parcel in question, bringing the dilapidated apple trees back to a healthy, sustainable, fruitbaring state.

Brad DeMille is the owner of DeMille's Farm Market, that which is proposed to move to the orchard. DeMille's is located at 3710 10th AVE SW SALMON ARM, BC V1E 3K1. Brad grew up on a dairy farm in northern California, where they cultivated watermelon and other row crops. In 1970 the family moved to British Columbia where they purchased a dairy farm in Salmon Arm and began cultivating sweet corn. This is the same farm upon which the DeMille's Farm Market stands today. Brad leases a parcel of land from Roger DeMille's farm for the farm market at 3710 10th Ave SW Salmon Arm, BC. He understands the necessity and true importance of farming, and supports almost two hundred local growers in the Okanagan and surrounding regions by providing them with a direct venue through which to sell their produce.

3. Primary Contact

Type Land Owner

First Name Bradley

Last Name DeMille

Organization (If Applicable) No Data

Phone 2508339976

Email demilles@shaw.ca

4. Government

Local or First Nation Government: City of Salmon Arm

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

The orchard at 3181 11th Avenue NE Salmon Arm is used primarily for growing apples. The majority of the 29 acres is apple farming (approx. 14 acres). There are row crops (up to 10 acres) that include u-pick lavender, sunflowers, and pumpkins with room for peppers, potato, rhubarb, squash, sweet corn, and sweet onions. The prospective 3 acres of commercial-use land that is awaiting rezoning is being tucked into the edge of the orchard along the highway so as to leave the original parcel unfractured and unaffected by pollution and dirt from the highway.

Describe all agricultural improvements made to the parcel(s).

At the time of purchase the orchard was in severe disrepair. The previous owner's neglect cost the orchard the health of many apple trees including the complete destruction of the only peach & pear trees on the property. Improvements were made immediately by clearing diseased trees, trimming and pruning the remaining trees as well as mowing and maintaining the lawns. Systems that control coddling moth, fire blight, scab and mildew were implemented and are maintained. Controls have been implemented to ensure the elimination of noxious and invasive weeds especially around the perimeters. The initial row crops have been planted including sunflowers for u-pick and pumpkins for the the Fall. Currently, the projected yield from the healthy orchard is approximately 500,000 pounds of apples yearly, which will be sold in the proposed market store. According to the Okanagan-Kootenay Sterile Insect Release Program, Brad has taken excellent steps to control the codling moth population and will continue to support us in the next few years to maintain the orchard's health.

Describe all other uses that currently take place on the

The orchard was previously owned by the Northyards Cidery, to whom a small parcel is currently leased. The majority of the existing out-buildings

parcel(s).

are rented by the cidery for their commercial operations, one of which is used for on-site living quarters for the cidery's maintenance worker. The Northyards site is part of the 3 acre parcel in the south west corner that is under review for rezoning for non-farm use.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	A residential subdivision runs along the north boundary of the orchard, edged by full grown trees to buffer.
East	Agricultural / Farm	Two empty fields run along the East boundary of the orchard, owned by sole proprietors. Both parcels are open pastures in ALR but they are not currently being farmed.
South	Transportation / Utilities	The Trans Canada Highway borders the South side
West	Transportation / Utilities	North Broadview street, a main artery that runs north and south along the eastern bench of Salmon Arm, is the western-most edge of the Orchard.

6. Proposal

How many hectares are proposed

for non-farm use?

1.2 ha

What is the purpose of the proposal?

The purpose of this proposal is to relocate DeMille's Farm Market from 3710 10th Ave SW Salmon Arm to the Orchard at 3181 11th Ave NE. The plan is to take 80,000 square feet of the rezoned 3 acres to build a 14,000 Square foot Market, the new building for the DeMille's Farm Market. In addition to this, paved access and egress driveways are proposed along with a 10,000 square foot lot for parking and 30,000 square foot gravel overflow parking beyond that, all of which will run along the southern border of the Orchard along the Trans-Canada Hiway. The positioning of the proposed site was strategic in that it lies tucked to the side of the orchard, without impeding orchard operations. It has been the muster point for many years from

previous owners, thus the ground is hard packed and hard to cultivate.

Brad DeMille grew up on the corn farm upon which the current store stands. He has been a farmer his whole life and has run the DeMille's Farm Market very successful since 2006, selling local produce from his family farm and that of hundreds of small farmers up and down the Okanagan Valley. However, the land lease for the store is coming due with no terms for renegotiation. Brad DeMille must relocate or close his doors indefinitely. The establishment is an essential venue for local farmers and small business as it supports local producers, honey farmers, coffee roasters, Okanagan fruit jammeries, orchards, egg farmers, dairy farmers, cheese producers, local butchers, sausage makers, and small-business bakeries. Essentially, with the close of DeMille's Farm Market, hundreds of local farms and business will likely experience sizable loss in their yearly income.

With this reality looming, Brad had the insight to partner with Harpal (Lally) Sidhu to purchase the orchard in question from the Northyards Cidery in April 2024, now known as 1424762 BC LTD. As a large production fruit grower from southern British Columbia, Lally knows the extensive commitment it takes to run an orchard. With Brad's understanding of promoting farm-to-table, the venture of creating an efficient appleproducing orchard with an on-site Farm-Orchard Market will not only benefit the agricultural aspect of the orchard but provide future opportunity for agricultural awareness in the community. For the past 5 months, Brad has worked tirelessly to bring the orchard back from a state of disrepair left under the previous ownership; it is now producing it's first fruit of the year including but not limited to Elstar, Jonagold, Paula Red, Pinova and Orin. Such apple varieties are considered heritage varieties now, and are rare if not extinct form this region and beyond BC borders. We can offer something no other farmer provides, upholding a piece of history from this region for years and decades to come.

Furthermore, several original Spartan trees that were planted circa 1950 stand in the middle of the orchard and will be left standing to commemorate the heritage of the Orchard site, and to honor the historic family, the Hannas, who grew them for 110 years. Part of the long-term plan is to allow people to walk certain areas of the orchard in the hopes of generating a broader understanding of the importance of local farming, and to encourage the "shop local" incentive.

Could this proposal be the ALR?

This proposal cannot be accommodated outside ALR because by definition accommodated on lands outside of it is a "Farm" market. If this project was located in town, it would no longer be considered a "farm" market and its purpose to support farming and agriculture would be lost. Our goal is to sell the produce and fruit from the farm upon which we sit, which is an incredible venue to promote agriculture and draw community awareness for farmers and growers. For example, the current location of DeMille's Farm Market is widely known for the sale of sweet corn in the summer. As the orchard market it will sell the fruit and produce from the orchard, from apples and their by-products (pies, dried fruit bars etc), to row crop produce such as peppers, potatoes, pumpkins, squash, sweet corn and sweet onions. Furthermore, on site sale of farm produce reduces our carbon foot print eliminating excessive shipping for the movement of product. As a part of the produce market collective, DeMille's provides a critical outlet for other farmers to sell directly to the customers, with the advantage of being a year round operation as opposed to a seasonal fruit stand. With proper cooling systems, infrastructure and rigorous food-safety procedures, DeMille's Farm Market upholds a refined and flexible experience for both farmers and customers. With year round, 7-days a week accessibility, other local farmers are in a unique and ideal position to maintain their sales through DeMille's with out the lengthy and short-term process of depending on the "pop-up" farm market in a city location.

> Furthermore, we are looking to invest in a Swiss juice making set up that will provide the opportunity to use all the #2 apples to press and bottle our own fresh-pressed apple juice on site. Moreover, we have an animal habitat that will be moving with us, and as such, a location outside of ALR will be quite unsuitable for goats, pigs and other small farm animals.

Does the proposal support agriculture in the short or long term?

The proposed DeMille's Farm Market and Orchard supports both short term as well as long term agriculture. The long term goal is to produce food from our harvests such as baked goods & pie, dried apple chips and fruit bars, as well to supply local bakers and food processors in and around Salmon Arm with our apples for their production needs. The goal is to use every apple produced in the orchard. This gives rise to the opportunity to press our apples to make juice as we hope to supply both the cideries in Salmon Arm as well as sell our own juice in the market. Inquiries to procure the Swiss juicing equipment is currently under way.

Some of the short term activities we are promoting are oriented towards Agri-tourism. We hope to teach the community about the Orchard, it's vital role in our community and the heritage of the land. Initial plans include hay rides through the orchard, as well as pumpkin picking at our developing pumpkin patch. The district elementary schools and Day Care facilities are currently booking Fall field trips to the orchard to learn about the process of growing apples and pumpkins, with the take away of their very own pumpkin for Thanksgiving and Halloween.

Proposal Map / Site Plan

Orchard Sketch.pdf

Do you need to import any fill to construct or conduct the proposed

Yes

Non-farm use?

Soil and Fill Components

Describe the type and amount of fill proposed to be placed.

Gravel will be brought in for the non-paved overflow parking lot, and peat gravel for drainage around the building of the store. Any of the proposed fill will be sourced locally with Blackburn Excavating in Salmon Arm. The Orchard soil is glacial silt and as such does not require back fill for the building itself. Top soil is not necessary as the Orchard soil is fertile and any landscaping around the store will be sufficiently addressed.

Fill to be Placed

Area 3233 ha

Maximum Depth 0.15 m

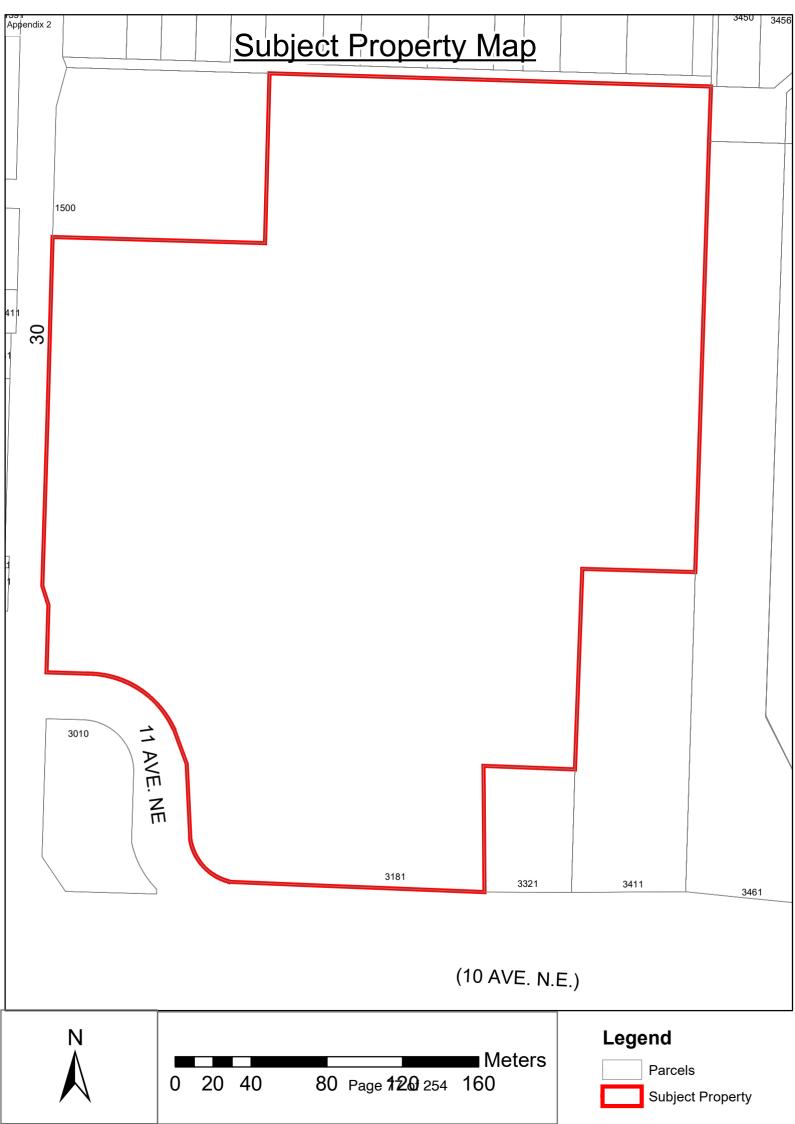
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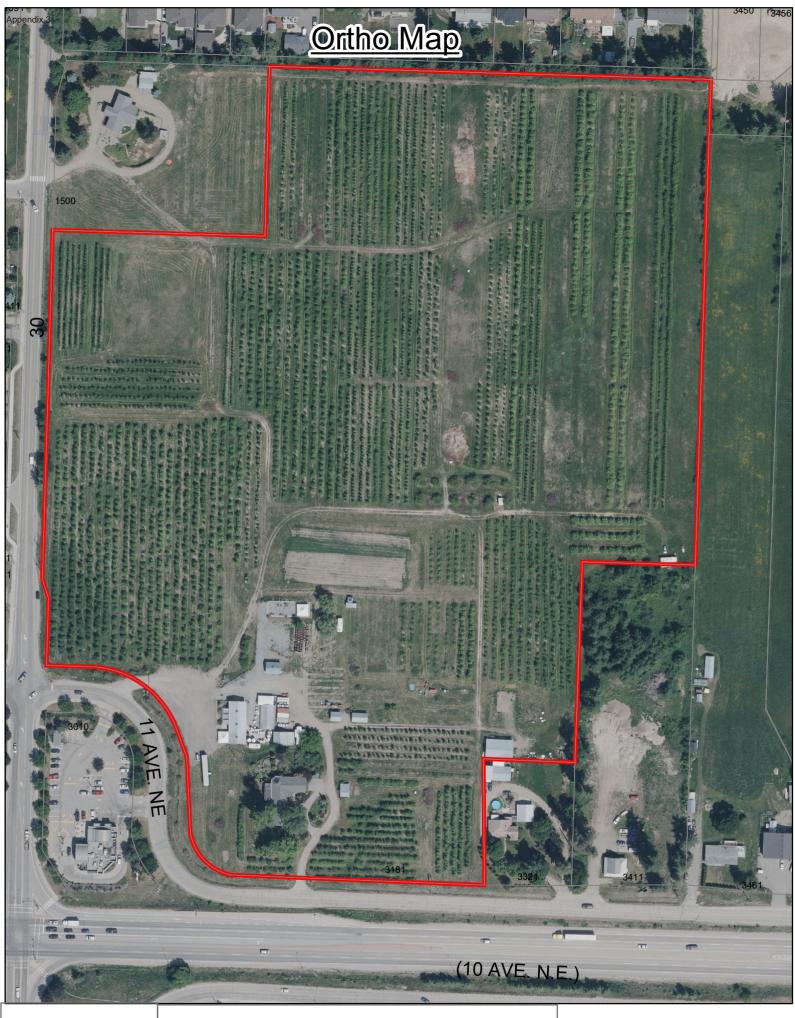
7. Optional Documents

Туре	Description	File Name
Professional Report	Official Incorporation documentation of Orchard Business and Owners	Certificate of Incorporation.pdf
Other files that are related	lat./ long coordinates @ 50 N42,29.0 & 119 W14,52.0	Aerial View of Orchard.pdf
Other files that are related	close up stetch of proposed building site	Proposed Site.pdf

Photo of the Application Site

photos of pre-established buildings Building Photos #1-7.pdf on site





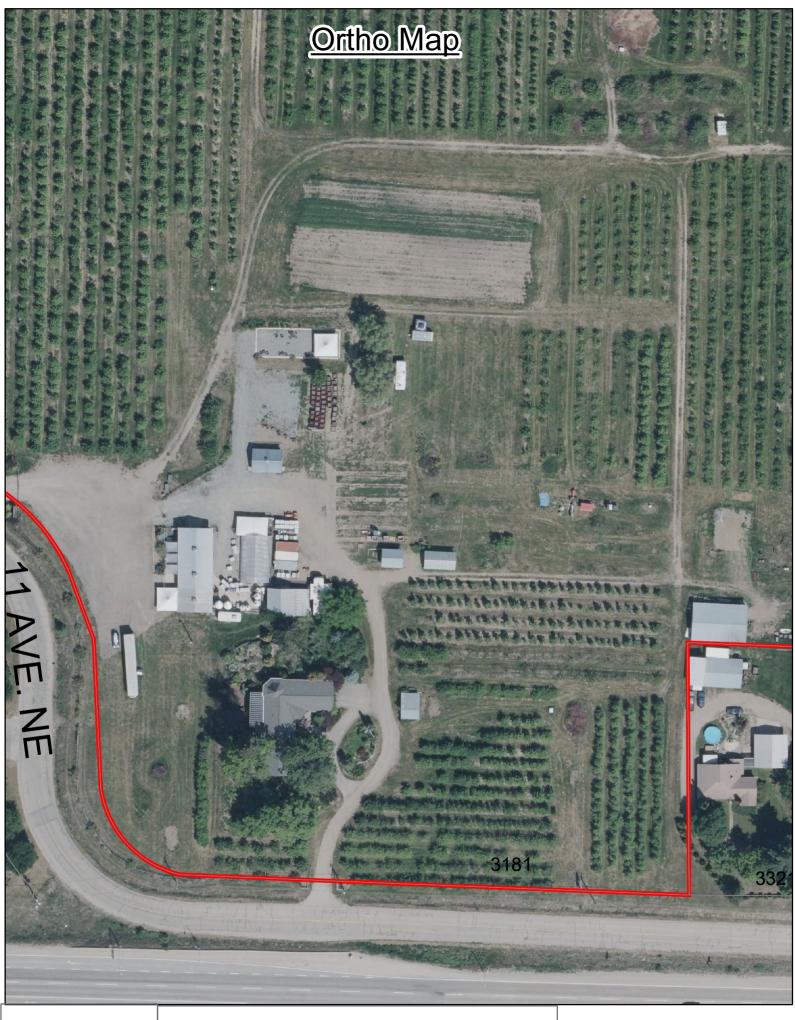


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Legend

Parcels



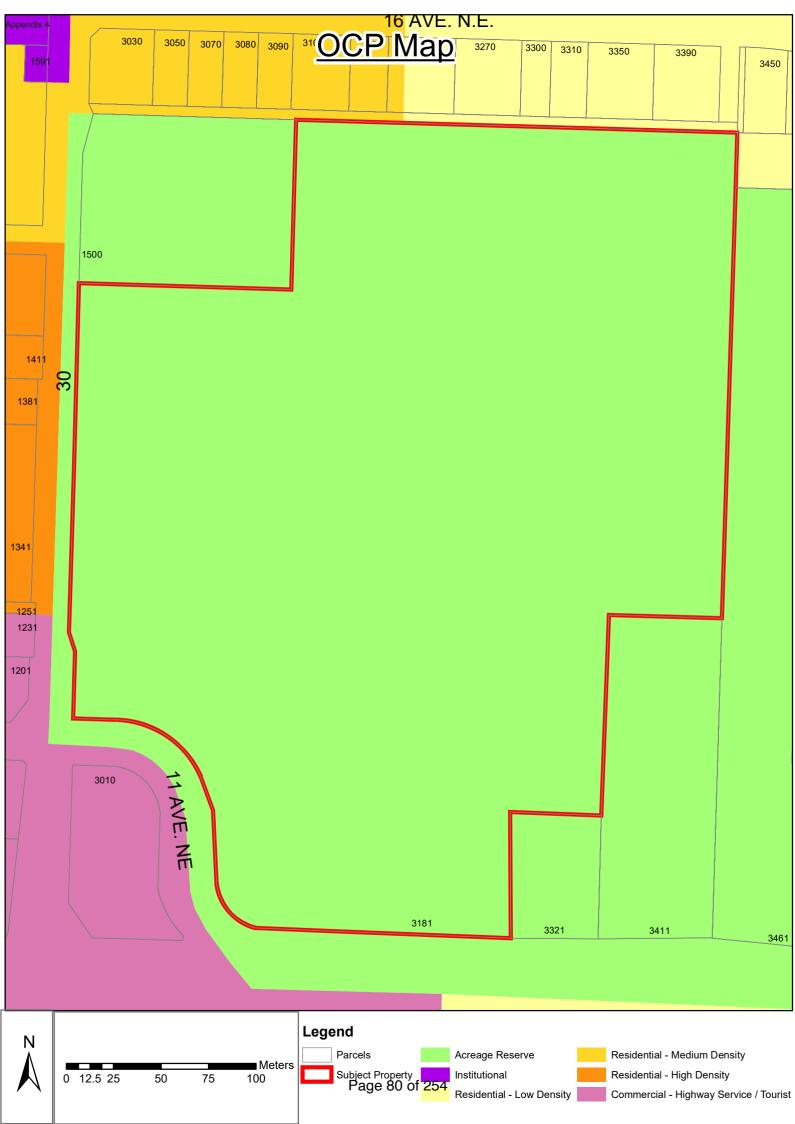


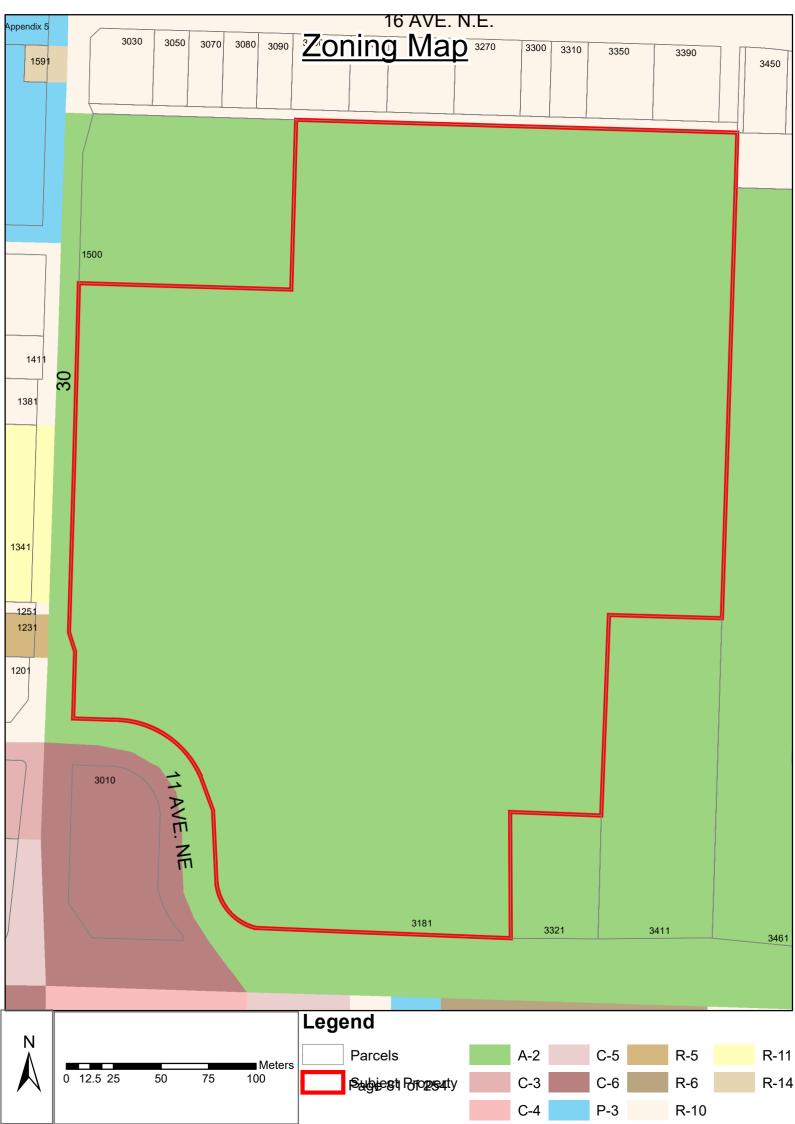


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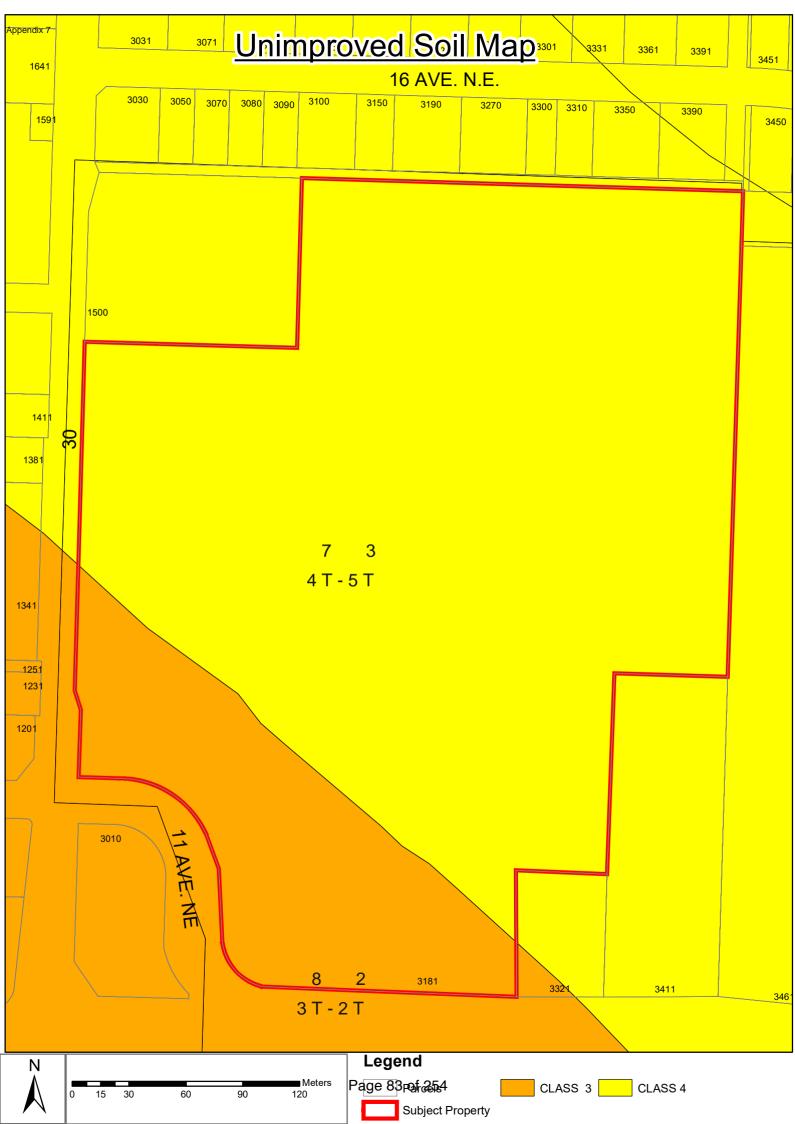
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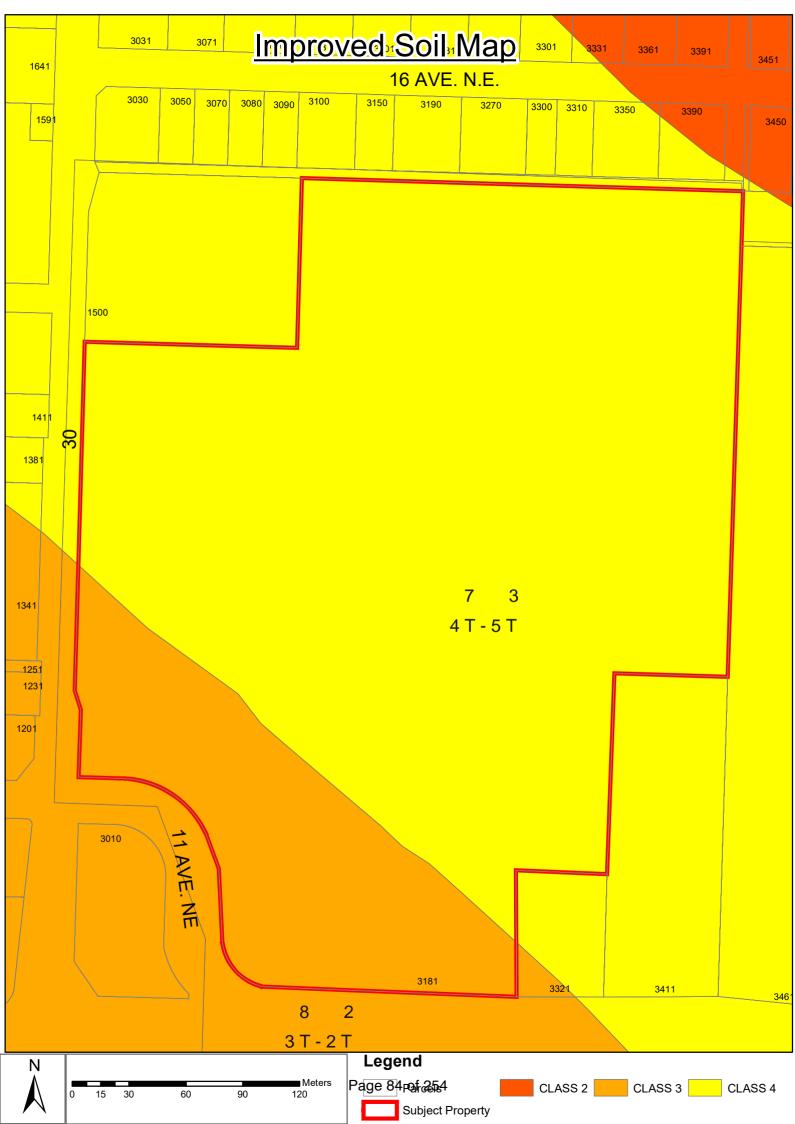
Parcels
Subject Property

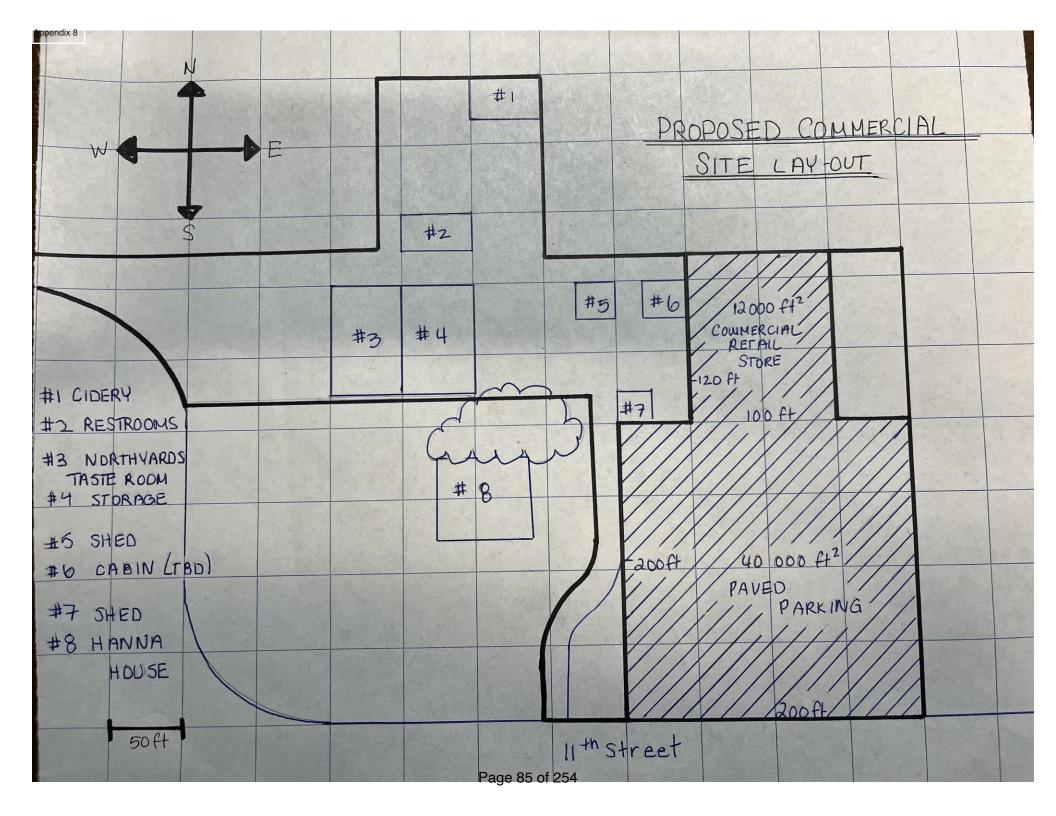














1. Looking north from 11 Avenue NE. View of the Hanna House.



2. Facing east. View of 11 Avenue NE parallel to the Trans Canada Highway.



3. Facing west. View of 11 Avenue NE parallel to the Trans Canada Highway.



4. Facing east. View of the proposed location for the commercial operations.



5. Facing west. View of restrooms and storage.



DEVELOPMENT OF FARM STRUCTURES FOR FARM-RELATED COMMERCIAL AND FARM-RELATED INDUSTRIAL USES IN THE ALR

Policy L-24

October 2019

This policy provides general guidelines for Commission decision-making when considering the placement of fill, removal of soil, and applications for non-farm use pertaining to the development of farm structures for *farm-related commercial and farm-related industrial uses*, as applicable.

These guidelines aim to ensure that:

- agriculture remains the principal use of land in the ALR;
- land taken out of agricultural production to accommodate farm-related commercial and farm-related industrial uses, if any, is minimized;
- regard is given to the long-term cumulative impact of structures on the ALR;
- proposed farm-related commercial and farm-related industrial uses are of a size and scale appropriate for the size of the farm operation; and,
- servicing requirements (e.g. water and wastewater, road access, parking, fire services, etc.) are appropriate and fit with the agricultural context.

GENERAL GUIDELINES:

Infrastructure

Farm-related commercial and farm-related industrial uses should be appropriate for the available rural services and not require the level of road access, water and wastewater servicing, utilities, fire protection, and other public services typically found in urban areas.

High water use/effluent generating operations should be, whenever possible, located in urban areas where municipal services are available.

Farm-related commercial and farm-related industrial uses should be consistent with the Ministry of Agriculture's Guide for Bylaw Development in Farming Area's (the Minister's Bylaw Standard):

- Parking and loading areas should be permeable in nature, whenever possible, to reduce impervious cover and minimize the impacts of stormwater discharge on surrounding agricultural land; and,
- Stormwater and agricultural liquid waste management plans should be required where the total impervious area of buildings and structures exceeds 3,700 m² (approximately 40,000 ft²).

Recommended limits for farm-related commercial and farm-related industrial uses

The amount of land taken out of agricultural production for *farm-related commercial and farm-related industrial uses*, if any, should be minimized to ensure balance between farmland protection and the economic opportunities provided for farmers in the ALR Use Regulation.

The key concept in this regard is total lot coverage (referred to as the **lot coverage limit**) described below.

Lot coverage limit is the ratio of the total area occupied by the *farm-related* commercial and *farm-related industrial uses* on a lot (parcel) divided by the size of the lot (parcel), expressed as a percentage.

The calculation of lot coverage should account for all aspects related to the *farm-related commercial and farm-related industrial uses*, including buildings, outdoor storage, landscaped areas, parking and loading areas, and new access roads. The lot coverage limit should be calculated based on the size of the individual lot (parcel) of land where the *farm-related commercial and farm-related industrial uses* are located, not the total area of a farm operation which may include several lots (parcels) – see *Exception Notes* below.

The recommended lot coverage limit is:

For parcels greater than 4 hectares (10 acres):

Lot coverage limit is 5% of the lot (parcel)

For parcels 4 hectares (10 acres) or less:

Lot coverage limit is 0.2 hectares (0.5 acres)

Recognizing the restriction a continually decreasing lot coverage limit could have on lots (parcels) less than 4 hectares, it is recommended that the lot coverage limit for lots less than 4 hectares remain equal to the lot coverage limit recommended for a 4 hectare lot (parcel) calculated at 0.2 hectares (0.5 acres).

If more than one farm-related commercial and farm-related industrial use is proposed for a farm, they should be consolidated on a single lot (parcel) and the combined area of all farm-related commercial and farm-related industrial uses should be clustered in a contiguous area within the recommended lot coverage limit.

Exception Notes:

- (1) The Commission may consider increasing the lot coverage limit on a single parcel where the farm operation is made up of several lots (parcels) that are actively being farmed as a single operation provided there are restrictions placed on the development of similar uses on the remaining parcels making up the farm operation.
- (2) The lot coverage limits above should not be applied to residential uses or farm buildings used for the growing and raising of plants, truffles, mushrooms, or animals.

DEFINITIONS:

Agriculture means the growing and raising of plants, truffles, mushrooms, or animals, including aquaculture.

Farm-related commercial and farm related industrial uses means:

- Farm product processing facilities under section 11(2) of the ALR Use Regulation;
- Farm product retail sales buildings under section 11(3) of the ALR Use Regulation;
- Alcohol production facilities and their ancillary uses under section 13 of the ALR Use Regulation;
- Pet breeding and boarding facilities under section 23 of the ALR Use Regulation;
- Class A compost facilities under section 27(2) of the ALR Use Regulation;
- Permanent infrastructure to support agri-tourism activities if approved through application by the Commission under section 25 of the ALC Act; and,
- Permanent infrastructure to support gathering for events if approved through application by the Commission under section 25 of the ALC Act.

LOT COVERAGE LIMIT CALCULATION EXAMPLES:

Parcel Area	5% Lot (Coverage Limit	
40 ha (~100 acres)	2 ha	(~5.0 acres)	(~20,000 square metres)
20 ha (~50 acres)	1 ha	(~2.5 acres)	(~10,000 square metres)
10 ha (~25 acres)	0.5 ha	(~1.25 acres)	(~5,000 square metres)
8 ha (~17 acres)	0.4 ha	(~1.0 acres)	(~4,000 square metres)
4 ha (~10 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
2 ha (~5 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.8 ha (~2 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.4 ha (~1 acre)	0.2 ha	(~0.5 acres)	(~2,000 square metres)

Zoning Application Proposal

DeMilles Farm Market & ORCHARD

1424762 BC LTD

Lot 2 Section 19 Township 20 Range 9 West of the 6th Meridian

Kamloops Division Yale District Plan EPP95531

2025

Bradley Demille, Harpal (Lally) Sidhu demilles@shaw.ca

250-833-9976 (c)

250-832-7550 (s)

Zoning Application Proposal

3181 11th Ave North East Salmon Arm, BC V1E 2S8

Executive Summary

This document outlines the request for DeMilles Farm Market to be relocated. DeMille's Farm Market, a historic cornerstone in Salmon Arm since 1973, is losing its home. The land lease upon which the current store stands is coming due November 2026 with no fair and equitable agreement. In light of this potential loss, Brad DeMille has had the vision and initiative to purchase the Northyards Orchard in partnership with Mr. Harpal (Lally) Sidhu, long-time supplier to DeMille's Farm Market and South Okanagan fruit farmer, to build a new home for the store.

This proposal requests that three acres of the 29-acre orchard parcel be amended from A2 to CD-24 zoning. Currently the Northyards Cidery leases approximately 50,000 square feet (1.15 acres or 0.46 hectares) of the proposed 3 acre (1.2 hectare) commercial request, leaving the remaining 26 acres (10.5 hectares) for orchard operations and agriculture. The scale for the DeMilles operation will require 12,000 square feet for retail floor space. Keeping in line with the industrial norm of a 1:1 storage to retail area ratio, we will thus require 12,000 square feet of in-store storage space. However, we will be making use of a basement level for this storage space, with elevators to the retail floor. Thus, the ultimate square footage of the commercial building will be 120 x 100 ft. (12,000 square feet). With 40,000 square feet for paved parking, we are requesting a total of 52,000 square feet of commercial space for our venture, (1.19 acres or 0.48 hectares).

The store frontage will make use of the non-usable land that exist next to the trans-Canada highway for paved parking, leaving the elevated land beyond that to situate the commercial building, perfect for cellar-like cooling for storage and retail space that overlooks the orchard. Balcony space for bakery and deli sitting areas are included in the 12,000 square foot projected retail model.

The proposed DeMille's Farm Market & Orchard will maintain its vital role as a primary supporter of regional businesses and farms that grow and process local BC-grown fruit, produce, and grocery. Without DeMille's, innumerable farmers will likely experience a sizable loss in their yearly revenue.

Furthermore, the re-zoning will allow the orchard to be a community venue, enhancing local appreciation for small-scale farming and agriculture. DeMilles will innovate an organic,

firsthand experience with all the benefits of BC agriculture, thus developing a vital understanding and support for local farming and encouraging the "shop local" initiative.

Introduction

The prospective goal for the DeMilles Farm Market and Orchard is to build a new storefront building for commercial purposes at the proposed site, 3181 11th Avenue North East. The main objective is to relocate the current operations of DeMilles Farm Market to a new building at the new site.

With the current land lease for DeMilles Farm Market coming due, Brad DeMille has been forced to make the hard decision between finding a new home for the store or closing his business. In light of the potential loss of a family legacy that he has spent building for his children and grandchildren, Brad and his wife, Kelly, have bought the Northyards Orchard with Harpal (Lally) Sihdu and his son, Sher Sidhu. The resulting business, otherwise known as 1424762 BC LTD, is the official business under which the rezoning request is being proposed.

Mr. Sidhu, a fruit grower in Cawston, British Columbia, has been the main fruit supplier from South Okanagan for DeMilles longer than Brad DeMille has owned the enterprise. He owns one hundred acres of orchards, with a 40,000 square-foot packing house. Lally's orchards produce organic and conventional stone fruit including apricots, cherries, nectarines, peaches, and plums, not to mention ten varieties of apples from Ambrosia to the more traditional MacIntosh.

This proposal cites the request that 3 acres (approximately 1.2 ha or 130, 680 square feet) of the 29-acre (11.7 ha) orchard parcel at 3181 11th Avenue North East be rezoned from A2 to CD zoning. Of the 1.2 ha, the DeMilles operation will only be using about 0. 48ha or 52,000 square feet for its commercial operation, the other 78,680 square feet are for supplier staging areas and Northyards cidery. The store frontage will be south-facing onto 11th Street, which in turn will be a welcoming and aesthetically pleasing property to showcase Salmon Arm at the east entrance to the city off the Trans-Canada highway.

Consequently, the hundreds of local farmers, suppliers, businesses, community associations and customers who Brad has served so adamantly for the past 18 years, will be negatively affected if rezoning is unsuccessful.

DeMilles Farm Market:

The full-scale worth of the DeMille's Farm Market to this community begins with its history. The market has been a staple in Salmon Arm since the 1970s when it originated as a Sweet Corn and Produce Market. The market grew until 2006 when Brad DeMille took over the operation from his father and expanded the farm-to-table experience. It has since grown into a multi-faceted venue supportive of community, farmers and local business, with a distinct focus on Agri-tourism and environmental impact.

The business prioritizes community support and has been a proud and generous contributor to innumerable local associations for many years. Some examples include, but are not limited to, the Shuswap Hospital Foundation (via Bollywood Bang), Roots & Blues, Salmon Arm Silver Backs, Larch Hills Nordic Society, Safe Society, Second Harvest, the Good Food Box, the SPCA, and Dry Grad.

Furthermore, this establishment is an essential venue for local farms and small business. It is a major supporter of local producers, honey farmers, coffee roasters, Okanagan fruit jammeries, egg farmers, dairy farmers, cheese producers, local butchers and sausage makers, and small-business bakeries. As a part of the produce market collective, DeMilles provides a critical outlet for farmers to sell directly to the customer, with the advantage of being an all-year operation as opposed to a seasonal fruit stand. With proper cooling systems, imperative management, and rigorous food-safe procedures, DeMille's Farm Market upholds a refined and flexible experience for both farmers and customers. As opposed to a restrictive 3-month summer-time farmer's market, DeMille's is open year-round, 7 days a week from 8 am-8 pm, thus providing the customer with up to 80% greater access to farm-direct produce and creates a more efficient, streamlined strategy for farmers to get produce to market.

Moreover, the DeMille's operation is a cornerstone in Salmon Arm's Agri-tourism. With the opportunity to encourage agriculture, the store features BC-made grocery, homemade canning, ice cream, picnic areas, a petting zoo, garden center, pumpkin patch, and u-pick sunflower patch. Shoppers not only come from the surrounding areas in the Columbia Shuswap Regional District and North Okanagan Region District but from across Canada, even world-wide. It is a significant landmark for local tourism, with excursion busses from the United States, Korea, Japan, Australia and Germany making routine stops. With an all-encompassing adventure for returning and new customers, excursionists, and campers, the DeMilles brand is a must-see on the traveler's itinerary for an old-fashioned, wholesome, family experience.

DeMilles also creates an opportunity to reduce its carbon footprint. Since Brad took over DeMille's Farm Market 18 years ago, local farmers have been said to have seen a 50-400% increase in their harvest revenues by supplying to DeMilles, with many that no longer attend pop-up farmer's markets. This means more efficient transport, sales and strategies. Please refer to Appendix C for letters of support.

The Obstacle:

With the DeMille's brand is facing the loss of its operating venue, so too are local farmers. DeMille's success is, in part, indicative of the success of the local farmers that it supports. DeMille's functions as a centralized cooperative for local farmers from the surrounding area, the Okanagan Valley, and the Fraser Valley. Not only do farmers lose revenue without DeMille's, but they are also exposed to the lengthy and cumbersome legwork that is required to take product-to-market for themselves, namely via local farm markets. With the current economic climate and post COVID realities, farmers do not have the means, manpower, or ability to commit to such low-yielding means. They have a substantial understanding of the dynamics of agriculture and horticulture. But business, sales, and the product-to-market process can be daunting. DeMille's is extremely well-versed in marketing and has deep roots when it comes to the rapport and connections it has in this industry. In the words of Brad himself, "We take care of the sales, and let farmers get down to the business of farming".

Proposed Solution:

Objective:

The goal for DeMilles is to relocate the farm-to-table experience currently in operation at 3710 10th Ave SW Salmon Arm to the Orchard at 3181 11th Ave NE Salmon Arm. The orchard property spans 29 acres on the north side of the Trans-Canada Highway at the corner of 11th Ave NE and 30th St NE. The objective is to amend to current A2 zoning to C8 zoning for a 3-acre (1.2ha) parcel of land on the southern boundary of the Orchard to facilitate the current operations of the DeMilles Farm Market. The site would start 200 feet from the north bend of 11th Avenue and run east by 300 feet, North of 11th Avenue by 400 feet into the Orchard, including the land upon which the Northyards Cidery sits, and west again to the corner boundary with the MacDonald's restaurant. Please refer to the attached drawings for further details and dimensions.

The proposed footprint of the store is 12,000 square feet, set back by 200 feet from 11th Avenue with a southerly-facing frontage. Main parking will lay directly on the south face of the building, with 40000 square feet of paved parking directly off of 11th Street. To the west of the parking lays the current Northyards operation that will span the remainder of the proposed 3-acre C8 zoning proposal west toward MacDonalds and 30th Street. Storage and warehousing will be incorporated into the 12,000 footprint of the storefront, making use of the hillside to create a geo-engineered basement for cool storage.

The north side of the building will look out over the orchard with balconies that will stretch out from the retail space over the walk-out basement storage space onto manicured lawns. With aesthetically pleasing landscaping, the proposed store will be an idyllic respite for families and travelers alike. This will not only be a pleasing entrance for the orchard and the store, but also an eye-catching welcome to Salmon Arm as it will face the Trans-Canada highway on the east side of the McDonald's restaurant.

Operations to Date:

The orchard is co-owned by Bradley DeMille, Kelly DeMille, Harpal (Lally) Sidhu and Sher Sidhu. Together, Brad and Lally are the signatories on the land title to the orchard at 3181 11th Ave NE, formally known as 1424762 BC LTD., and support each other with their specific expertise.

To date, Mr. Sidhu has been the guiding expert in the recultivation of the orchard as Brad DeMille physically oversees the operations to bring the orchard back to a healthy, sustainable fruit-bearing state. Under the previous ownership, the orchard had fallen into disrepair, with dying apple trees, moth and worm-ridden fruit, and unkept grounds. Since possession took place on April 10, 2024, the trees have been delimbed, some physically removed due to disease and age, and systems implemented to control coddling moth, fire blight, scab, and mildew problems, making way for a vital and prosperous orchard once again.

Currently, apples are growing on healthy trees, lawns are routinely mowed and maintained, and sunflowers have been planted to create an aesthetically pleasing field along the westerly frontage of North Broadview Street. The operation took over late in the season, and due to current burn bans, burning dead trees will take place in the Fall 2024. In the meantime, black tarps cover the burn piles, with the intention that any remaining disease will be eliminated through the heat of the summer.

Future Projections:

Future projections of apple yield from the orchard are estimated at 500,000 pounds yearly in apples and their value-added products. These products include but are not limited to, fresh-pressed apple juice, dehydrated apple chips, and apple pies, all of which will be either sold in the DeMille's Farm Market & Orchard, supplied to the cidery, or sold to local businesses such as Shuswap Pie Company etc.

Row crops will be planted in the vacant block along 30th Street to include eye-catching sunflowers and lavender, in addition to pumpkin patches for seasonal u-pick. It is planned as well to plant blocks of artichokes, potatoes, rhubarb, squash, sweet corn, and sweet onions. The row crop produce will be sold on site.

Moreover, the orchard will provide an educational outlet for the community. Field trips from the local schools will highlight the important role of farmers and growers in the community. For example, in the autumn when orchards are ready for harvest, local elementary schools can book field trips up to the orchard where they will be given a tour of the apple production, wagon rides, samples of fresh pressed apple juice, and a free apple to take home, or a pumpkin at Thanksgiving and Halloween. This endeavour is historically significant as it is reminiscent of the Hanna Orchards' business model and will rekindle a part of Salmon Arm's past Fall traditions. These experiences are memorable ways for children and their families to make connections with their community and more specifically, their local farmers.

In tribute to the historical nature of the orchard, one of the original Spartan trees will be left standing in the middle of the orchard. It was planted circa 1950, "following the [1949-1950] freeze that wiped out about 300 growers in the Shuswap", (James Hanna). Brad and Lallu mean to commemorate the vital history with a historically educational plaque and benches at site for tourists and customers on their walk through.

Methodology

The proposed groundbreaking for the new store is projected for the Fall of 2025. BC Steele LTD is the proposed company for the new building, and estimates a build time of 4 months. The prospective building is a barn-like structure with a main-floor shopping market, including a bakery and deli, with an upper mezzanine for cafeteria-style seating overlooking the orchard.

The structure of the store is projected to be at the lock-up stage by November 2025 with interior walls, flooring, plumbing and electrical to be finished by December 2025. The store interior will be repurposed from the current DeMilles storefront including but not limited to, coolers and cooling systems, point of sale and electronic systems, shelving, and furnishings. The new building is projected to open in the Spring of 2026, with the current market officially closing at that time. Please refer to Appendix B for a detailed outline of contractors, time frames, and justifications.

Budget:

Please refer to Appendix A for the projected budget.

Conclusion:

Brad DeMille knows his responsibility to the farmers and local producers with whom he has worked hand-in-hand for almost two decades. To close the door to the DeMilles Farm Market would not only leave a void in the community of Salmon Arm, but it would leave a devastating effect on DeMille's suppliers.

Great respect and thoughtfulness have gone into the planning of the new Farm Market and Orchard with opportunities to give back to the community and build a home that offers locals the chance to learn and appreciate the role of farming and agriculture in the community. It is, therefore, of upmost importance to hundreds of local farmers that the C8 zoning proposal be approved. Brad and his staff have every intention of working very closely with local city authorities and the Agricultural Land Commission to ensure all requests and procedures are followed to perfection.

DeMilles was built on one man's dream, and that dream and passion are now being poured into the bright future of creating an orchard experience, beautiful and welcoming to all, in hopes of bringing greater awareness for local farming, agriculture, and Agri-tourism and in the process making Salmon Arm more beautiful for all who live there.

Appendices:

Appendix A: Budget Outline

Relevant Cost	Proposed Budget	<u>Justification</u>
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Building infrastructure	\$2 million total	Steel girder structure, 14000sq ft
External paneling/ steel	Refer above	Concrete & steel
Internal walls	Refer above	Concrete & wood
Windows & doors	Refer above	Sealed units, glass-garage doors
Insulation	Refer above	R-48 roof, R-28 walls
Paint	Refer above	
Ventilation	Refer above	In-floor heat, solar, forced air
electrical	Refer above	
plumbing	Refer above	
driveways and parking lots	TBD	In-out paved, main lot paved,
		packed soil & gravel
gravel	TBD	Peripheral parking &
		overflow
paving	TBD	Driveways and & main
		parking
landscaping	TBD	Everywhere, frontage, along
		the driveways, "backyard" –
		lawns leading to orchard
refrigeration		On main floor, & in-ground
		under main floor
Moving costs	\$250,000	

Appendix B: British Columbia Supplier List

^{**} Refer to attached Letters of Intent **

Supplier	Product	Vendor Location
2 Ladies Soupin It Up	Soup base mix	Vernon

A&L Peterson Orchards	Orchard fruit	Salmon Arm
Aaron DeSimone		Lumby
Albert Gibson	Produce	
Armstrong Apiaries	Honey	Armstrong
Armstrong Asparagus	Asparagus	Armstrong
Armstrong Farm Co.	Produce	Armstrong
B&L Nyeste Mud Sweat &	Pottery	Sorrento
Tears	,	
B& B Orchard	Orchard fruit	Winfield
Balmoral Farms	produce	Balmoral
BC Brine	Homemade canning	falkland
Bc Tree Fruit	Tree fruit	Kelowna
Bedroc Green House	Garden center	Salmon Arm
Bellmann Specialty Produce	Produce	Armstrong
Bernie's Turbo Spice	Hot sauce	Armstrong
Berry Haven Farms	Berries	Abbotsford
Berry View Farms	Berries	
Bhupinder Karwasra	berries	Oliver
Birch Haven Farms	Corn	Salmon Arm
Big Dave's Spice	Hot sauce	Kelowna
Black Arrow Sales	Hot sauce	
Black Diamond Soil	Soil	Grinrod
Black Forest Noodle	Noodles	Salmon Arm
Blackwell Dairy	Dairy	Kamloops
Blue Hillls Lavender	Flowers	Salmon Arm
Blue Sky Organics	Garden center	Vernon
Bruce Seehaver		
Burnaby Lake Greenhouses	Flower Bouquets	Surrey
Caliente Hot Sauce Company	Hot sauce	Salmon Arm
Canadian Hazelnut	Nuts	Agassi
Cards by Susan	Gidt Cards	Salmon Arm
Castle Cheese (West) Inc	Cheese	Lumby
Charlie MnMahan	Produce	Salmon Arm
Chop N Block	Deli meats/ butcher	Kamloops
Clint Lidstone	Produce	
Colonial Farms	Frozen goods	Armstrong
Curly Willow	Produce	
D Dutchman	Dairy	Sicamous
Dan & Jamie Penner	Eggs	Salmon Arm
Dave Starling	Fruit	Oyama
Dave Poiriera		
Davidsons Orchard	Produce/ Fruit	Vernon

Denis Czerwiak	Produce	Grindrod
Denman Island Chocolate	Choclate & Candy	Denman Island
DeVry Greenhouse	Flowers	Chiliwack
Desert Hills Ranch	Produce	Ashscroft
Dhailiwal		
Doug Saba	Produce	Grindrod
Ed Jesperson		
Ed De Boer	Animal Feed	Grindrod
Elderberry Grove	Elderberry products	Salmon Arm
Elevation Kombucha	Kombucha	Wycliffe
Enderberry Farm	Produce	Enderby
Farmcrest Foods	Produce & Dog Feed	Salmon Arm
Farming Karma Fruit Co.	Fruit drinks	Kelowna
Foothills Creamery	Ice cream	Kelowna
Freshop Produce	Fruit	Aldergrove
Fresh is Best Salsa Co.	Salsa & Chips	Kamloops
Gatzke Orchards	Fruit	Oyama
Gavin & Lorna Young	Produce	Kelowna
Gietema Farms		
Gill Growers	Fruit	Abbotsford
Glenmore Blueberry Farm	Blueberries	Abbotsford
Good "N" Plenty Produce	Produce	Armstrong
Green Lion Farms	Produce	Armstrong
Green Croft Gardens	Produce	Grindrod
Griffin Farms	Produce	Westbank
Grillers Meats	Deli/ butcher	Salmon Arm
Growers Supply Co	Store supplies	Kelowna
H. Middlestead	Grocery	Salmon arm
Habby Jacks	Hot sauce	Kelowna
Hai Hunn		
Hanoi 36 Restaurant Inc	Frozen Pho-kits	Salmon Arm
Happy Days Dairy	Cheese	Salmon Arm
Happy Valley Organics	Produce	Kelowna
Harinder Sidhu		
Harkaran Randhawa	Fruit	Vernon
Hart Marketing & Sales LLP	Fruit	Vernon
Hayat Orchards	Fruit	Lake Country
Helmi's Gourmet Foods	Deli/ Butcher	Abbotsford
Hewitt Orchards	Fruit	Oliver
Hilda 74 retro Design	General Merchandise	Grand Forks
Hobart Farms	Produce	
Honey Onyx	Honey	Falkland

Honey & Wax De Hoog	Honey	Salmon Arm
House of Q Foods Ltd.	Grocery	Surrey
Indigo Love Haskap	Haskap	South Canoe
J Gill Enterprises	Fruit	Aldergrove
Italian Kitchen Sauce Co	Sauces	Vernon
Jag Rai Blueberry Farm	Blueberry	
Jan Blackburn	Sidesen,	Salmon Arm
JD Farms	Turkey	Abbotsford
Jealous Fruits	Fruit	Lake Country
Jesperson Tree Farm	Christmas Trees	Salmon Arm
Jerseyland Organics		
Jessica Offer	Flower Bouquets	Enderby
John O. Stan Apiarie	Honey	Armstrong
John Watters	Garlic	7558
K. Witzke	Carne	
Kalwood Farms		
KarMac Chrtistmas Trees	Christmas trees	Salmon Arm
Kash Farm		
Kurt Sauter	Butcher	Salmon Arm
Kyle Jobin	Pre-packaged meals	Salmon Arm
Maple Tree Corps	Maple Syrup	
Lakeview Fruit Corp	Fruit	Okanagan
Lakeview Haskap	Haskap Berries	Okanagan
Lally Sidhu	Fruit	Cawston
Las Mexicanas	Hot Sauce and Salsa	Kelowna
Lake Country Harvest	Bakery	Lake Country
Lasser Produce		
Lazy Daisy Farm	Produce	
Left Coast Natural	Grocery	Vancouver
Len Lazzarotto		
Lesly Melnyk	Grocery	Salmon Arm
Liquid Ventures	Ice	
Little Red Hen	Bakery	Salmon Arm
Lucifers House of Heat	Hot Sauce	USA
Madalea Growers	Blueberries	Salmon Arm
Mara Foodliner		Mara
Margaret Bland	Produce	Salmon Arm
Mayfair Farms	Produce	Salmon Arm
Motherlove Ferments	Drinks	Salmon Arm
Mum's Okanagan Hot Sauce	Hot Sauce	Okanagan
Mountain Meadow Organic	Garlic	
Garlic		

Neufeld Farms	Produce and Fruit	Lower Mainland
Nicola Valley Honey	Honey	Nicola Valley
Nuleaf Produce	Produce	Kamloops
Nuts 4 U Granola	Cereal	Kelowna
Ogopogo Premium Produce	Hot Sauce	West Kelowna
Okanagan Rawsome	Crackers and spreads	Salmon Arm
One Nut Products	Nuts	Salmon Arm
Organic Ocean Seafood	Seafood	Vancouver
Parmjut Daliwal	Produce	Lake Country
Peak & Terra Hot Sauce	Hot Sauce	Salmon Arm
Phillips Brewing	Fruit beverages	Vancouver Island
Pine Berry Farms	Produce	Tappen
Prairie Fruit Farm	Fruit	Chiliwack
Pro Organics	Produce	Vancouver
Purple Springs Nursery	garlic	Armstrong
Rad Jams	Jams and spreads	
Riley Gibson	Carrots	Silver Creek
Robert Valade	Peas	Tappen
Roots & Greens	Produce	Grinrod
Kazy Farm	Produce	Silver Creek
Russell Thiessen	Produce	Lumby
S. Sundher Orchard	Fruit	Oliver
Sacred Earth Organics	produce	Salmon Arm
Sam Gill	Berries	Chiliwack
Saskatoon Jammery	Jams and Marmalade	Salmon Arm
Sedos	Butcher	Salmon Arm
ShuPops	Frozen treats	Salmon Arm
Shuswap Pie Company	Pie, baked and frozen	Salmon Arm
Shuswap Coffee Co	Coffee	Salmon Arm
Shuswap Cider	Cidery	Salmon Arm
Shuswap Infusions	Tea	Salmon Arm
Shuswap Organics		Salmon Arm
Sophies Cosmic Café	Hot Sauce	Vancouver
Spa Hills Farm	Produce	Armstrong
Spotted Moose Farm		North Shuswap
Steve Van Hassel	Produce	Chase
Stoke Cold Press Juice	Juice	Revelstoke
Stoke the Fire	Hot Sauce	Kimberley
Sukjit Daliwal		
Summit Specialty Foods	Grocery	Vancouver
Sure Crop	Animal Feed	Grinrod
Tanto Latte	Cheese	Salmon Arm

Tanya Ray	Fish	
Taste Buddies	Dressings	Kelowna
The Candy Vault	Candy	Salmon Arm
Canadian Barley Tea	Теа	Salmon Arm
The Country Kettle	Popcorn	Salmon Arm
The eH team Farm	Frozen goods	Kelowna
Three Diamond	Dressing	Osoyoos
Triple Jims	Fruit juices	Chiliwack
Vernon Sausage Co	Butcher/ Deli meats	Vernon
Kurts Deli- Kurt Sauter	Butcher/ Deli meats	Salmon Arm
Village Dairy	Dairy	Armstrong
West Ida Farms	Produce	Salmon Arm
West Coast Barrel	Whiskey barrels	Vancouver
White Lake Organic	Bakery	White Lake
Wild Mountain Chocolate	Confectionary	Invermere
Westland Sausage	Butcher/ Deli meats	Salmon Arm
Willow Creek Grain	Produce	Grinrod
Wineland Dressing	Dressings	Naramata
Zelaney Farms	Carrots	Vernon

Appendix C: <u>Letters of Intent</u>

Please See Attached for Letters of Intent.



April 15, 2024

To whom it may concern,

I am writing on behalf of Neufeld Farms Ltd. In Abbotsford, BC. We are a family owned fruit and vegetable farm, and we also process preservatives such as pickle products. We have had a working relationship with DeMille's Farm Market for many years now, and they are the reason that we can farm what we farm. We ship them a large quantity of products each year.

Dealing with Brad and Jacob at DeMille's is a treat! They are always willing to help the farmer out. There are some times when we have an abundance of product, and when we ask them to help out, they simply say, 'send it'. They help us move larger volumes that we would not be able to do in our small market.

I understand that DeMille's is trying to relocate. I hope that changing locations does not cause them issues for selling other small farmers product, as it would hurt my farm significantly and I know it will hurt others as well. We hope to continue to have many more years of business with DeMille's Farm Market wherever their new location is, and I am truly grateful that they have been able to sell so much of our product.

Sincerely,

Steven Neufeld Owner/Operator Neufeld Farms

Kazy Farm Organics

284 Salmon River Rd. Salmon Arm BC V1e3e3 250 804-1232 bcvteric@yahoo.ca

April 4.2024

To whom it may concern,

I am writing on behalf of Kazy Farm Organics in support of Demilles Farm Market during a difficult transition. Unable to renew the lease at the current location, they are facing the necessity of having to relocate.

I have been supplying fresh produce to Demilles for over 10 years and they have been an important part of my business since the beginning of our relationship. Demilles has been instrumental in promoting and distributing local produce which benefits both the farmer and the consumer. In order for the support that they give to countless local producers to continue, their new location requires adjustments to current zoning regulations which I fully endorse.

I trust that facilitating these changes will serve the best interest of our community, ensuring the support of local agriculture and the economy. I appreciate your support for Demilles Farm Market.

Sincerely,

Eric Fell



15850 Old mission rd Lake Country BC V4V 2G8

Phone: (250)878-4877

Email: Lakeviewfruitcorporation@outlook.com

March 28, 2024

To Whom It May Concern,

Our company Lakeview Fruit Corporation is a producer & Packer of fresh fruits which include apples, cherries, apricots, nectarines, pears and peaches. We have been in business since 1995 and have been conducting business with DeMilles Farm Market for over 10 years.

Demilles has supported our business and helped build our growth over the years. We are one of the larger peach growers in the north Okanagan and rely on Demilles to help move are peaches. There are very few fresh markets in BC that support local growers to the scale Demilles has. They play a crucial role in the Agriculture sector by helping local farm business move and market there products.

We support Demilles in their decision to relocate their market in Salmon Arm, this decision is not just for the benefit of Demilles but will also benefit multiple agriculture business in BC. Although we understand there are regulations set in place by the ALC to preserve farmlands we believe the importance relies more on the farmers then the land itself. Markets such as Demilles provide a true farm to table experience which is a rare commodity. We hope you support there growth and enable them to build there new market.

Regards

Arsh Dhaliwal (Andy)
President and Co-owner



Salmon Arm, B.C.

4321 10th Avenue SE, Salmon Arm, BC, V1E 1W6

Phone: (604) 819-2659

Email: littlemntfarm@gmail.com

March 26, 2024

To Whom It May Concern,

I am writing on behalf of Little Mountain Farm to express our support for Demilles Farm Market during a time of significant transition. It has been brought to our attention that Demilles Farm Market, a cherished partner and supporter of our farming community, faces the necessity of relocating due to the inability to renew their lease at their current location.

Demilles has been instrumental in promoting local farming, benefiting not just Little Mountain Farm but the broader agricultural community. Their new location requires adjustments to current zoning regulations, which we fully endorse.

We trust that facilitating these changes serves the best interest of our community, ensuring the sustainability of local agriculture and economy. We appreciate your consideration and support for Demilles Farm Market's smooth transition.

Sincerely

Bill Vermeer

To whom it may concern,

Sacred Earth Eco-Farm is located in Salmon Arm and we have been Selling to DeMille's Farm Market since 2017. They open there doors to us like many before us in this community. Demilles is the closes example of a traditional market where fresh produce grown buy local farms are enjoyed buy locals and many tourist wanting a tase of the Shuswap.

We fully support the relocation of Demills onto the old historic Hanna and Hanna orchard so the may keep adding more years of good food and memories to all who stop buy.

Regards,





To Whom It May Concern:

Shuswap Organics is a supplier of fresh local vegetables and preserves to stores and restaurants in the Okanagan/Shuswap/Columbia region. We've supplied vegetables and preserves to DeMilles Farm Market for the last 3-4 years.

Demilles is one of the very few actually independent and local-supporting outlets for small-scale growers in the region, and they support a number of local growing operations beyond our own. They have done so for a much longer period of time than our own time in business. It is fair to say they purchase thousands of pounds of produce from local growers each season, with a peak in the summer months.

We are supportive of the continuation of Demilles' presence in the wider Salmon Arm area, and would consider the loss of this important outlet for local food as having a detrimental effect on small-scale growers.

We hope their plans to relocate their operation to the uptown area of Salmon Arm is supported and enabled by all of the relevant authorities.

Regards

22

Owen Madden

Co-Owner

To whom it may concern,

We (Sweet Haven Farms) are a local farm based in the Okanagan which has been operating over the last 6 years, growing microgreens and lettuce.

Demille's Farm Market was one of our first outlets to sell our local produce. They have been an integral customer giving us sales which has helped our business to develop to what it is now. We have done business with Demille's for over 5 years and at least \$15,000 worth of our product is sold **annually** through their outlet, which is a big portion of our income helping our business to stay a-float.

We hope everything can be done to get commercial zoning and/or everything required to continue selling our products (and those of many other customers) at their <u>new store</u>.

- -Seth Armbruster
- -And Sweet Haven Farms Team



TO: Gary Buxton, Director of Planning

DATE: November 13, 2024

PREPARED BY: Chris Moore, Engineering Assistant

APPLICANT: Brad Demille, 3710 10 Avenue SW, Salmon Arm, BC, V1E 3K1/ Harpal Sidhu

SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1301

LEGAL: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531

CIVIC: 3181 11 Avenue NE

Further to your referral dated September 17, 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 recommends that it 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 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 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. 30 Street NE, on the subject property's western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS). However the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path, to be constructed at the applicant/developers cost.
- 2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multiuse path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. 11 Avenue NE, on the subject property's Southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
- 4. 11 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, road widening and construction, curb & gutter, Multiuse Path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 6. Additional dedication will be required at the intersection of 30 Street NE and 11 Avenue NE for the construction of a proposed roundabout.

Water:

- 1. The subject property fronts a 250mm diameter Zone 4 watermain on 30 Street NE and a 200mm diameter Zone 4 watermain on 11 Avenue NE. No upgrades will be required at this time.
- Records indicate that the existing property is serviced by a 50mm service from the 200mm diameter watermain on 11 Avenue NE and may also have a domestic service to the house. Only one service to the property will be permitted to remain. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
- 3. The owner is required to upgrade the existing water system to comply with the requirements of the City's Cross Connection Control bylaw 3934.
- 4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
- 5. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

Sanitary:

- 1. The subject property fronts a 200mm diameter sanitary sewer on 30 St NE and the western portion of 11 Avenue NE. 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 11 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 sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

- The subject property fronts a 300mm diameter storm sewer on 30 St NE, a 250mm diameter storm sewer on 11 Avenue NE and a storm drainage pond exists on the subject property within a right of way. No upgrades are anticipated at this time, unless required for road drainage.
- 2. Records indicate that the existing property is not currently serviced with City storm.
- 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) and Category B (Pavement Structural Design) is required.

Chris Moore

Engineering Assistant

Jenn Wilson P.Eng.

City Engineer

<u>SECTION 62 - CD-24 – COMPRHENSIVE DEVELOPMENT ZONE- 24</u>

Purpose

24.1 The CD-24 *Zone* is intended to provide for the year-round retail sale of farm produce on land within the Agricultural Land Reserve.

Regulations

24.2 On a parcel zoned CD-24, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-24 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the CD-24 Zone:
 - .1 retail sale of farm produce;
 - .2 agriculture in accordance with the Agricultural Land Commission.
 - .3 mobile food vending; #4240
 - .4 outside vending; #2837
 - .5 accessory use.

Accessory Use

- 24.4 The following accessory uses and no others are permitted in the CD-24 Zone:
 - 1 retail sale of confectioneries and soft drinks;
 - .2 retail sale of packaged food stuffs;
 - .3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
 - .4 retail storage of produce
 - .5 retail sales of arts and crafts. #3768

Maximum Parcel or Site Coverage

24.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

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

Minimum Parcel Size or Site Area

24.7 The minimum parcel size or site area shall be 1,000.0 square metres (10,764 square feet).

Minimum Parcel or Site Width

24.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

24.9 The minimum setback of the principal building from all parcel lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

24.10 The maximum sales floor area shall be 1200.0 square metres (12,916.7 square feet). #3768

Outside Storage

24.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

24.12 Parking and loading shall be required as per Appendix I. #3768



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: City of Salmon Arm Community Heritage Register – Proposed Additions

Date: March 3, 2025

Executive Summary/Purpose:

To add several heritage buildings and sites to the Community Heritage Register.

Motion for Consideration:

THAT: the Development and Planning Services Committee recommends to Council to authorize the addition of the following to the Community Heritage Register:

- 1. A.D. Meek Filling Station (751 Highway 97B NE);
- 2. Broadview School (751 Highway 97B NE);
- 3. Chinese Cook House (751 Highway 97B NE);
- 4. J. Pearson Shaw Log Cabin (751 Highway 97B NE);
- 5. Laitinen Log House (751 Highway 97B NE);
- 6. Old Enderby Road (751 Highway 97B NE);
- 7. Peterson Barn (751 Highway 97B NE);
- 8. Pidhirney House (751 Highway 97B NE);
- 9. Queest Lookout Tower (751 Highway 97B NE); and
- 10. Valley Methodist Church (751 Highway 97B NE).

Staff Recommendation:

THAT: the motion for consideration be adopted.

Proposal:

To add several heritage buildings and sites to the Community Heritage Register.

Background:

The Community Heritage Register is a tool used to identify buildings or sites that are significant to the heritage of the community. The Community Heritage Register is voluntary and does not obligate the property owner (in this case the City) to undertake any additional work or funding for the maintenance of the building(s).

The Community Heritage Register was first adopted by Council in February 2010. The properties and Statements of Significance of the Register were added in three separate phases, with Phase I occurring in 2010, Phase II in 2011, & Phase III in 2013. Since then there have been few changes

to the document. There are currently fifty (50) properties on the Community Heritage Register. Prior to this, the most recent property that was added to the Register was the Littlehales-Barker House (2571 Lakeshore Road NE), which Council approved the inclusion of in October, 2022.

On February 3, 2025, members of the Community Heritage Commission passed a motion to add the following to the Community Heritage Register:

- 1. A.D. Meek Filling Station (751 Highway 97B NE);
- 2. Broadview School (751 Highway 97B NE);
- 3. Chinese Cook House (751 Highway 97B NE);
- 4. J. Pearson Shaw Log Cabin (751 Highway 97B NE);
- 5. Laitinen Log House (751 Highway 97B NE):
- 6. Old Enderby Road (751 Highway 97B NE);
- 7. Peterson Barn (751 Highway 97B NE);
- 8. Pidhirney House (751 Highway 97B NE);
- 9. Queest Lookout Tower (751 Highway 97B NE); and
- 10. Valley Methodist Church (751 Highway 97B NE).

Since then, draft Statements of Significance have been finalized, and are attached as Appendices 1-10.

Relevant Policies:

Planning Department

The proposed additions to the Register are all currently located at R.J. Haney Heritage Village and Museum (751 Highway 97B NE). The parcel is designated Park in the City's Official Community Plan and is zoned P-1 (Park & Recreation) in the Zoning Bylaw. The subject property is City owned land.

Staff have no concerns with the additions to the Community Heritage Register, especially since this would not negatively impact the property's development potential.

Financial Considerations:

N/A

Committee Recommendations:

The Community Heritage Commission recommends that Council adopt the motion for consideration.

Public Consultation:

N/A

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 A.D. Meek Filling Station (751 Highway 97B NE)
- Appendix 2 Broadview School (751 Highway 97B NE)
- Appendix 3 Chinese Cook House (751 Highway 97B NE)
- Appendix 4 J. Pearson Shaw Log Cabin (751 Highway 97B NE)
- Appendix 5 Laitinen Log House (751 Highway 97B NE)
- Appendix 6 Old Enderby Road (751 Highway 97B NE)
- Appendix 7 Peterson Barn (751 Highway 97B NE)
- Appendix 8 Pidhirney House (751 Highway 97B NE)
- Appendix 9 Queest Lookout Tower (751 Highway 97B NE)
- Appendix 10 Valley Methodist Church (751 Highway 97B NE)

A.D. Meek Filling Station 751 Highway 97B NE Salmon Arm, B.C. Circa 1927

Previous locations: SE corner of Palmer Street and Alexander Avenue (1927-1935), Paradise Point on Shuswap Lake (1935-1997)

Description

The A.D. Meek Filling Station: a small, one-storey rectangular log building now located at R.J. Haney Heritage Village & Museum in Salmon Arm. Recognized by its symmetrical construction, the station sits on the corner of the Village and features an orange and blue color scheme, a porcelain sign advertising it as a Union 76 franchise, and an overhang that protects the gas pumps.

Values

The A.D. Meek Filling Station is valued for its aesthetic, heritage, and social significance.

Originally located on the southeast corner of Palmer Street and Alexander Avenue, the Filling Station was purpose-built and an excellent example of vernacular architecture.

Alf Westerberg built the Station for A.D. Meek in 1927 using small trees for the build. Logs were cut, peeled, notched, and chinked.

The Filling Station is valued for its historical connection to the local business community, as well as A.D. Meek and his employees.

Nicknamed the "Flea on the Fly," A.D. Meek ran several businesses concurrently. He operated an orchard, a packing house, a trucking and hauling business, and the Union Oil Bulk Plant. He delivered gas to Salmon Arm, Sicamous, Sorrento, and the North Shore.

1930 Meek expanded the service operation and built a garage. The Filling Station served the community of Salmon Arm until 1935.

The Filling Station is valued socially for its adaptive reuse as a summer cabin.

A.D. Meek had the Filling Station dismantled and towed by water to Paradise Point on Shuswap Lake in 1935. It was re-erected as the Meek family summer cabin. In 1944 the property was sold to Dick and Pearl Richards and was, in turn, eventually left to their daughters Pam and Esme. The daughters donated the building to R.J. Haney Heritage Village & Museum on the condition it be restored. In 1996 the members of the Shuswap Chapter of the Vintage Car Club of Canada dismantled and moved the logs, reerecting the building at the Village in 1997.

Character Defining Elements

Site:

- Two gas pumps
- Hanging planters in summer

Building:

- Small rectangular log building with a large overhang
- Cedar shingle roof
- Exposed log rafter tails
- Log ends alternately painted orange and blue

• Original fixed single paned windows

Broadview School

Other name: North Broadview School

751 Highway 97B NE Salmon Arm, B.C. Circa 1918

Previous location: North end of Broadview Road (now 30 Street NE) (1918-1988)

Description

The Broadview School is a two-storey building, with a gable roof, covered front porch, and distinctive flight of steps. Now located at R.J. Haney Heritage Village & Museum in Salmon Arm, the school was originally constructed at the north end of Broadview Road and moved to the Village in 1988.

Values

The Broadview School has significant heritage value as it symbolizes the rural farming community's belief in the importance of education and demonstrates the area's communal social development.

The school was built in 1918 after Salmon Arm Central School was destroyed by fire. Previously, children along Broadview Road, or "the Limit," had to either walk to the Central School in Salmon Arm, or to the North Canoe School at Peachy Hill, for classes.

Mr. J.K. Fraser donated the land for the school on the north end of Broadview Road. The Province sent the plans for the Broadview School to M. MacKay, Secretary to the School Board. The frame was constructed with the windows facing west. The main stairs went from the outside to a vestibule. The school was heated by a wood stove, raised off the floor, and enclosed by a metal casing. There was a basement with a partitioned entrance on the west side. Use of the divided space was separated by gender. Boys played on one side and the girls on the other. Division by gender continued outside with two outhouses: one for the girls and one for the boys.

The Broadview School opened March 11, 1918 with 20 students and teacher Miss Vera Halpenny in attendance. Miss Halpenny had been teaching the class since the beginning of the academic year at the North Canoe School, earning \$65/mo. Broadview School went on to serve its community for the next 32 years.

Statistics show that enrollment at Broadview School increased throughout the 1940s with 55 registered in 1948. The 6 and 7 year olds were bussed to town to alleviate overcrowding. In spite of its increasing enrollment, Broadview School was slated for consolidation. It closed in 1951 and was turned over to the municipality. The building continued to be a social hub and was used for baby clinics and the occasional social gathering for the Broadview Community Club.

The area's student population continued to grow, so the building was reopened by the School District in 1955 and Elizabeth (Betty) Butchart hired to teach¹. An interior stairway to the basement was added when inside washrooms and a new furnace were installed.

¹ Elizabeth (Betty) Martha Reid of Merville, Vancouver Island married Clint Butchart of Silver Creek on August 13, 1955. Betty had been teaching in the area and they met at a dance at the old Institute Hall. They built their first home on Tank Hill where the Toyota dealership is now located. They raised three children: Bill, Stephen, and Sharon. Page 67 Silver Creek Ramblings.

The South Broadview School was built in 1956 and the Broadview School became known as the North Broadview School.²

In 1976, North Broadview School became strictly a primary school.

Faced by financial pressures placed on School District 89, the school closed on June 30, 1986. Impacted students bussed to Bastion School the following September.

In 1988 Broadview School alumna Norma Harisch successfully lobbied to have the school moved to R.J. Haney Heritage Village & Museum. The building was reassembled and re-roofed. The classroom was restored in 1992 and desks, a stove and an organ were installed. Elementary school classes have attended the museum's Pioneer Program since 1996, once again led by "Miss Halpenny."

A tearoom was installed in the basement of the school in 1992 and operated until 2021. In 2023, the Children's Museum and Discovery Centre officially opened in the former tearoom.

Character Defining Elements

Building:

• Simple massing, traditional rectangular form, elevated gabled entrance, and cedar shingle roof

- Constructed of locally sourced materials including horizontal wood siding painted yellow with dark brown trim, its front partially clad in decorative wood singles
- Brick chimney
- Restored interior including original wainscoting, wood floors, and single paned glass windows
- Built-in book case with glass sliding doors
- Open classroom space enhanced by a high ceiling and ample natural light
- Simple cloakroom complete with coat hooks
- Functioning window hardware, chalkboards, etc.
- Current use as an educational tool for the community

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² The first telephone listing for South Broadview School is 1956. The first telephone listing for North Broadview School is 1955, one year earlier.

Chinese Cook House 751 Highway 97B NE Salmon Arm, B.C.

Circa 1895

Previous locations: 1159 Passchendale Road, Sorrento, BC (1895-1984), Minion Field on Harbell Road (now 30 Street SW) (1984-1986)

Description

The Chinese Cook House is a one-and-a-half storey, hand-hewn log home with a steeply pitched roof. It is situated with its gable end facing the driveway into R.J. Haney Heritage Village & Museum.

The cabin, historically called "China Shack," was constructed sometime between Thomas Henry Jones' arrival at Trapper's Landing in 1895 and the completion of his letters patent in 1897. Jones sold his property to the Shuswap Lake Land and Development Company in 1909, which then became part of the Kinghorn Estate. ²

The log building was dismantled and moved from Sorrento³ to Minion Field on Harbell Road (10th Ave SW) in the spring of 1984.

The components of the building were stored at Minion Field until 1986 when it was moved and reassembled on a temporary foundation in the parking lot southeast of Haney House. In 2000 the structure was moved to the amphitheatre site at R.J. Haney Heritage Village & Museum and placed on footings. A taper sawn cedar shingle roof was installed. ⁴

Note: Trapper's Landing was named by Billy Henstridge, and renamed Sorrento by J.R. Kinghorn in 1909.

J.R. Kinghorn had a new house built on the property in 1909 and moved into the house in 1910, one month before the birth of his daughter. *Salmon Arm Observer*, July 29, 1910 and August 26, 1910. This house became the farm manager's house after Spes Bona was built by Wm (Billy) Reader of Salmon Arm.

"Historic Log building Levelled", *Salmon Arm Observer*, March 14, 1984. Hand forged square nails were found when the doorway and windows were disassembled, indicating the log building was built in the 1800s.

There were two historic log structures originally located on the Kinghorn property that were relocated. Norman Day moved Billy Henstridge's original cabin from the landing to the Ferry Dock in 1939 and renamed it Sorrento Lodge. The Chinese Cook House was delivered to R.J. Haney Heritage Village in 1986 and identified by Surveyor Joe Johnson as originally located on Thomas Henry Jones' homestead.

¹ BC Archives and Records Service: NW ¼ of Section 16, Township 22 Range 11 W 6th M was first homesteaded by Martin Strange (August 28, 1894) but his application was cancelled. Thomas H. Jones subsequently applied for his letters patent on January 18, 1897.

² "A Coming Center." Salmon Arm Observer March 20, 1909. T. Jones sold his property for \$6000.

³ 1159 Passchendale, Sorrento, BC

⁴ According to Project Manager Rick Tanaka, cedar shakes were made from shake blocks harvested in Seymour Arm and a new roof was installed by R.J. Haney Heritage Village in 1986. The building was relocated to a natural amphitheatre in 2000. The cedar shake roof deteriorated in the forest setting. Quality Roofing, Armstrong, B.C.

In 2012 the log house was incorporated into the organization's SASCU Presents Dinner Theatre Amphitheatre.

Values

The Chinese Cook House is valued for its aesthetic, historic, and social significance.

The aesthetic significance of the Chinese Cook House lies in its architecture. The one-and-a-half storey dwelling was constructed from locally available materials. Its simple rectangular massing consists of hand-hewn logs with dovetail joints, and a wooden shingle roof. Its method of construction indicates a level of craftsmanship that is a testament to historic architectural techniques. Also of note was the short door entry into the cabin. This doorway was enlarged in 1986 to address safety concerns for the now public building.⁵

The historic significance of the Chinese Cook House lies in its association with its first owner, Thomas Henry Jones, who established himself as a farmer in the area by 1895. Jones completed his obligation to clear several acres of land, build a home, and plant a garden. Jones also planted an apple orchard. He was granted his letters patent to 157 acres (Part NW ½ S16 T 22 R 11 West of the 6th Meridian) in 1898. It is believed that the Chinese Cook House was his home.

James Reid Kinghorn was the next known owner of the cabin. Kinghorn mistakenly thought the CPR would be re-routed along the shore of Shuswap Lake. He formed a company and set to laying out the township of Sorrento. He chose 36 acres of land for his own home, which straddled the homesteads originally claimed by Thomas Henry Jones and William (Billy) Henstridge. Kinghorn named the development Sorrento, after the Italian town where he and his wife had honeymooned.

Kinghorn had a mansion built on site and the property became a community gathering place. The large home needed many staff and employees were accommodated. The log home became the residence for the Chinese workers who cooked, landscaped, and did the laundry. When the cabin was disassembled in Sorrento, Chinese and Filipino newspapers were found on some of the logs dating back to 1928. They had been used as insulation.⁶

In the 1930s the Chinese Cook House was retrofitted with bunks for migrant farm workers hired to pick apples.

After Kinghorn's death in 1944, the property changed hands several times. In 1963 the Anglican Church purchased the estate and set to running Sorrento Centre. The China Shack became the Sorrento Centre's wash house with two showers and toilet facilities to accommodate campers and cabana visitors. In 1984

installed a taper sawn shingle roof some years after the building's move to its current location according to Ted McTaggart, former Manager of Construction.

⁵ According to Salmon Arm Museum Project Manager Rick Tanaka.

⁶ The 1921 census finds Yee Ham, 36, a Buddhist cook from China who had immigrated to Canada in 1908, living in a wood building, employed as a cook. Locals affectionately called the cook "Eye."

In *Voices of Settlers, Stories from the South Shore of Shuswap Lake*, page 48, c. 2012, Ann Chidwick writes of Phyllis Parkes' memory of the when the Kinghorn household caught fire in 1927. Eye was in the kitchen, throwing china out of the window in order to save it. No dishes survived the fire. Meanwhile Walter Dunne was pushing the piano out of the door, trying to save it.

the septic field and wash house needed to be replaced and the building was offered to the Salmon Arm Museum & Heritage Association.⁷

Eventually the log house found its way to R.J. Haney Heritage Village and was repurposed once again—becoming a storage room for theatre props, sound equipment, and museum artefacts. The front door, complete with an overhang for inclement weather, opens on to the stage for theatrical and musical presentations.

Character Defining Elements

Building:

- Hand-hewn square log construction with half dovetail joints
- Rectangular massing
- Simple gable roof clad in cedar

Associations:

- Spes Bona, the Kinghorn Estate (1909-1944) and Sorrento Centre (1963-)
- Two Chinese men who gardened, laundered, and cooked for the Kinghorns sometime after W.W. I began. One was called "Eye"⁸
- Minion Field, the first airstrip in Salmon Arm
- Dinner Theatre at R.J. Haney Heritage Village & Museum circa 2013 -

⁷ Salmon Arm Observer, "Historic log building levelled" by Norma Hlina. March 14, 1984.

⁸ Apple of his Eye, the Sorrento Centre Story. Barker, Dorothy, Editor. 1982. Page 6.

J. Pearson Shaw Log Cabin 751 Highway 97B NE Salmon Arm, B.C. Circa 1889

Previous location: Harbell Road (now 30 Street SW) at Minion Field (1889-1986)

Description

The J. Pearson Shaw Log Cabin is a one-and-a-half storey, hand-hewn log home. Commonly called the Salmon Valley Homestead, it is located at R.J. Haney Heritage Village & Museum in Salmon Arm. The home dates back to 1889 when J. Pearson Shaw settled in the area to file his letters patent on 80 acres of the SE quarter of Section 9, Township 20, Range 10 West of the 6th Meridian.¹

The log cabin was moved from Minion Field on Harbell Road (10th Ave SW) to R.J. Haney Heritage Village & Museum in 1986, and reassembled in the parking lot southeast of Haney House. According to Rick Tanaka, several lower logs were replaced and a hand split shake roof installed. The log home was moved a second time to the pasture at the Village in 2014, placed on two concrete wall foundations and two rows of Sonatube footings in the middle of the structure and roofed with taper sawn cedar shingles.

Values

The log cabin has aesthetic and heritage significance.

The aesthetic significance of the J. Pearson Shaw Log Cabin lies in its vernacular architecture. The one-and-a-half storey dwelling was constructed from locally available materials to meet the requirements of a Western Land Grant. Its simple rectangular massing consists of hand-hewn logs with dovetail joints and a cedar roof. Its method of construction indicates a level of craftsmanship that is a testament to historic architectural techniques.

The historic significance of the cabin lies in the community leaders who have taken up residence in the home.

On November 6, 1890 Reverend Jas. Turner married James Pearson Shaw (23) and Ellen Elizabeth Willson (24) by special licence at the home of Thomas Shaw, the groom's father. The marriage is thought to be the first in the district. Two daughters were born to the couple while residing in Salmon Arm, Effie in 1892 and Nellie in 1893. Effie was the third known child of European descent to be born in the area, only preceded by the Harris twins born in 1891. Mrs. Shaw was tended to by her mother-in-law Mrs. Thomas (Maria Jane) Shaw (1892) and Mrs. Robert (Annie) Armstrong (1893) as no doctors were available.

In February 1894, Shaw moved his family to Shuswap, near Chase. Shaw went on to serve as Justice of the Peace, Secretary-Treasurer for the Shuswap school board, and was President of the Kamloops Agricultural Association (1903-1904). He represented the Kamloops Riding in the Legislative Assembly of British Columbia from 1909-1916 as a conservative.

¹ Letters patent were applied for on March 31, 1890 and awarded April 7, 1894.

In 1894 a fire raged through the valley destroying homes, barns, crops and livestock. The J. Pearson Shaw cabin survived where neighbours' homes did not. The Shaw cabin became the manse for the first resident Methodist Minister. Rev. James Calvert, and his wife Mary Jane (Polly), took up residence for two years.² Polly had never lived in such a modest dwelling and set to work making it homey. They were joined by James' sister Susanna (Susie) for their first winter, who suffered from asthma and needed care.

Calvert was ordained at the first Methodist Conference held in B.C. (1887). He had served Bella Bella, Ladner, Nicola, Maple Bay, and Salt Spring Island, before being called to serve in Salmon Arm in 1894.

Having overseen the construction of the first Methodist Church in Salmon Arm, James Calvert was called to Grand Forks in 1897. He returned to name and officiate at the opening of the Mt. Ida Methodist Church in 1911. He also served as the Methodist conference leader (1909) and retained his connection to Salmon Arm through his parents and sibling who owned property at the base of Mt. Ida.

Character Defining Elements

Current Site:

- Location in proximity to the Mt. Ida Methodist Church, the Peterson Barn, and the Turner Heritage Orchard
- Agricultural land, cleared pasture flanked by mature forest to the north

Former Site:

- Association with the Shaw and Palmer families
- Surviving the fire of 1894 where neighbouring homes, barns, crops and possessions did not
- Association with Harbell Road, the third road laid out in Salmon Arm
- Repurposed as Salmon Arm's first Methodist parsonage for Reverend James and Polly Calvert
- Association with Mt. Ida Methodist Church, which was officially opened by James Calvert in 1911. The church is a virtual twin to the Methodist Church at Hedgman's Corner, built under the leadership of Reverend Calvert during his time in residence. The Mt. Ida Methodist Church was also relocated to R.J. Haney Heritage Village & Museum
- Proximity to Minion Field, Salmon Arm's first air strip
- Proximity to the District of Salmon Arm operated dog pound

Building:

Vernacular architecture typical of pre-20th century settler homes of the area

- Constructed from locally available timbers
- Utilitarian scale and massing
- Strong horizontal lines
- Simple gable roof
- Hand-hewn logs
- Well executed rustic detailing such as square dovetailed corner joints
- Unadorned wall surfaces

² The Encyclopedia of Methodism at the Bob Stewart Archives, Vancouver School of Theology lists Calvert in Salmon Arm from 1894-1896. Page 122.

• Locally available cedar taper sawn shingles replacing original shake roof

Laitinen Log House 751 Highway 97 NE Salmon Arm, B.C. Circa 1922

Previous location: 3861 30 Street NE (formerly Broadview Road North) (1922 until moved to current location)

Description

The Laitinen Log House is a one-and-a-half storey, gable roof home complete with a small front veranda. Located at R.J. Haney Heritage Village & Museum in Salmon Arm, the house dates back to the early to mid 1920s, when newlyweds Albert and Vera Laitinen constructed it from logs on their property.

Values

The Laitinen Log House is valued for its social and aesthetic significance.

The Laitinen Log House is valued for both its societal significance and association with Albert and Vera Laitinen. Albert was the son of Matt Laitinen, an early Finnish settler who was killed in a railway accident working for the CPR in 1911. Mary Catarine (Catherine) Laitinen, Albert's mother, earned the letters patent for 160 acres on the SE ¼ Section 25 Township 20 Range 10 West of the 6th Meridian on Broadview Road. Mary subdivided 19.15 acres from the property to give to her son when Albert and Vera were married in 1922.

Vera Laitinen nee Halpenny was the first teacher at the Broadview School. Opened in 1918, it is now located at R.J. Haney Heritage Village & Museum.

The couple made significant social contributions to the City of Salmon Arm. Albert was a volunteer fireman, an ambulance attendant, and worked with the Red Cross, CNIB, and Meals on Wheels.

Vera worked tirelessly as a volunteer to help cancer survivors, with the Women's Institute, Red Cross, United Church Women's Auxiliary, and Broadview Community Club. She was the first person in Salmon Arm to earn her St. John's Ambulance Certificate.

Both Vera and Albert were thrifty and did not believe in spending money needlessly. Their shared character trait is reflected in the choice of finishes in their simple dwelling.

Their home was a social hub and the couple frequently entertained. Tom Davidson often played fiddle at their place and dances were held in the living room. Vera loved to feed people and was famous for her cheese straw recipe.

The Laitinen House is cabin-like in construction. It is aesthetically important for its largely original exterior materials and unassuming form and detailing. The house was built by Victor Pelto, a Finnish-born family friend, and Jack Hautala, Albert's brother-in-law, while the couple lived with Albert's mother, Maria (Mary) Laitinen. Constructed from second growth forest from the property and from locally available materials, the house is unique as the logs were not hewn, but rather peeled, left rounded, and then side-notched and chinked. Strips of wood cover the chinking between the logs both in and outside the structure. The couple painted the exterior of the house brown.

The house had no services (electricity or plumbing) when it was built. Part of the porch was closed in for a dining nook and two additions were added on as the family grew—a sleeping room adjoined the living room where the couple slept, while a bathroom was added west of the kitchen around 1946. The two additions were taken off the building in preparation for the move from Broadview Road to R.J. Haney Heritage Village & Museum and were not restored as they were not original to the structure.

Character Defining Elements

Site:

- A yellow rosebush planted outside the kitchen window in memory of Vera Laitinen Building:
 - One-and-a-half-storey round log construction
 - Gable roof
 - Gable ends and porch enclosure clad in tapered cedar shakes
 - Cedar shingle roof
 - Log exterior walls
 - Original doors and single pane windows
 - Original fir floors with a trap door that went to the cellar
 - Two matching six paned windows in the breakfast nook that were used in the original construction

Old Enderby Road 751 Highway 97B NE Salmon Arm, B.C. 1893

Description

The Old Enderby Road is a section of a "waggon road" that connected early settlers to the community of Enderby. Once leading to Gardner's Lake, the road is located within the buffering zone of the Helenita Harvey Nature Trail at R.J. Haney Heritage Village in Salmon Arm, British Columbia.

Old Enderby Road consists of a clearing of 49.8 metres of roadway nestled in a forested area. The road has fallen into disuse but can be viewed by walking on the south easterly portion of the Helenita Harvey Nature Trail. The roadway is approximately 4.6 metres wide. It is 319 metres from the centre of 10th Ave N.E. and corresponds to the survey notes obtained by BC Land Surveyor Joe Johnson.²

The historic place is an archaeological remnant related to the landmark commonly referred to as Larch Hill Corner.

Values

The Old Enderby Road is valued for its historic, cultural, and aesthetic significance.

Old Enderby Road is valued for its historic association particularly with settlers who voluntarily built and maintained the road from John A. Nelson's property to Gardner's Lake.³ The list of participating settlers is not conclusive but included Fred A. and William McLeod, David S. Mitchell, Dan Stewart, John Lund, Dean Barrett, C. MacVicar, and John D. McGuire. The road is also valued for its association with the City of Enderby and the impressive five-storey Columbia Flouring Mill.⁴

Early settler J.D. McGuire recalled that to fetch flour from Enderby, he would start with a wagon and team at 4 a.m. and not get back until late at night.⁵

Old Enderby Road is culturally important as a transportation route, demonstrating how settlers travelled overland in place of water transportation. It is considered to be one of the few recognized, publicly accessible remnants of an early, non-gazetted road in Salmon Arm. The road fell into disuse when it was replaced by the Okanagan Highway.⁶ A lone Douglas fir tree grows in the middle of the road. Retired Forestry Technician Keith Cox used an increment borer to core the tree. At chest height Cox counted 67 rings, indicating that the tree was at least chest height 67 years prior to 2024 (1957). Cox noted that the

¹ Surveyors notes titled **Book B Tp 20-21 R 9 W6th Mn J.D.A. Fitzpatrick 1893**, numbered 5683 obtained by Joe Johnson. Spelling of waggon the Surveyor's notes, page 11 December 4 & 5, 1893.

² Measured professionally August 15, 2024.

³ John Albert Nelson completed his letters patent October 13, 1894. The J.A. Nelson property later became known as R.J. Haney Heritage Village & Museum when it became a park, named in memory of R.J. Haney, an enduring settler who arrived in the area in 1902.

⁴ The Columbia Flouring Mill was established in 1886, purchased in 1888 by R.P. Rithet, and ceased production in 1913 according to Jackie Pearase, Administrator at the Enderby & District Museum & Archives

⁵ Doe, Ernest. *Centennial History of Salmon Arm* page 14, c. 1971.

⁶ Okanagan Highway is now known and as Highway 97B.

conditions for growth were good near Canoe Creek and could not estimate how long the tree took to grow to chest height. ⁷

The Old Enderby Road is valued for its aesthetic as part of the Shuswap Trail Alliance's trail system throughout Salmon Arm.

The manmade corridor provides habitat to a variety of Indigenous plants and fauna. It is flanked by a relatively new forest. The road has been enveloped in a recreational trail that provides park visitors with a space to appreciate the forest that has grown since a fire swept the area prior to when it was surveyed by J.D.A. Fitzpatrick in 1893. 8

Character Defining Elements

Site:

- A remnant of an early transportation network
- Association with early agriculture in Salmon Arm
- Association with the Larch Hill Corner
- Association with Salmon Arm as a connection to the outlying community of Enderby
- Proximity to Highway 97B which replaced the "Waggon Road"
- Sense of enclosure provided by flora and trees along the road
- Natural setting

Dates:

Confirmed as the Old Enderby Road by John Pottie, son of settlers Michael and Nora Pottie, July 4th, 2024. The Potties were neighbours of the Haneys and John fished in Canoe Creek as a child in the 1940s when the waggon road was the route to Enderby.

- 2. Keith Cox cored tree in the middle of the waggon road July 4th, 2024, indicating the tree was chest height in 1957. Keith noted that the nearby cutbank was manmade, and likely a road bank.
- 3. The fence post hole was dug in the middle of the road to a depth of three feet by Len Lazzarotto July 17, 2024. No evidence of gravel was found. The test pit reached sand which is assumed to be culturally sterile soil.
- 4. Measured for distance from the NE corner of the original section of land (now the centre of 10th Ave NE) by Joe Johnson August 15, 2024.

⁷ In 1952 the Okanagan Highway was rebuilt at South Canoe to eliminate numerous sharp curves (*Salmon Arm Observer*, March 20, 1952). The *Salmon Arm Observer* reported that the Okanagan Highway was to be resurfaced June 11, 1952 and equipment arrived in the area to pave the road to Grindrod in the July 24, 1952 edition of the paper.

According to J.D.A. Fitzpatrick's survey notes of 1893, the soil was burnt clay, an indication of fire. The timber was dry cedar (18 inches), fir (2 ft.), Tamarack (18 inches in diameter), willow and balsam. The alluvial soil was sand and clay. When the road was tested in 2024, staff and Len Lazzarotto, found it was on a sandy base and no gravel was present. A post hole was dug in the middle of the road, near the lone Douglas fir tree, to a depth of three feet.)

Peterson Barn 751 Highway 97B NE Salmon Arm, B.C. Circa 1915

Previous location: 5540 35 Street NE (formerly Peterson Road) (1915-2005)

Description

The Peterson Barn is a one-storey, hand-hewn, square-timbered structure with a steeply pitched roof. It is situated with its northern gable end facing and close to a quiet road and Canoe Creek.

The modest log structure was constructed about 1915 and is commonly called the Peterson Barn. It was originally located on the Peterson family farm at 5540 35th St. N.E., on what was historically known as Peterson Road. The barn was taken apart and moved from the Broadview area (5540 35th St. NE) in 2005. Log home builder Duncan Morris reassembled the barn at R.J. Haney Heritage Village in 2013. A new cedar roof was installed in 2014.

Values

The Peterson Barn has aesthetic and heritage values.

The Peterson Barn has aesthetic value as a fine example of early Scandinavian settlement construction.

Purpose-built to serve as a barn, the well-crafted and rustic one and a half storey rectangular log building was constructed from hand-hewn logs with dovetail joints, indicating it was intended to be a long-term structure.

The building was taken apart by volunteers and moved to R.J. Haney Heritage Village in 2005 and stored under tarps. Over the years some rotting occurred. Damaged logs were replaced, the barn assembled in place, and a new cedar shingle roof added.

The Peterson barn is valued for its association with the Peterson family, whose farm received the Century Farm Award September 8, 2012, and as an enduring symbol of the role farming has played in the early history of economic and social development of Salmon Arm.

Swedish born, Ed Peterson came to Salmon Arm to work for Jim Evans in 1911 to cut firewood. In October 1912 Samuel Greenwood made a deal with Ed and his partners Erik Anderson (Wessman), Anton Swanberg, and Ivor Peterson for payment in kind to clear Greenwood's land. Each partner received 10 acres of land in lieu of payment.

The barn was built on Ed Peterson's property from logs from the area. Peterson's descendants donated the barn to R.J. Haney Heritage Village.

Initially the barn sheltered farm equipment and livestock from the elements. In time it was adaptively reused to house equipment and supplies associated with the Peterson orchard business, including boxes, box lidders, and ladders. Apple boxes were manufactured in the former hayloft.

The Peterson Barn is a standing reminder of the importance of agriculture to Salmon Arm and the self-reliance of new immigrants, who brought necessary skills to this country. The barn is now used to interpret local history.

Character Defining Elements

Current Site:

- Use as an accessory building to support the orchard and other components of the Peterson family business
- Associated landscape features such as a heritage orchard and J. Pearson Shaw Homestead.
- Location on the agricultural field at R.J. Haney Heritage Village

Former Site:

- Association with locally historic agricultural practices and fruit growing industry
- Association with the Peterson family, early settlers in the area, and the Peterson Brothers Ltd. business.
- Association with Broadview Road.

Building:

- Vernacular architecture typical of Scandinavian construction
- Utilitarian agricultural form, scale, and massing
- Strong horizontal lines
- Constructed from locally available timbers.
- Rectangular plan
- Simple gable roof
- Hand-hewn logs
- Well executed rustic detailing such as square dovetailed corner joints
- Unadorned wall surfaces
- Locally available cedar taper sawn shingles replacing original shake roof¹

 $^{^{\}rm 1}$ Duncan Morris (and Colin) at Traditional Log Homes Ltd installed taper sawn shingle roof.

Pidhirney House 751 Highway 97B NE Salmon Arm, B.C. Circa 1923-1929

Previous location: NW corner of Fraser Avenue NW and Hudson Street NW (prior to 2008)

Description

The Pidhirney House is a one-and-a-half storey, vernacular style house located at R.J. Haney Heritage Village & Museum in Salmon Arm. It was built sometime between 1923 and 1929 for cemetery caretaker Ivan (John) Pidhirney and his wife Polly. The house was moved to the Village in 2008 and a foundation and basement were poured in 2009.¹

Values

The Pidhirney house has aesthetic and heritage values.

The Pidhirney House has aesthetic value as an intact historic house originally located within the City limits of Salmon Arm. It was built sometime after 1923 when Ivan (John) Pidhirney began acquiring land in Salmon Arm. The house was later added to, which demonstrates the house's, and family's, growth over time. At its initial construction, the residents of the house were served by an outhouse on the lake side of the property. The house boasts its original flooring, wainscoting, trim, and wall board.

The house is valued for its association with the Pidhirney family, who were part of a group of Ukrainian settlers taken advantage of by the Schwab Land Company. The settlers were land owners in Sarto, Manitoba and the company had convinced them to swap their land for property in Seymour Arm. When they arrived in the Shuswap in 1919, they discovered there was no arable land.²

The exact date of when the family of five moved to Salmon Arm is not known. In April 1923, John Pidhirney purchased land from the City of Salmon Arm on Fraser Avenue N.W. The family moved to a lakefront property near the first community dump, on the edge of an area known as "Chinatown."

The Pidhirney daughters found work in domestic service and at the Montebello hotel and John worked for the City of Salmon Arm as a labourer taking care of the Mt. Ida Cemetery.

Pidhirney passed away in his 67th year in 1944. Polly Pidhirney sold the house and adjoining lots to Jacob and Fiina Mack in 1946.

Character Defining Elements

Building:

- One-and-a-half storey stick frame house
- Wood frame construction
- Steep pitch gable roof with projecting eaves
- Double hung, sash windows
- Wrap around veranda with boxed eaves and columns

¹ Former address: 321 Fraser Ave. NW, found on Lot 4, Plan EPP981

² Pidhirney and his countrymen spent the winter in Seymour Arm and a deal was struck between the Schwab Land Company and the settlers for a different property in Grindrod. The Schwab Land Company gave James Carlin a down payment but failed to pay him out. Carlin demanded the Ukrainians pay the balance of \$30/acre of land to transfer title. Having signed over their properties in Sarto, Manitoba without compensation, their finances were stretched.

- Cove wooden cladding
- Original tongue and groove wainscoting, wall board, trim, and wood floors

Queest Lookout Tower 751 Highway 97B NE Salmon Arm, B.C. Circa 1952

Previous location: Queest Mountain (1952-2003)

Description

The Queest Lookout Tower is a distinctive one-storey Forest Service building made from prefabricated panels and a wraparound deck. It is situated on the highest point at R.J. Haney Heritage Village. A 16-step wooden staircase leads to its north-facing entrance.

This simple building was constructed in 1952 and is commonly called Queest Tower. It was originally located on Queest Mountain, 18.9 km north of Malakwa. The tower was dismantled and moved to Salmon Arm in 2003 before being reassembled at R.J. Haney Heritage Village in 2005.

Values

The Queest Lookout Tower is valued for its aesthetic, heritage and social significance.

The Queest Lookout Tower has aesthetic value as an excellent example of utilitarian form. B.C. Forest Service used J.H. (Howard) Taylor's 1946 plan to originally construct the tower. It was made by panel construction, prefabricated and transported to the site.

The lookout was put together with interlocking pieces, framing a single 4.27 x 4.27 metre room. The structure had a low slope roof that was often covered in snow in winter. The building was vented where panels met its ceiling. It was both a residence and workspace.

The building was elevated and guy wires were installed to stabilize the tower in high winds.

The Queest Lookout Tower has historic value, representing the evolution of design and materials of mid-20th century towers and corresponding forest management practices.

Queest Lookout Tower served the public until after the 1998 fire season. Improved technology and aircraft surveillance made the cost of repairing access roads to the tower impractical.

The tower illustrates the way of life of a stationed Lookout Person, tasked with monitoring the landscape for any sign of fire. The last Lookout Person at Queest Lookout was Pam Axley who witnessed the strike that ignited the Silver Creek Fire (K30285) in 1998 that led to the largest scale evacuation in the Province of BC to that date.

The Queest Lookout Tower has social value as a community building project.

When the Salmon Arm Forest District closed its doors permanently on March 31st, 2003 and the operation was incorporated into the Okanagan Shuswap Forest District at Vernon, BC, staff and community partners spearheaded a campaign to restore and relocate Queest Lookout Tower as a legacy project. It was a positive gesture, a farewell gift to the community the served. Two years later the tower was refinished by volunteers and reinstalled at R.J. Haney Heritage Village.

Character Defining Elements

Site:

 Location on the highest point of Land at R.J. Haney Heritage Village with commanding 360 degree views • Views of Fly Hills, Little Mountain, Mt. Ida, Tappen Mountain, Mount Hilliam, Bastion Mountain, Queest Mountain, Larch Hills, and the surrounding landscape

Building:

- Visual prominence owing to its scale, square and vertical massing
- Wood and concrete construction materials
- Simple gable roof
- Exposed wrap-around balcony, exterior staircase, and expansive windows
- Simple interior layout well suited to the lookout's function
- A firefinder and other artefacts associated with the tower's historical use
- A log carving of iconic Smokey the Bear
- Exterior signage related to the tower

Valley Methodist Church

Other names: Valley Church, Mt. Ida, Mt. Ida United Church, Mt. Ida Church

751 Highway 97B NE Salmon Arm, B.C.

1911

Previous location: Corner of Foothill Road and Donnelly Road (1911-1988)

Description

The Valley Methodist Church is a modest wooden one-storey structure with a steeply pitched roof. Constructed in 1911, this historic place includes the church and surrounding grounds. Located at R.J. Haney Heritage Village, it is commonly called the Mt. Ida Church.

Values

The Valley Methodist Church has historic, spiritual, and aesthetic value based on its association with early settlers, its use as a parish for 60 years, and its Gothic Revival design, respectively.

Contractor Henry Riddle, and congregation volunteers, built the structure in 1911 from stock blueprints also used for the churches at Silver Creek and Hedgman's Corner. The church at Hedgman's Corner was sold sometime between 1906 and 1911 and the windows, doors, and pews were re-used in the Valley Methodist Church. The new church cost \$1000 to build and opened free of debt.

The church was originally built at the corner on Foothill and Donnelly Roads, at "Raby's Corner," on land donated by W.J. Wilcox. The parcel of land was a half acre square divided by Foothill Road. The church and shed stood on the northwest portion, while a stable stood on the smaller southeast share. The stable was used to shelter parishioners' horses during services. The church was dedicated by Rev. James Calvert with the first trustees being William Anderson, John Calvert, Sam Rumble and James Raby.

Services were held year-round, though not on every Sunday. The church was part of a ministerial circuit serving Chase, Tappen, Notch Hill, Mt. Ida, and Silver Creek. Sometimes additional services were offered by the minister, who served both the Canoe and Salmon Arm Methodist churches.

With church unification in 1925, the Valley Methodist Church congregation joined the United Churches of Canada. By 1951, the building was referred to as the Valley Church, Mt. Ida. Sometime later, the church became known as the Mt. Ida United Church.²

The Mt. Ida United Church closed in 1971 and was purchased by the Church of Jesus Christ and Latterday Saints (Mormon) congregation to be used as a gathering place until the late 1980s.³ The building was then purchased by the Salmon Arm Museum in 1988 and moved to R.J. Haney Heritage Village.

Character Defining Elements

Site:

- Mature plantings
- Traditional landscaping
- Generous yards around the church

¹ See Ephemera file MS 142 in the Archives at R.J. Haney Heritage Village & Museum and see District of Salmon Arm tax database, Trustees of the Methodist Church paid taxes on 1.2 acres at SW 15 20 10 in 1911.

² Blair Galston, the B.C. Archivist for the United Church of Canada at Vancouver School of Theology, was unable to establish if the name of the church was ever legally changed. Since its arrival at R.J. Haney Heritage Village & Museum, the church has been commonly referred to as the Mt. Ida Church.

³ Darryl Auten, retired United Church Minister.

Building:

- Demonstrates original elements of the Gothic Revival style including the arched wood windows, spire, and steeply pitched roof—an achievement in design for early settlers
- The open layout
- Simple massing and rectangular wood frame form, gabled vestibule
- Brick chimney, horizontal bevelled siding, and shake roof
- The white colour of the building

Heritage Character:

- Its relationship with first European settlers of the area which illustrates settlement patterns
- Being a social gathering place for more than a hundred years



INFORMATION ONLY

To: Mayor & Members of Council

Title: City Engineer - Subdivision and Development Servicing Bylaw Amendment No. 4698

Date: February 24, 2025

Background:

This report is provided further to Council's request for additional information regarding the Subdivision and Development Services Amendment Bylaw No. 4690 request for decision presented to Council on February 10, 2025.

In the past, frontage upgrades were not completed on City initiated projects on City owned land. Staff revisited this practice and as a result, applied for and received a variance for the Zone 2 Pump Station.

Upcoming projects that will trigger substantial frontage improvements include the Fire Hall #2 Expansion project commencing in March and the Water Pollution Control Centre (WPCC) Stage IV upgrades anticipated in 2027. The Building Permit for Fire Hall #2 will be issued with the frontage improvements as a condition of occupancy in order to allow the project to commence on schedule, but allow time to either amend the bylaw or apply for a variance permit.

Fire Hall #2 is located on 30 Street NE which is a short/medium term priority roadway for upgrade in the Active Transportation Network Plan (ATNP). The City will eventually be putting substantial funds into upgrading this roadway which will include the frontage of both the Public Works building and Fire Hall #2. Completing works piecemeal is not considered best practice due to the lack of scale savings that are realized when the City completes projects in their entirety and eliminates the option to apply for grants for the full-scale projects.

The WPCC Stage IV Upgrade project would require frontage upgrades of Narcisse Street including sidewalk, street lighting and cul-de-sac construction. While the City may include a portion of these works with the upgrade, the completion of the West Bay Connector Trail designs will likely include a trailhead at this location which may render any advanced frontage improvements redundant. Regardless, the City will be investing funds in upgrading the roadway in this area in the short to medium term and should do so at the most cost-effective time.

In staff's opinion, there is unlikely to be a situation where it is in the best interest of the taxpayers to require the City to complete frontage improvements where those works are not identified in a priority plan (funding is tight to accommodate even priority projects). If the works are identified in a priority plan, the City will be investing funds to upgrade the frontage, likely along with several adjacent frontages, within the short to medium term.

Variance permit applications, while a viable solution to the issue, will take four to six months to complete and would require staff to budget for the full frontage improvements since there would be no certainty on the outcome of the application. This would tie up scarce and valuable funding that could be used to advance other priority projects.

Legislative authority / plans / reports:

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

Financial Considerations:

Cost efficiencies for installing frontage improvements at the time of development would rarely be realized for building permit related projects as they are completed within a parcel of land as opposed to within the roadway and are often completed by two different specialties of contractors (water main and sidewalk upgrades vs. building professionals). When combined with building projects, frontage upgrades are mostly completed by a subcontractor and are subject to mark-up by the main contractor. Additionally, the City realizes significant cost efficiencies by completing large-scale projects which would be negated with small scale frontage improvements.

Alternatives & Implications: Information Only – No Motion Required.

Communication: N/A

Prepared by: City Engineer

Reviewed by: Director of Engineering and Public Works

Approved by: Chief Administrative Officer

Attachments: None



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Director of Engineering and Public Works - Subdivision and Development Services

Amendment Bylaw No. 4698

Date: February 10, 2025

Motion for Consideration:

THAT: the bylaw entitled City of Salmon Arm Subdivision and Development Services Amendment Bylaw No. 4698 be read a first, second and third time.

Background:

The Subdivision and Development Services Bylaw No. 4293 (SDSB), was adopted by Council on June 26, 2023. The bylaw requires and regulates the provision of Works and Services in respect of the Subdivision and Development of land within the City. Development means the alteration of land by the construction, installation, extension or alteration of any building or structure that requires a Building Permit.

The City is required to obtain a Building Permit for works that fall under the BC Building Code and therefore, the City is required to complete and works and services triggered under the SDSB. The City prioritizes and completes upgrades to works and services within City ROW on a priority basis to best meet the needs of the community. Staff believe it is not in the best interest of the tax payers for the City to complete frontage upgrades outside of the priorities established for the community due to the application of a building permit for institutional infrastructure.

Staff are requesting an amendment to the SDSB to exempt City properties from the requirements of the SDSB. This will permit Capital Works projects to be completed as planned without being forced to undertake frontage upgrade works which can have a significant impact on budgets.

Legislative authority / plans / reports:

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

Financial Considerations:

Works and services required under the SDSB can have a significant impact on the capital budgets which can results in delays funding prioritized projects.

Alternatives & Implications:

If Council chooses not to approve the amendment, staff will be submit a Variance Request for works and services triggered under the SDSB that are not considered City priorities or necessary to support the subject project. The process is time consuming for staff and Council and may delay the commencement of projects.

Communication:

N/A

Prepared by: Engineering Assistant II

Reviewed by: City Engineer

Approved by: Chief Administrative Officer

Attachments:

Subdivision and Development Services Amendment Bylaw No. 4698



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. ZON-1304

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687

Civic: 1400 12 Avenue SE

Owner: F. & J. Noort Agent: P. Warburton

Date: February 18, 2025

Executive Summary/Purpose:

To rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

This proposal is to rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Background:

The subject parcel is located at 1400 12 Avenue SE (Appendices 1, 2 & 3). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-17 (Large Parcel Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is 0.2 ha (0.5 ac) in area and a single-family dwelling exists on the parcel.

A sketch plan, showing the existing single-family dwelling and the proposed 2 lot subdivision, is attached as Appendix 6. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

North: Single family dwelling R-17 (Large Parcel Residential)
South: Single family dwelling R-17 (Large Parcel Residential)
East: Single family dwelling R-17 (Large Parcel Residential)
West: Single family dwelling R-17 (Large Parcel Residential)

Relevant Policy(ies):

Policy 4.4.1 of the OCP supports new growth within the Urban Containment Boundary, including new development and subdivision.

The 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.

Referral Comments:

Fire Department

No Fire Department Concerns.

Building Department

N/A

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments based on the proposed subdivision are outlined in Appendix 8.

Other

N/A

Planning Department

The two (2) proposed lots meet the requirements of the R-10 Zone (Appendix 9), including setbacks. As per the R-10 Zone, up to four (4) dwelling units would be permitted on each of the new proposed lots, subject to setbacks, parcel coverage, topography, etc. The rezoning and subdivision would allow for more dwelling units.

Given that the proposed rezoning is consistent with the OCP staff are supportive of the application. A comparison of the zones can be fond in Table 1: Zone Comparison below.

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 30m radius of the application. Newspaper ads are placed in two (2) editions of the local paper. The notices outline the purpose of the proposal and advise of the date that Council is considering first reading of the zoning amendment bylaw. Pursuant to Section 464(2) and 467(2) of the *Local Government Act*, a Public Hearing cannot be held for this proposal. Written submissions received prior to first reading of the Bylaw are posted on the City website

with the Bylaw and staff report. It is expected that First Reading of the Bylaw will be held on March 10, 2025.

Table 1: Zone Comparison

Regulation	R-17	R-10
Permitted Uses	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use
Maximum Number of Dwelling Units	4	2 (for parcels with an area of 4,050m² or more) 3 (for parcels with an area of less than 280m²) 4 (for parcels with an area of more than 280m² but less than 4,050m²)
Minimum Parcel Area	1,330m ²	450m ²
Minimum Parcel Width	22m	14m
Maximum Parcel Coverage	40% (including 15% for accessory dwelling units and 10% for accessory buildings)	45% (including 20% for accessory dwelling units and 10% for accessory buildings)
Minimum Permeable Surface Parcel Coverage	50%	40%
Minimum Number of Parking Spaces per Dwelling Unit	2 (for Single family dwelling or Duplex)1 (for Accessory dwelling unit or Secondary suite)	2 (for Single family dwelling or Duplex)1 (for Accessory dwelling unit or Secondary suite)
Maximum Principal Building Height	10m	10m
Principal Building Front Setback	6m	6m
Principal Building Rear Setback	6m	6m
Principal Building Interior Side Setback	2m	1.5m
Principal Building Exterior Side Setback	6m	6m

Maximum Accessory Dwelling Unit Building Height	7.5m	6m (7.5m subject to increased setbacks)
Accessory Dwelling Unit Front Setback	6m	6m
Accessory Dwelling Unit Rear Setback	6m	3m (6m if 6m to 7.5m in height)
Accessory Dwelling Unit Interior Side Setback	4m	2m (4m if 6m to 7.5m in height)
Accessory Dwelling Unit Exterior Side Setback	6m	6m
Accessory Dwelling Unit Setback to a Lane	2m	1.2m
Maximum Accessory Building Height	6m	6m
Accessory Building Front Setback	6m	6m
Accessory Building Rear Setback	1m	1m
Accessory Building Interior Side Setback	1m	1m
Accessory Building Exterior Side Setback	6m	6m

Alternatives & Implications:

Given the lot area of the subject property (approximately 0.2ha) and the R-17 zone requirements for minimum parcel area (0.133ha), if the bylaw is not adopted the subject property could not be subdivided.

Prepared by: Planner II

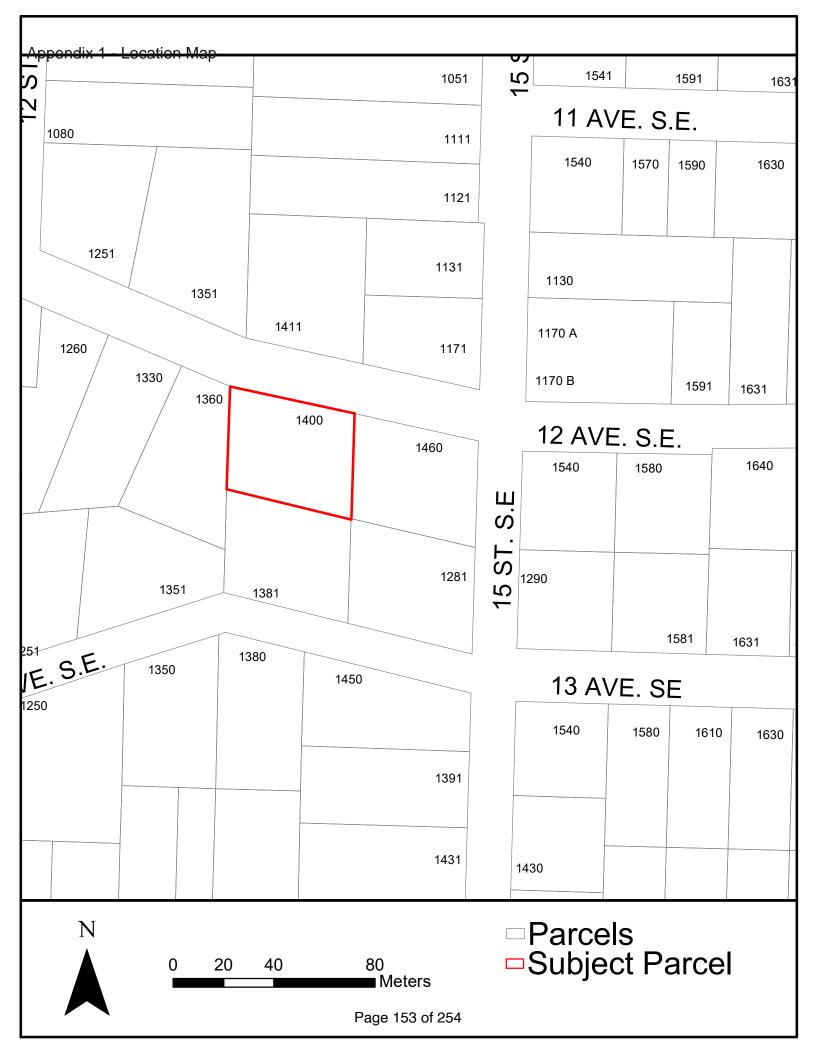
Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 Location Map
- Appendix 2 Ortho Map
- Appendix 3 Subject Parcel
- Appendix 4 OCP Map
- Appendix 5 Zoning Map
- Appendix 6 Sketch Plan
- Appendix 7 Site Photos
- Appendix 8 Engineering Comments
- Appendix 9 R-10 Zone



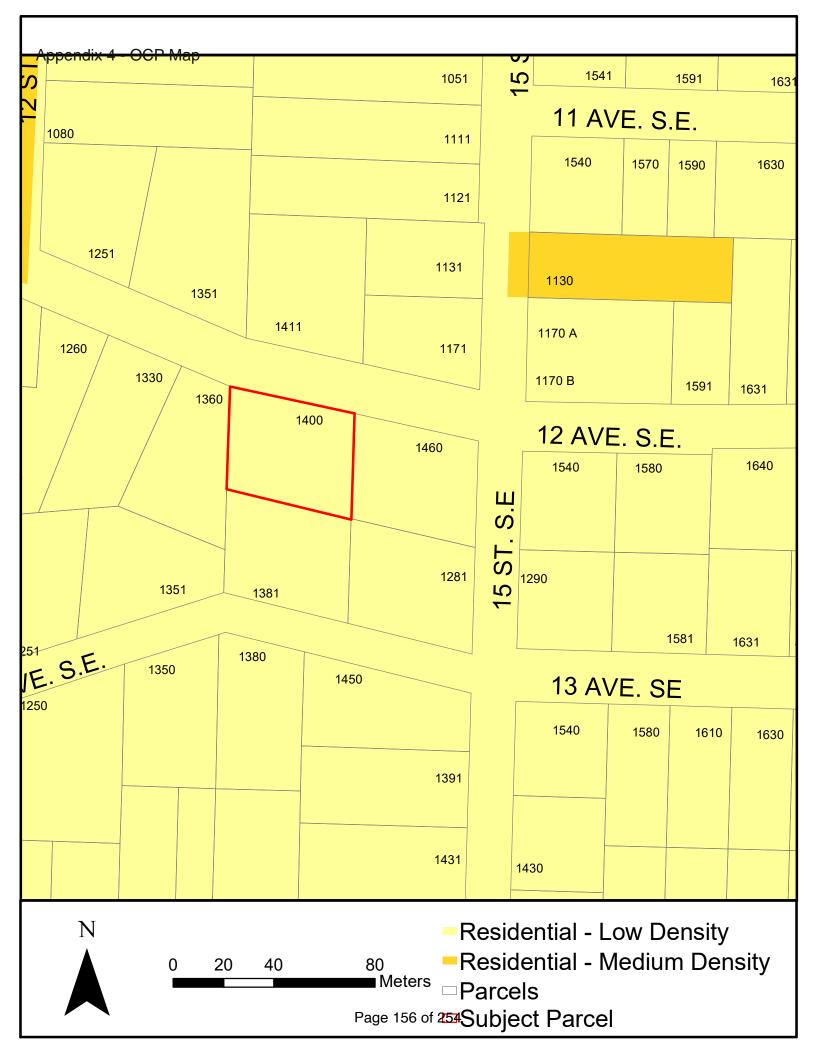


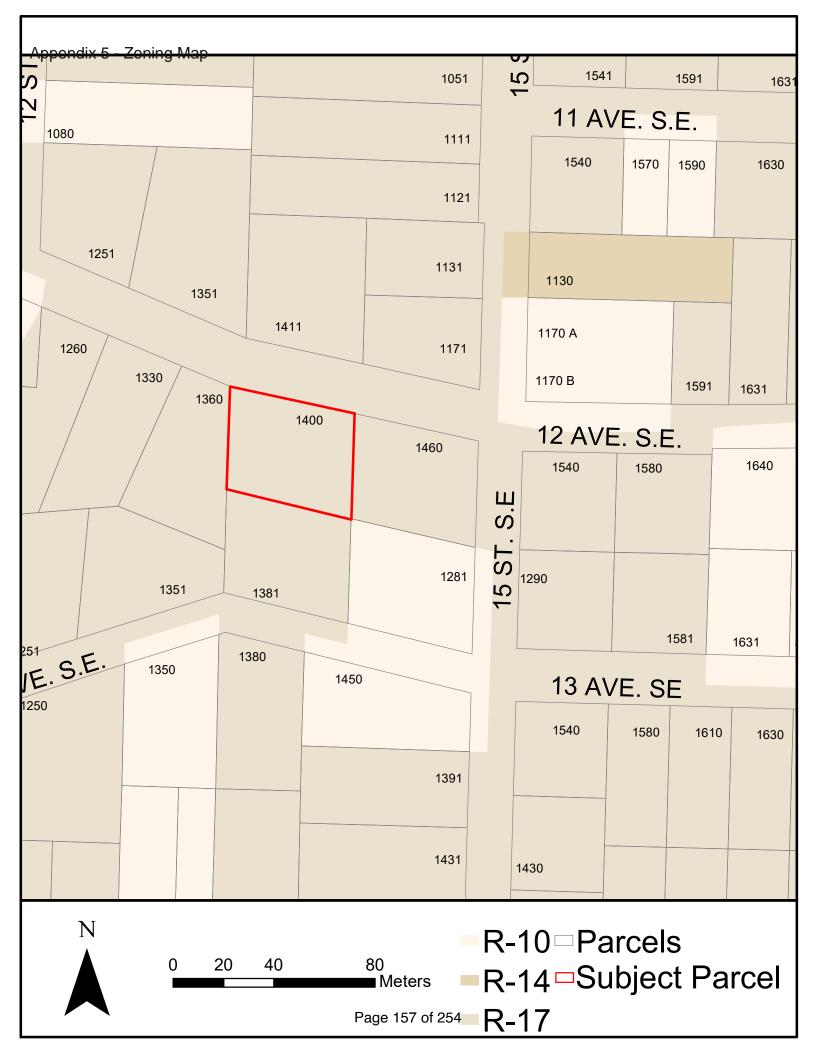


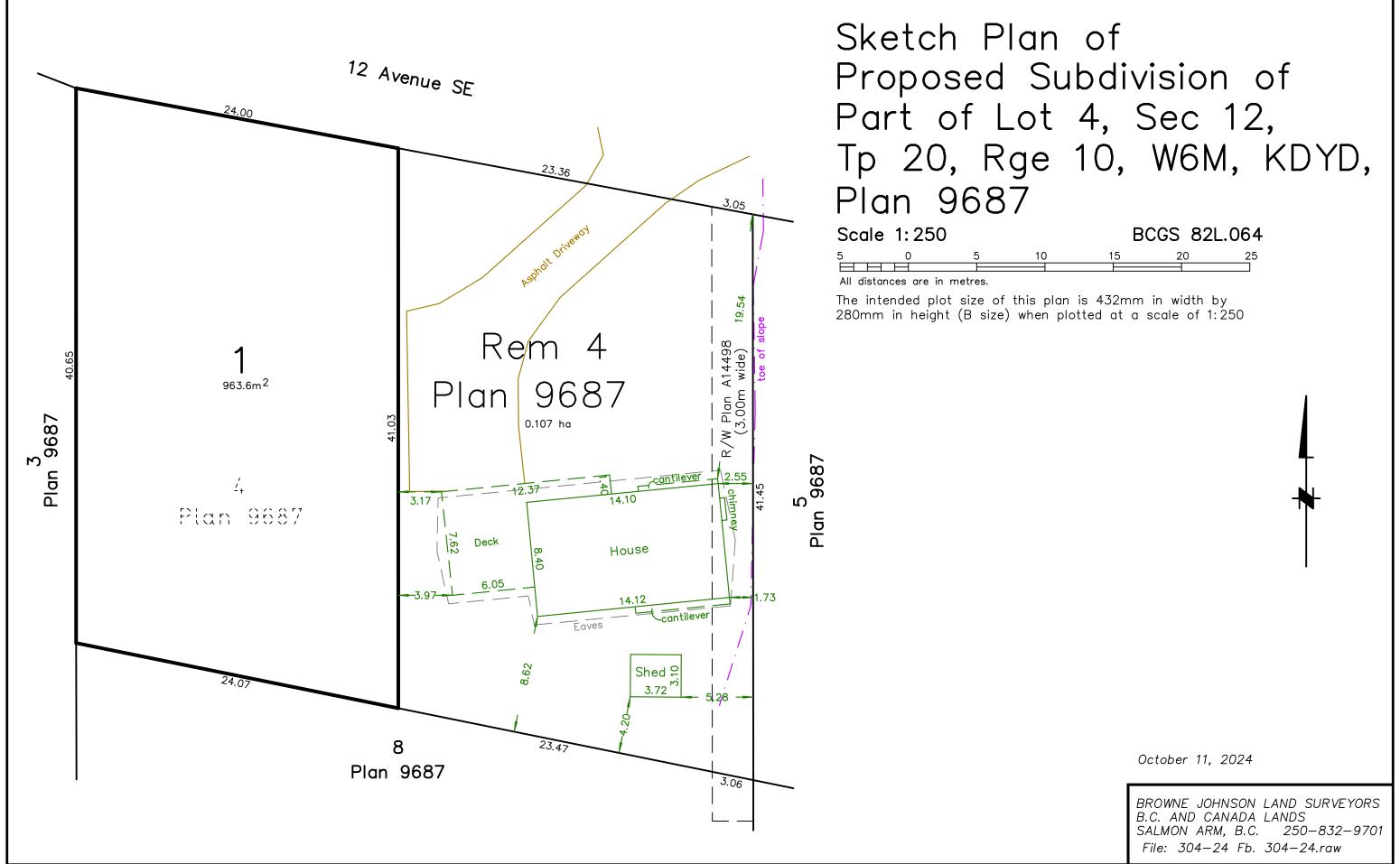


0 5 10 20 Meters □Parcels □Subject Parcel

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View of subject parcel (proposed remainder lot) looking south from 12 Avenue SE.



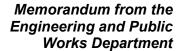
View of subject parcel (proposed lot 1) looking south from 12 Avenue SE.



View of 12 Avenue SE looking east from subject parcel.



View of 12 Avenue SE looking west from subject parcel.





TO: Gary Buxton, Director of Planning

DATE: January 30, 2025

PREPARED BY: Mustafa Zakreet, Engineering Assistant

APPLICANT: Paul Warburton

SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15

LEGAL: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687

CIVIC: 1400 12 Ave SE

Further to your referral dated December 23, 2024, we provide the following servicing information. Engineering Department does not have any concerns related to the Re-zoning and recommends that they be approved.

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

Roads / Access:

ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15

January 30, 2025 Page 2

- 12 Avenue SE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
- 12 Avenue 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, curb & gutter, offset sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

- 1. The subject property fronts a 100mm diameter Zone 4 watermain on 12 Avenue SE. Upgrading this watermain to 150mm diameter across the frontage of the property is required.
- Records indicate that the existing property is serviced by a 19mm service from the 100mm diameter watermain on 12 Avenue SE. Due to size and age of the existing service, upgrading to a new metered service (minimum 25mm) is required. 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-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
- 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.

Sanitary:

- 1. The subject property fronts a 150mm diameter sanitary sewer on 12 Avenue SE and along the property east line. Since 150mm sanitary main is the first and second run of the pipe, the property is located in low density area as designated in the Official Community Plan with limited development potential, no upgrade is required.
- 2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer along the east property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15

January 30, 2025

Page 3

- 3. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
- 4. The subject property is in an area with no current sanitary capacity concerns according to the City of Salmon Arm Sanitary Sewer Master Plan (Urban Systems 2016).

Drainage:

- 1. The subject property fronts a 300 mm diameter storm sewer on 12 Avenue SE. No upgrades will be required at this time.
- 2. Records indicate that the existing property is not serviced from the storm sewer on 12 Avenue SE.
- 3. The subject property is in an area with current storm capacity concerns in the downstream network according to the Stormwater Master Plan (April 2020). Additional retention/detention requirements may be necessary due to limited downstream capacity.
- 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 will 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 **∮enn Wilson P.Eng.**City Engineer

Appendix Section 6 - RESIDENTIAL ZONE

Purpose

6.1 The purpose of the R-10 *Zone* is to permit ground-oriented small scale residential use comprising of single family dwellings and duplexes, either with or without secondary suites, and detached accessory dwelling units, developed up to a maximum density that is based upon parcel area.

Regulations

On a *parcel zoned* R-10, 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-10 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-10 *Zone:*
 - .1 single family dwelling with or without secondary suite(s);
 - .2 duplex with or without secondary suite(s);
 - .3 accessory dwelling unit(s) in compliance with s. 4.2 of this Bylaw;
 - .4 accessory use;
 - .5 bed and breakfast limited to two let rooms within a principal single family dwelling only;
 - .6 boarders, limited to a maximum of two;
 - .7 family childcare facility within a principal single family dwelling only;
 - .8 group childcare within a principal single family dwelling only;
 - .9 home occupation;

Maximum Number of Building and Dwelling Units

No more than two *dwelling units* are permitted on a *parcel* of area 4050 square metres (1 acre) or more, where the largest *building* is deemed the *principal building*; and

No more than three *dwelling units* are permitted per *parcel* of area less than 280 square metres (3014 square feet), where the largest *building* is deemed the *principal building*; and

No more than four dwelling units are permitted per parcel of area between 280 and 4050 square metres (3014 square feet and 1 acre), where the largest *building* is deemed the *principal building*

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

6.6

- .1 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).
- .2 Subject to increased setbacks, the maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

6.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area;* whereby, within this cap, up to 20% of *parcel* area may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings*.

Permeable Surface Parcel Coverage

6.8 Water permeable surfaces, as regulated in Section 4 of this Bylaw, shall cover at minimum 40% of the parcel area.

Minimum Parcel Area

The minimum *parcel area* for the purposes of subdivision shall be 450 square metres (4,843.9 square feet).

Minimum Parcel Width

6.10 The minimum *parcel width* shall be 14 metres (45.9 feet)

SECTION 6 - R-10 - RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Principal Building

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

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	6.0 metres (19.7 feet)
.3	Interior side parcel line shall be	1.5 metres (4.9 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)

- .5 Notwithstanding the preceding a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel* line provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply

Minimum Setback of any Accessory Dwelling Unit

6.12 The minimum setback of any building with one or more accessory dwelling unit(s) from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	3.0 metres (9.8 feet) where 6.0 metres or less in height
.3	Rear parcel line shall be	6.0 metres (9.8 feet) where 6.0 to 7.5 metres in height
.4	Interior side parcel line shall be	2.0 metres (6.5 feet) where 6.0 metres or less in height
.5	Interior side parcel line shall be	4.0 metres (6.5 feet) where 6.0 to 7.5 metres in <i>height</i>
.6	Exterior side parcel line shall be	6.0 metres (19.7 feet)
.7	Parcel line adjacent to a lane	1.2 metres (3.9 feet)

6.13 The minimum separation between buildings with dwelling units upon a parcel shall be 3.0 metres (9.8 feet).

Minimum Setback of Accessory Buildings

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

.1	Front parcel line shall be	6.0 metres (19.7 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	6.0 metres (19.7 feet)

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

Parking

6.15 Required off-street parking shall be as prescribed in Appendix I.

CITY OF SALMON ARM

BYLAW NO. 4692

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 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 located at 1400 12 Avenue SE, Salmon Arm, BC from R-17 (Large Parcel Residential Zone) to R-10 (Residential Zone) attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

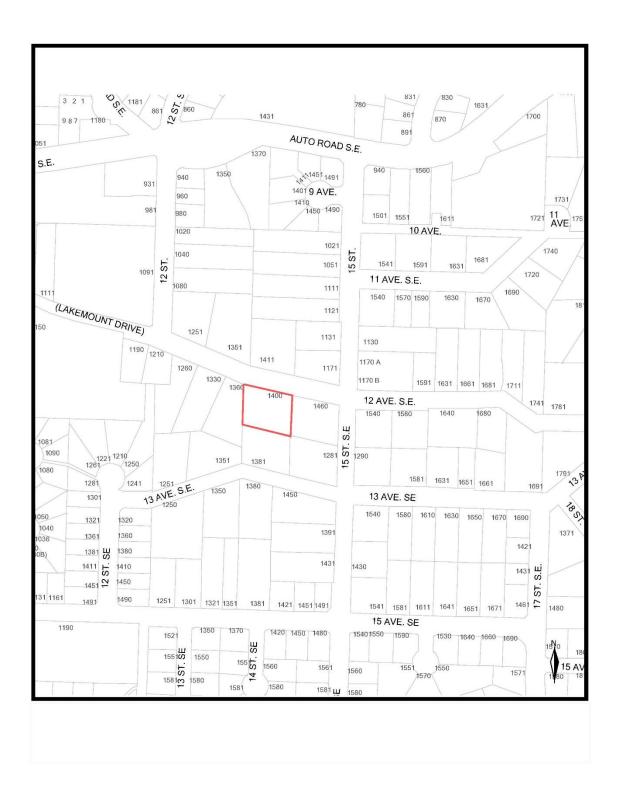
This bylaw shall come into full force and effect upon adoption of same.

CORPORATE OFFICER

5. CITATION

This bylaw may be cited as "City of Salmon	n Arm Zoning Amendment Bylaw No	o. 4692″
READ A FIRST TIME THIS	DAYOF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
ADOPTED BY COUNCIL THIS	DAY OF	2025
		MAYOR

Schedule "A"





REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Subject Zoning Bylaw Amendment Application No. 1301

Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531

Civic: 3181 11 Avenue NE

Owner: 1424762 BC Ltd./Brad DeMille and Harpal Sidhu

Agent: Brad DeMille

Date: March 3, 2025

Executive Summary/Purpose:

This proposal is to rezone the south 1.2 ha (3 ac) portion of the subject parcel from A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) to allow for the relocation of the DeMilles Farm Market to the subject parcel.

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 to add Section 62 – CD-24 – Comprehensive Development Zone 24 as presented in Appendix 13 in the staff report dated March 3, 2025;

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the south portion (3 ac) of Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531 (3181 11 Avenue NE), from A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) as shown in Appendix 7 in the staff report dated March 3, 2025, subject to:

- Approval of the Agricultural Land Commission Non-Farm Use application No.427/ID: 101858;
- ii. Ministry of Transportation and Transit approval.

Staff Recommendation:

THAT: the motion for consideration be adopted.

Proposal:

This proposal is to rezone the south 1.2 ha (3 ac) portion of the subject parcel from A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) to permit relocating the DeMille's Farm Market to the subject parcel. The proposal letter submitted by the applicant is attached as Appendix 1.

Background:

The subject property is located at 3181 11 Avenue NE. The property is designated in the Official Community Plan (OCP) as Acreage Reserve and is entirely in the Agricultural Land Reserve (ALR). The subject property is currently zoned A-2 and adoption of the rezoning would result in the split zoning of the subject property (see Appendices 2 to 5). The applicant is proposing to rezone a portion of the subject property from A-2 to CD-24 in order to move an existing commercial farm market to the subject property as shown in the site plan attached as Appendices 6 and 7. The subject property is approximately 11.6 ha (28.6 ac), the area of the proposed rezoning is 1.2 ha (3 ac). A map indicating the area proposed for rezoning is attached as Appendix 7.

Currently, the property is used as an orchard and cidery. Buildings on the subject property include:

storage building; buildings used for the operation of the cidery; farm shed; and single family dwelling and a detached dwelling.

The 10.4 ha (25.6 ac) portion of the parcel is proposed to remain A-2 and is intended to be used for agriculture. Site photos are attached as Appendix 8.

It should be noted that the house and eastern most 4 ha of the subject property is identified in the City of Salmon Arm Heritage Register as Site #47: Dodd/Hanna House. This area of the orchard was established in 1907. A map showing the extent of the heritage significance is attached as Appendix 9 and the Statement of Significance is attached as Appendix 10. Staff have reviewed the Statement of Significance and are of the opinion that the proposed rezoning and intended uses do not negatively impact the heritage values identified in the Statement of Significance. The Community Heritage Commission reviewed this proposal at their January 6, 2025 meeting and have no concerns with the proposal.

Of the 1.2 ha (3 ac) proposed to be rezoned, an agricultural commercial operation would be 1,114.8 m² (12,000 ft²) in size. The proposed retail building would be two (2) storeys, with the retail floor area being on the second floor, and cold storage on the lower floor. Due to the topography of the site the building the applicant is proposing to construct the building into the landscape to avoid retaining walls; therefore, the building may not appear as two storeys along all elevations. Details will be reviewed during the Development Permit stage. The CD-24 zone allows for 1,200 m² (12, 916 ft²) for sales floor area.

Adjacent zoning and land uses include the following:

North: Residential Properties R-10 (Residential Zone)

South: Trans Canada Highway C-5 (Commercial Highway Service/Tourist)

East: Single Family Dwelling/Residential A-2 (Rural Holding Zone)

West: Restaurant/Commercial C-5 (Commercial Highway Service/Tourist)

The DeMilles Farm Market currently operates at 3710 10 Avenue SW. The owners of that site have indicated that they would like to continue operating a commercial retail establishment in that location. A change in operation would require a separate approval through the ALC for Non-Farm Use. Rezoning of the current location on the east end of the City is not being considered in conjunction with this application.

Relevant Policy(ies):

This rezoning proposal aligns with the following policies outlined in the OCP:

- 7.2.4: Support agri-business opportunities in rural and agricultural areas that complement local agriculture, including agri-tourism and agri-food businesses.
- 7.3.17: Encourage and support the development and expansion of alternative, smaller-scale agricultural businesses, including the production and marketing of locally grown foods, organic farms, on-site sales of locally grown food.

Referral Comments:

Fire Department

No concerns.

Building Department

The proposed to new building (store) would require a building permit.

Engineering Department

Engineering Department does not have any concerns related to the Rezoning. Comments concerning future development are attached as Appendix 11.

In the report it is noted that at a later stage of development a 2.5m statutory right of way along the 30 Street NE frontage would be required for the installation of a Multi Use Path. Additional road dedication would also be required at the intersection of 30 Street NE and 11 Avenue NE for the construction of a roundabout.

Ministry of Transportation and Transit (MoTT)

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. The referral response of MoTT is enclosed as Appendix 12.

Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their November 13, 2024 meeting and passed the following resolution:

THAT: The Agricultural Advisory Committee supports ALC Application No. 427.

Planning Department

The OCP designation, Acreage Reserve, supports agri-tourism. Agri-tourism is a commercial venture that integrates agricultural production and/or processing with tourism. It aims to attract visitors to farms, ranches, or other agricultural enterprises, offering opportunities for education, while simultaneously generating income for the farm, or business owner. The proposal generally aligns with the activity considered agri-tourism. The OCP and ALC polices support agri-tourism as a secondary activity that is compatible with agricultural production. Agri-tourism activities on the property are directly related to agriculture. Staff note that the partial or split zoning of the property effectively limit any proposed commercial uses to that area zoned CD-24.

It should be noted that the applicant's proposal differs slightly from the proposed zoning with regard to proposed areas for commercial uses and parking areas. This is intended to allow for some flexibility in the final design of the buildings. Table 1 below outlines these differences.

Table 1: Comparison CD-24 and Proposed Development

	Proposed	Permitted
Total Area CD-24 (combined parking	12,140 m ²	Minimum parcel size -
areas and buildings)		1,000.0 m ² (10,764 ft ²).
New Commercial Building – sales floor	1,114.8 m ²	1,200 m ²
New Commercial Building - storage	1,114.8 m ²	n/a
Parking area	3,716.12 m ²	1 per 24 m ²
	Approximately 47	
	parking stalls	

The C-8 Zone was originally intended for the current location of the DeMilles Farm Market on the west end of the City. The scale proposed for the new location on the subject property exceeds the size not only with the retail floor area, but with the cold storage. Some of the permitted uses, such as "Licensee Retail Store", in the C-8 zone are not applicable to the proposed operation and location.

The proposed CD-24 zoning regulations are attached as Appendix 13. The CD-24 Zone has been drafted based on the C-8 Zone with changes that better fit the proposed operation and site. The purpose of the CD-24 zone is to provide for the year-round retail sale of farm produce on land within the Agricultural Land Reserve. The proposed CD-24 zone allows for a maximum of 1,200 m² of retail sale floor area. This is to allow for a larger sized retail store than permitted under the ALC regulation; however could be allowable with the approval of an ALC Non-Farm Use application. Agricultural uses in accordance with the ALC has been added as a permitted principle use. Retail storage of produce has been added as an accessory use to allow for the proposed cold storage.

In the OCP Acreage Reserve polices, commercial for limited farm retail is supported. The proposal aligns with this purpose. Given that the proposed rezoning is generally consistent with the OCP, staff are supportive of the proposed CD-24 Zone.

The Non-Farm Use Application No.427 has been submitted to the Agricultural Land Commission (ALC) because the proposed operation exceeds the threshold for the scale of retail permitted on the property within the Agricultural Land Reserve (ALR). The proposed commercial area is in a location that the applicant has stated has limited agricultural production value, reserving the highest production areas for the orchard.

Since taking possession of the subject property on April 10, 2024, the owner has made improvements to the agricultural capabilities of the property, including necessary maintenance to repair the orchard. Staff acknowledge that the owner has made significant strides in improving the property's agricultural potential and supporting local agriculture through cold storage and distribution activities. The DeMille's Farm Market currently plays a significant role in the local agritourism industry. As the proposal aims to enhance the agri-tourism in the community, Staff are supportive of the permitted uses proposed in the CD-24 Zone for this subject property.

Financial Considerations:

N/A

Committee Recommendations:

The Community Heritage Commission (CHC) discussed the proposed rezoning at their January 6, 2025 meeting. The CHC members expressed appreciation for being informed of development proposals on Heritage Register properties. The CHC was generally satisfied that the intention for the site would be to continue agricultural uses. Members suggested that something such as a sign be placed on the property acknowledging the history of the site.

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 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 Hearing and information regarding attending the Hearing. The applicant will be required to post a Notice sign in advance of the Statutory Public Hearing. It is expected that the Statutory Public Hearing for this application will be held on April 14, 2025.

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 Letter of Proposal
- Appendix 2 Subject Property Map
- Appendix 3 Ortho Maps
- Appendix 4 OCP Map
- Appendix 5 Zoning Map
- Appendix 6 Site Plan
- Appendix 7 Proposed CD-24 zone
- Appendix 8 Site Photos
- Appendix 9 Heritage Map
- Appendix 10 Statement of Significance
- Appendix 11 Engineering Comments
- Appendix 12 MOTT Referral Response
- Appendix 13 Draft CD-24 Regulations

Zoning Application Proposal

DeMilles Farm Market & ORCHARD

1424762 BC LTD

Lot 2 Section 19 Township 20 Range 9 West of the 6th Meridian

Kamloops Division Yale District Plan EPP95531

2025

Bradley Demille, Harpal (Lally) Sidhu demilles@shaw.ca

250-833-9976 (c)

250-832-7550 (s)

Zoning Application Proposal

3181 11th Ave North East Salmon Arm, BC V1E 2S8

Executive Summary

This document outlines the request for DeMilles Farm Market to be relocated. DeMille's Farm Market, a historic cornerstone in Salmon Arm since 1973, is losing its home. The land lease upon which the current store stands is coming due November 2026 with no fair and equitable agreement. In light of this potential loss, Brad DeMille has had the vision and initiative to purchase the Northyards Orchard in partnership with Mr. Harpal (Lally) Sidhu, long-time supplier to DeMille's Farm Market and South Okanagan fruit farmer, to build a new home for the store.

This proposal requests that three acres of the 29-acre orchard parcel be amended from A2 to CD-24 zoning. Currently the Northyards Cidery leases approximately 50,000 square feet (1.15 acres or 0.46 hectares) of the proposed 3 acre (1.2 hectare) commercial request, leaving the remaining 26 acres (10.5 hectares) for orchard operations and agriculture. The scale for the DeMilles operation will require 12,000 square feet for retail floor space. Keeping in line with the industrial norm of a 1:1 storage to retail area ratio, we will thus require 12,000 square feet of in-store storage space. However, we will be making use of a basement level for this storage space, with elevators to the retail floor. Thus, the ultimate square footage of the commercial building will be 120 x 100 ft. (12,000 square feet). With 40,000 square feet for paved parking, we are requesting a total of 52,000 square feet of commercial space for our venture, (1.19 acres or 0.48 hectares).

The store frontage will make use of the non-usable land that exist next to the trans-Canada highway for paved parking, leaving the elevated land beyond that to situate the commercial building, perfect for cellar-like cooling for storage and retail space that overlooks the orchard. Balcony space for bakery and deli sitting areas are included in the 12,000 square foot projected retail model.

The proposed DeMille's Farm Market & Orchard will maintain its vital role as a primary supporter of regional businesses and farms that grow and process local BC-grown fruit, produce, and grocery. Without DeMille's, innumerable farmers will likely experience a sizable loss in their yearly revenue.

Furthermore, the re-zoning will allow the orchard to be a community venue, enhancing local appreciation for small-scale farming and agriculture. DeMilles will innovate an organic,

firsthand experience with all the benefits of BC agriculture, thus developing a vital understanding and support for local farming and encouraging the "shop local" initiative.

Introduction

The prospective goal for the DeMilles Farm Market and Orchard is to build a new storefront building for commercial purposes at the proposed site, 3181 11th Avenue North East. The main objective is to relocate the current operations of DeMilles Farm Market to a new building at the new site.

With the current land lease for DeMilles Farm Market coming due, Brad DeMille has been forced to make the hard decision between finding a new home for the store or closing his business. In light of the potential loss of a family legacy that he has spent building for his children and grandchildren, Brad and his wife, Kelly, have bought the Northyards Orchard with Harpal (Lally) Sihdu and his son, Sher Sidhu. The resulting business, otherwise known as 1424762 BC LTD, is the official business under which the rezoning request is being proposed.

Mr. Sidhu, a fruit grower in Cawston, British Columbia, has been the main fruit supplier from South Okanagan for DeMilles longer than Brad DeMille has owned the enterprise. He owns one hundred acres of orchards, with a 40,000 square-foot packing house. Lally's orchards produce organic and conventional stone fruit including apricots, cherries, nectarines, peaches, and plums, not to mention ten varieties of apples from Ambrosia to the more traditional MacIntosh.

This proposal cites the request that 3 acres (approximately 1.2 ha or 130, 680 square feet) of the 29-acre (11.7 ha) orchard parcel at 3181 11th Avenue North East be rezoned from A2 to CD zoning. Of the 1.2 ha, the DeMilles operation will only be using about 0. 48ha or 52,000 square feet for its commercial operation, the other 78,680 square feet are for supplier staging areas and Northyards cidery. The store frontage will be south-facing onto 11th Street, which in turn will be a welcoming and aesthetically pleasing property to showcase Salmon Arm at the east entrance to the city off the Trans-Canada highway.

Consequently, the hundreds of local farmers, suppliers, businesses, community associations and customers who Brad has served so adamantly for the past 18 years, will be negatively affected if rezoning is unsuccessful.

DeMilles Farm Market:

The full-scale worth of the DeMille's Farm Market to this community begins with its history. The market has been a staple in Salmon Arm since the 1970s when it originated as a Sweet Corn and Produce Market. The market grew until 2006 when Brad DeMille took over the operation from his father and expanded the farm-to-table experience. It has since grown into a multi-faceted venue supportive of community, farmers and local business, with a distinct focus on Agri-tourism and environmental impact.

The business prioritizes community support and has been a proud and generous contributor to innumerable local associations for many years. Some examples include, but are not limited to, the Shuswap Hospital Foundation (via Bollywood Bang), Roots & Blues, Salmon Arm Silver Backs, Larch Hills Nordic Society, Safe Society, Second Harvest, the Good Food Box, the SPCA, and Dry Grad.

Furthermore, this establishment is an essential venue for local farms and small business. It is a major supporter of local producers, honey farmers, coffee roasters, Okanagan fruit jammeries, egg farmers, dairy farmers, cheese producers, local butchers and sausage makers, and small-business bakeries. As a part of the produce market collective, DeMilles provides a critical outlet for farmers to sell directly to the customer, with the advantage of being an all-year operation as opposed to a seasonal fruit stand. With proper cooling systems, imperative management, and rigorous food-safe procedures, DeMille's Farm Market upholds a refined and flexible experience for both farmers and customers. As opposed to a restrictive 3-month summer-time farmer's market, DeMille's is open year-round, 7 days a week from 8 am-8 pm, thus providing the customer with up to 80% greater access to farm-direct produce and creates a more efficient, streamlined strategy for farmers to get produce to market.

Moreover, the DeMille's operation is a cornerstone in Salmon Arm's Agri-tourism. With the opportunity to encourage agriculture, the store features BC-made grocery, homemade canning, ice cream, picnic areas, a petting zoo, garden center, pumpkin patch, and u-pick sunflower patch. Shoppers not only come from the surrounding areas in the Columbia Shuswap Regional District and North Okanagan Region District but from across Canada, even world-wide. It is a significant landmark for local tourism, with excursion busses from the United States, Korea, Japan, Australia and Germany making routine stops. With an all-encompassing adventure for returning and new customers, excursionists, and campers, the DeMilles brand is a must-see on the traveler's itinerary for an old-fashioned, wholesome, family experience.

DeMilles also creates an opportunity to reduce its carbon footprint. Since Brad took over DeMille's Farm Market 18 years ago, local farmers have been said to have seen a 50-400% increase in their harvest revenues by supplying to DeMilles, with many that no longer attend pop-up farmer's markets. This means more efficient transport, sales and strategies. Please refer to Appendix C for letters of support.

The Obstacle:

With the DeMille's brand is facing the loss of its operating venue, so too are local farmers. DeMille's success is, in part, indicative of the success of the local farmers that it supports. DeMille's functions as a centralized cooperative for local farmers from the surrounding area, the Okanagan Valley, and the Fraser Valley. Not only do farmers lose revenue without DeMille's, but they are also exposed to the lengthy and cumbersome legwork that is required to take product-to-market for themselves, namely via local farm markets. With the current economic climate and post COVID realities, farmers do not have the means, manpower, or ability to commit to such low-yielding means. They have a substantial understanding of the dynamics of agriculture and horticulture. But business, sales, and the product-to-market process can be daunting. DeMille's is extremely well-versed in marketing and has deep roots when it comes to the rapport and connections it has in this industry. In the words of Brad himself, "We take care of the sales, and let farmers get down to the business of farming".

Proposed Solution:

Objective:

The goal for DeMilles is to relocate the farm-to-table experience currently in operation at 3710 10th Ave SW Salmon Arm to the Orchard at 3181 11th Ave NE Salmon Arm. The orchard property spans 29 acres on the north side of the Trans-Canada Highway at the corner of 11th Ave NE and 30th St NE. The objective is to amend to current A2 zoning to C8 zoning for a 3-acre (1.2ha) parcel of land on the southern boundary of the Orchard to facilitate the current operations of the DeMilles Farm Market. The site would start 200 feet from the north bend of 11th Avenue and run east by 300 feet, North of 11th Avenue by 400 feet into the Orchard, including the land upon which the Northyards Cidery sits, and west again to the corner boundary with the MacDonald's restaurant. Please refer to the attached drawings for further details and dimensions.

The proposed footprint of the store is 12,000 square feet, set back by 200 feet from 11th Avenue with a southerly-facing frontage. Main parking will lay directly on the south face of the building, with 40000 square feet of paved parking directly off of 11th Street. To the west of the parking lays the current Northyards operation that will span the remainder of the proposed 3-acre C8 zoning proposal west toward MacDonalds and 30th Street. Storage and warehousing will be incorporated into the 12,000 footprint of the storefront, making use of the hillside to create a geo-engineered basement for cool storage.

The north side of the building will look out over the orchard with balconies that will stretch out from the retail space over the walk-out basement storage space onto manicured lawns. With aesthetically pleasing landscaping, the proposed store will be an idyllic respite for families and travelers alike. This will not only be a pleasing entrance for the orchard and the store, but also an eye-catching welcome to Salmon Arm as it will face the Trans-Canada highway on the east side of the McDonald's restaurant.

Operations to Date:

The orchard is co-owned by Bradley DeMille, Kelly DeMille, Harpal (Lally) Sidhu and Sher Sidhu. Together, Brad and Lally are the signatories on the land title to the orchard at 3181 11th Ave NE, formally known as 1424762 BC LTD., and support each other with their specific expertise.

To date, Mr. Sidhu has been the guiding expert in the recultivation of the orchard as Brad DeMille physically oversees the operations to bring the orchard back to a healthy, sustainable fruit-bearing state. Under the previous ownership, the orchard had fallen into disrepair, with dying apple trees, moth and worm-ridden fruit, and unkept grounds. Since possession took place on April 10, 2024, the trees have been delimbed, some physically removed due to disease and age, and systems implemented to control coddling moth, fire blight, scab, and mildew problems, making way for a vital and prosperous orchard once again.

Currently, apples are growing on healthy trees, lawns are routinely mowed and maintained, and sunflowers have been planted to create an aesthetically pleasing field along the westerly frontage of North Broadview Street. The operation took over late in the season, and due to current burn bans, burning dead trees will take place in the Fall 2024. In the meantime, black tarps cover the burn piles, with the intention that any remaining disease will be eliminated through the heat of the summer.

Future Projections:

Future projections of apple yield from the orchard are estimated at 500,000 pounds yearly in apples and their value-added products. These products include but are not limited to, fresh-pressed apple juice, dehydrated apple chips, and apple pies, all of which will be either sold in the DeMille's Farm Market & Orchard, supplied to the cidery, or sold to local businesses such as Shuswap Pie Company etc.

Row crops will be planted in the vacant block along 30th Street to include eye-catching sunflowers and lavender, in addition to pumpkin patches for seasonal u-pick. It is planned as well to plant blocks of artichokes, potatoes, rhubarb, squash, sweet corn, and sweet onions. The row crop produce will be sold on site.

Moreover, the orchard will provide an educational outlet for the community. Field trips from the local schools will highlight the important role of farmers and growers in the community. For example, in the autumn when orchards are ready for harvest, local elementary schools can book field trips up to the orchard where they will be given a tour of the apple production, wagon rides, samples of fresh pressed apple juice, and a free apple to take home, or a pumpkin at Thanksgiving and Halloween. This endeavour is historically significant as it is reminiscent of the Hanna Orchards' business model and will rekindle a part of Salmon Arm's past Fall traditions. These experiences are memorable ways for children and their families to make connections with their community and more specifically, their local farmers.

In tribute to the historical nature of the orchard, one of the original Spartan trees will be left standing in the middle of the orchard. It was planted circa 1950, "following the [1949-1950] freeze that wiped out about 300 growers in the Shuswap", (James Hanna). Brad and Lallu mean to commemorate the vital history with a historically educational plaque and benches at site for tourists and customers on their walk through.

Methodology

The proposed groundbreaking for the new store is projected for the Fall of 2025. BC Steele LTD is the proposed company for the new building, and estimates a build time of 4 months. The prospective building is a barn-like structure with a main-floor shopping market, including a bakery and deli, with an upper mezzanine for cafeteria-style seating overlooking the orchard.

The structure of the store is projected to be at the lock-up stage by November 2025 with interior walls, flooring, plumbing and electrical to be finished by December 2025. The store interior will be repurposed from the current DeMilles storefront including but not limited to, coolers and cooling systems, point of sale and electronic systems, shelving, and furnishings. The new building is projected to open in the Spring of 2026, with the current market officially closing at that time. Please refer to Appendix B for a detailed outline of contractors, time frames, and justifications.

Budget:

Please refer to Appendix A for the projected budget.

Conclusion:

Brad DeMille knows his responsibility to the farmers and local producers with whom he has worked hand-in-hand for almost two decades. To close the door to the DeMilles Farm Market would not only leave a void in the community of Salmon Arm, but it would leave a devastating effect on DeMille's suppliers.

Great respect and thoughtfulness have gone into the planning of the new Farm Market and Orchard with opportunities to give back to the community and build a home that offers locals the chance to learn and appreciate the role of farming and agriculture in the community. It is, therefore, of upmost importance to hundreds of local farmers that the C8 zoning proposal be approved. Brad and his staff have every intention of working very closely with local city authorities and the Agricultural Land Commission to ensure all requests and procedures are followed to perfection.

DeMilles was built on one man's dream, and that dream and passion are now being poured into the bright future of creating an orchard experience, beautiful and welcoming to all, in hopes of bringing greater awareness for local farming, agriculture, and Agri-tourism and in the process making Salmon Arm more beautiful for all who live there.

Appendices:

Appendix A: Budget Outline

Relevant Cost	Proposed Budget	<u>Justification</u>
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Building infrastructure	\$2 million total	Steel girder structure,
		14000sq ft
External paneling/ steel	Refer above	Concrete & steel
Internal walls	Refer above	Concrete & wood
Windows & doors	Refer above	Sealed units, glass-garage
		doors
Insulation	Refer above	R-48 roof, R-28 walls
Paint	Refer above	
Ventilation	Refer above	In-floor heat, solar, forced air
electrical	Refer above	
plumbing	Refer above	
driveways and parking lots	TBD	In-out paved, main lot paved,
		packed soil & gravel
gravel	TBD	Peripheral parking &
		overflow
paving	TBD	Driveways and & main
		parking
landscaping	TBD	Everywhere, frontage, along
		the driveways, "backyard" –
		lawns leading to orchard
refrigeration		On main floor, & in-ground
		under main floor
Moving costs	\$250,000	

Appendix B: British Columbia Supplier List

^{**} Refer to attached Letters of Intent **

Supplier	Product	Vendor Location
2 Ladies Soupin It Up	Soup base mix	Vernon

A&L Peterson Orchards	Orchard fruit	Salmon Arm
Aaron DeSimone		Lumby
Albert Gibson	Produce	
Armstrong Apiaries	Honey	Armstrong
Armstrong Asparagus	Asparagus	Armstrong
Armstrong Farm Co.	Produce	Armstrong
B&L Nyeste Mud Sweat &	Pottery	Sorrento
Tears	,	
B& B Orchard	Orchard fruit	Winfield
Balmoral Farms	produce	Balmoral
BC Brine	Homemade canning	falkland
Bc Tree Fruit	Tree fruit	Kelowna
Bedroc Green House	Garden center	Salmon Arm
Bellmann Specialty Produce	Produce	Armstrong
Bernie's Turbo Spice	Hot sauce	Armstrong
Berry Haven Farms	Berries	Abbotsford
Berry View Farms	Berries	
Bhupinder Karwasra	berries	Oliver
Birch Haven Farms	Corn	Salmon Arm
Big Dave's Spice	Hot sauce	Kelowna
Black Arrow Sales	Hot sauce	
Black Diamond Soil	Soil	Grinrod
Black Forest Noodle	Noodles	Salmon Arm
Blackwell Dairy	Dairy	Kamloops
Blue Hillls Lavender	Flowers	Salmon Arm
Blue Sky Organics	Garden center	Vernon
Bruce Seehaver		
Burnaby Lake Greenhouses	Flower Bouquets	Surrey
Caliente Hot Sauce Company	Hot sauce	Salmon Arm
Canadian Hazelnut	Nuts	Agassi
Cards by Susan	Gidt Cards	Salmon Arm
Castle Cheese (West) Inc	Cheese	Lumby
Charlie MnMahan	Produce	Salmon Arm
Chop N Block	Deli meats/ butcher	Kamloops
Clint Lidstone	Produce	
Colonial Farms	Frozen goods	Armstrong
Curly Willow	Produce	
D Dutchman	Dairy	Sicamous
Dan & Jamie Penner	Eggs	Salmon Arm
Dave Starling	Fruit	Oyama
Dave Poiriera		
Davidsons Orchard	Produce/ Fruit	Vernon

Denis Czerwiak	Produce	Grindrod
Denman Island Chocolate	Choclate & Candy	Denman Island
DeVry Greenhouse	Flowers	Chiliwack
Desert Hills Ranch	Produce	Ashscroft
Dhailiwal		
Doug Saba	Produce	Grindrod
Ed Jesperson		
Ed De Boer	Animal Feed	Grindrod
Elderberry Grove	Elderberry products	Salmon Arm
Elevation Kombucha	Kombucha	Wycliffe
Enderberry Farm	Produce	Enderby
Farmcrest Foods	Produce & Dog Feed	Salmon Arm
Farming Karma Fruit Co.	Fruit drinks	Kelowna
Foothills Creamery	Ice cream	Kelowna
Freshop Produce	Fruit	Aldergrove
Fresh is Best Salsa Co.	Salsa & Chips	Kamloops
Gatzke Orchards	Fruit	Oyama
Gavin & Lorna Young	Produce	Kelowna
Gietema Farms		
Gill Growers	Fruit	Abbotsford
Glenmore Blueberry Farm	Blueberries	Abbotsford
Good "N" Plenty Produce	Produce	Armstrong
Green Lion Farms	Produce	Armstrong
Green Croft Gardens	Produce	Grindrod
Griffin Farms	Produce	Westbank
Grillers Meats	Deli/ butcher	Salmon Arm
Growers Supply Co	Store supplies	Kelowna
H. Middlestead	Grocery	Salmon arm
Habby Jacks	Hot sauce	Kelowna
Hai Hunn		
Hanoi 36 Restaurant Inc	Frozen Pho-kits	Salmon Arm
Happy Days Dairy	Cheese	Salmon Arm
Happy Valley Organics	Produce	Kelowna
Harinder Sidhu		
Harkaran Randhawa	Fruit	Vernon
Hart Marketing & Sales LLP	Fruit	Vernon
Hayat Orchards	Fruit	Lake Country
Helmi's Gourmet Foods	Deli/ Butcher	Abbotsford
Hewitt Orchards	Fruit	Oliver
Hilda 74 retro Design	General Merchandise	Grand Forks
Hobart Farms	Produce	
Honey Onyx	Honey	Falkland

Honey & Wax De Hoog	Honey	Salmon Arm
House of Q Foods Ltd.	Grocery	Surrey
Indigo Love Haskap	Haskap	South Canoe
J Gill Enterprises	Fruit	Aldergrove
Italian Kitchen Sauce Co	Sauces	Vernon
Jag Rai Blueberry Farm	Blueberry	
Jan Blackburn	Sidesen,	Salmon Arm
JD Farms	Turkey	Abbotsford
Jealous Fruits	Fruit	Lake Country
Jesperson Tree Farm	Christmas Trees	Salmon Arm
Jerseyland Organics		
Jessica Offer	Flower Bouquets	Enderby
John O. Stan Apiarie	Honey	Armstrong
John Watters	Garlic	7558
K. Witzke	Carne	
Kalwood Farms		
KarMac Chrtistmas Trees	Christmas trees	Salmon Arm
Kash Farm		
Kurt Sauter	Butcher	Salmon Arm
Kyle Jobin	Pre-packaged meals	Salmon Arm
Maple Tree Corps	Maple Syrup	
Lakeview Fruit Corp	Fruit	Okanagan
Lakeview Haskap	Haskap Berries	Okanagan
Lally Sidhu	Fruit	Cawston
Las Mexicanas	Hot Sauce and Salsa	Kelowna
Lake Country Harvest	Bakery	Lake Country
Lasser Produce		
Lazy Daisy Farm	Produce	
Left Coast Natural	Grocery	Vancouver
Len Lazzarotto		
Lesly Melnyk	Grocery	Salmon Arm
Liquid Ventures	Ice	
Little Red Hen	Bakery	Salmon Arm
Lucifers House of Heat	Hot Sauce	USA
Madalea Growers	Blueberries	Salmon Arm
Mara Foodliner		Mara
Margaret Bland	Produce	Salmon Arm
Mayfair Farms	Produce	Salmon Arm
Motherlove Ferments	Drinks	Salmon Arm
Mum's Okanagan Hot Sauce	Hot Sauce	Okanagan
Mountain Meadow Organic	Garlic	
Garlic		

Neufeld Farms	Produce and Fruit	Lower Mainland
Nicola Valley Honey	Honey	Nicola Valley
Nuleaf Produce	Produce	Kamloops
Nuts 4 U Granola	Cereal	Kelowna
Ogopogo Premium Produce	Hot Sauce	West Kelowna
Okanagan Rawsome	Crackers and spreads	Salmon Arm
One Nut Products	Nuts	Salmon Arm
Organic Ocean Seafood	Seafood	Vancouver
Parmjut Daliwal	Produce	Lake Country
Peak & Terra Hot Sauce	Hot Sauce	Salmon Arm
Phillips Brewing	Fruit beverages	Vancouver Island
Pine Berry Farms	Produce	Tappen
Prairie Fruit Farm	Fruit	Chiliwack
Pro Organics	Produce	Vancouver
Purple Springs Nursery	garlic	Armstrong
Rad Jams	Jams and spreads	
Riley Gibson	Carrots	Silver Creek
Robert Valade	Peas	Tappen
Roots & Greens	Produce	Grinrod
Kazy Farm	Produce	Silver Creek
Russell Thiessen	Produce	Lumby
S. Sundher Orchard	Fruit	Oliver
Sacred Earth Organics	produce	Salmon Arm
Sam Gill	Berries	Chiliwack
Saskatoon Jammery	Jams and Marmalade	Salmon Arm
Sedos	Butcher	Salmon Arm
ShuPops	Frozen treats	Salmon Arm
Shuswap Pie Company	Pie, baked and frozen	Salmon Arm
Shuswap Coffee Co	Coffee	Salmon Arm
Shuswap Cider	Cidery	Salmon Arm
Shuswap Infusions	Tea	Salmon Arm
Shuswap Organics		Salmon Arm
Sophies Cosmic Café	Hot Sauce	Vancouver
Spa Hills Farm	Produce	Armstrong
Spotted Moose Farm		North Shuswap
Steve Van Hassel	Produce	Chase
Stoke Cold Press Juice	Juice	Revelstoke
Stoke the Fire	Hot Sauce	Kimberley
Sukjit Daliwal		
Summit Specialty Foods	Grocery	Vancouver
Sure Crop	Animal Feed	Grinrod
Tanto Latte	Cheese	Salmon Arm

Tanya Ray	Fish	
Taste Buddies	Dressings	Kelowna
The Candy Vault	Candy	Salmon Arm
Canadian Barley Tea	Теа	Salmon Arm
The Country Kettle	Popcorn	Salmon Arm
The eH team Farm	Frozen goods	Kelowna
Three Diamond	Dressing	Osoyoos
Triple Jims	Fruit juices	Chiliwack
Vernon Sausage Co	Butcher/ Deli meats	Vernon
Kurts Deli- Kurt Sauter	Butcher/ Deli meats	Salmon Arm
Village Dairy	Dairy	Armstrong
West Ida Farms	Produce	Salmon Arm
West Coast Barrel	Whiskey barrels	Vancouver
White Lake Organic	Bakery	White Lake
Wild Mountain Chocolate	Confectionary	Invermere
Westland Sausage	Butcher/ Deli meats	Salmon Arm
Willow Creek Grain	Produce	Grinrod
Wineland Dressing	Dressings	Naramata
Zelaney Farms	Carrots	Vernon

Appendix C: <u>Letters of Intent</u>

Please See Attached for Letters of Intent.



April 15, 2024

To whom it may concern,

I am writing on behalf of Neufeld Farms Ltd. In Abbotsford, BC. We are a family owned fruit and vegetable farm, and we also process preservatives such as pickle products. We have had a working relationship with DeMille's Farm Market for many years now, and they are the reason that we can farm what we farm. We ship them a large quantity of products each year.

Dealing with Brad and Jacob at DeMille's is a treat! They are always willing to help the farmer out. There are some times when we have an abundance of product, and when we ask them to help out, they simply say, 'send it'. They help us move larger volumes that we would not be able to do in our small market.

I understand that DeMille's is trying to relocate. I hope that changing locations does not cause them issues for selling other small farmers product, as it would hurt my farm significantly and I know it will hurt others as well. We hope to continue to have many more years of business with DeMille's Farm Market wherever their new location is, and I am truly grateful that they have been able to sell so much of our product.

Sincerely,

Steven Neufeld Owner/Operator Neufeld Farms

Kazy Farm Organics

284 Salmon River Rd. Salmon Arm BC V1e3e3 250 804-1232 bcvteric@yahoo.ca

April 4,2024

To whom it may concern,

I am writing on behalf of Kazy Farm Organics in support of Demilles Farm Market during a difficult transition. Unable to renew the lease at the current location, they are facing the necessity of having to relocate.

I have been supplying fresh produce to Demilles for over 10 years and they have been an important part of my business since the beginning of our relationship. Demilles has been instrumental in promoting and distributing local produce which benefits both the farmer and the consumer. In order for the support that they give to countless local producers to continue, their new location requires adjustments to current zoning regulations which I fully endorse.

I trust that facilitating these changes will serve the best interest of our community, ensuring the support of local agriculture and the economy. I appreciate your support for Demilles Farm Market.

Sincerely,

Eric Fell



15850 Old mission rd Lake Country BC V4V 2G8

Phone: (250)878-4877

Email: Lakeviewfruitcorporation@outlook.com

March 28, 2024

To Whom It May Concern,

Our company Lakeview Fruit Corporation is a producer & Packer of fresh fruits which include apples, cherries, apricots, nectarines, pears and peaches. We have been in business since 1995 and have been conducting business with DeMilles Farm Market for over 10 years.

Demilles has supported our business and helped build our growth over the years. We are one of the larger peach growers in the north Okanagan and rely on Demilles to help move are peaches. There are very few fresh markets in BC that support local growers to the scale Demilles has. They play a crucial role in the Agriculture sector by helping local farm business move and market there products.

We support Demilles in their decision to relocate their market in Salmon Arm, this decision is not just for the benefit of Demilles but will also benefit multiple agriculture business in BC. Although we understand there are regulations set in place by the ALC to preserve farmlands we believe the importance relies more on the farmers then the land itself. Markets such as Demilles provide a true farm to table experience which is a rare commodity. We hope you support there growth and enable them to build there new market.

Regards

Arsh Dhaliwal (Andy)
President and Co-owner



Salmon Arm, B.C.

4321 10th Avenue SE, Salmon Arm, BC, V1E 1W6

Phone: (604) 819-2659

Email: littlemntfarm@gmail.com

March 26, 2024

To Whom It May Concern,

I am writing on behalf of Little Mountain Farm to express our support for Demilles Farm Market during a time of significant transition. It has been brought to our attention that Demilles Farm Market, a cherished partner and supporter of our farming community, faces the necessity of relocating due to the inability to renew their lease at their current location.

Demilles has been instrumental in promoting local farming, benefiting not just Little Mountain Farm but the broader agricultural community. Their new location requires adjustments to current zoning regulations, which we fully endorse.

We trust that facilitating these changes serves the best interest of our community, ensuring the sustainability of local agriculture and economy. We appreciate your consideration and support for Demilles Farm Market's smooth transition.

Sincerely

Bill Vermeer

To whom it may concern,

Sacred Earth Eco-Farm is located in Salmon Arm and we have been Selling to DeMille's Farm Market since 2017. They open there doors to us like many before us in this community. Demilles is the closes example of a traditional market where fresh produce grown buy local farms are enjoyed buy locals and many tourist wanting a tase of the Shuswap.

We fully support the relocation of Demills onto the old historic Hanna and Hanna orchard so the may keep adding more years of good food and memories to all who stop buy.

Regards,





To Whom It May Concern:

Shuswap Organics is a supplier of fresh local vegetables and preserves to stores and restaurants in the Okanagan/Shuswap/Columbia region. We've supplied vegetables and preserves to DeMilles Farm Market for the last 3-4 years.

Demilles is one of the very few actually independent and local-supporting outlets for small-scale growers in the region, and they support a number of local growing operations beyond our own. They have done so for a much longer period of time than our own time in business. It is fair to say they purchase thousands of pounds of produce from local growers each season, with a peak in the summer months.

We are supportive of the continuation of Demilles' presence in the wider Salmon Arm area, and would consider the loss of this important outlet for local food as having a detrimental effect on small-scale growers.

We hope their plans to relocate their operation to the uptown area of Salmon Arm is supported and enabled by all of the relevant authorities.

Regards

22

Owen Madden

Co-Owner

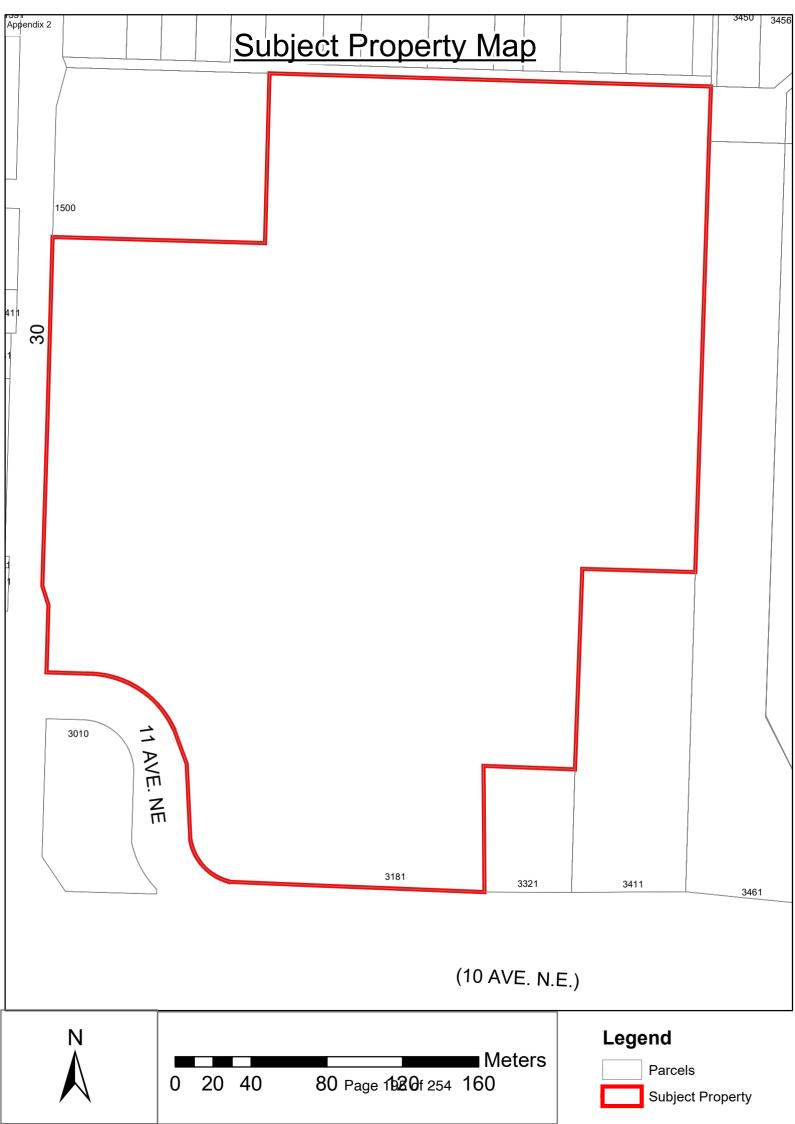
To whom it may concern,

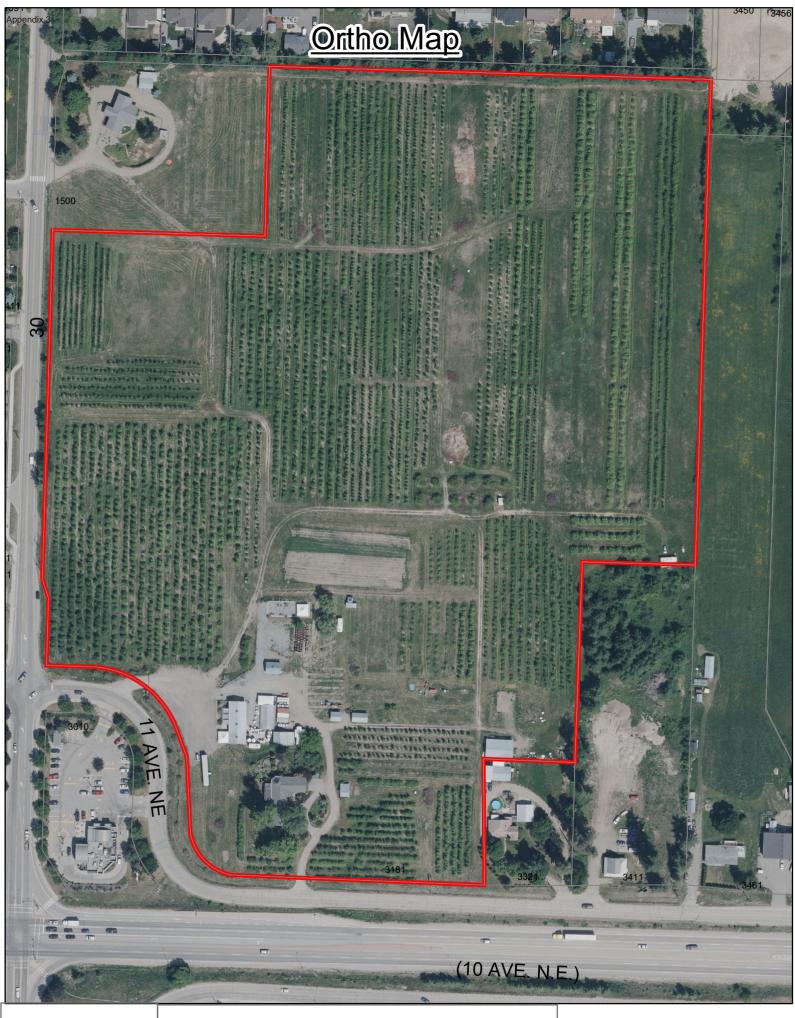
We (Sweet Haven Farms) are a local farm based in the Okanagan which has been operating over the last 6 years, growing microgreens and lettuce.

Demille's Farm Market was one of our first outlets to sell our local produce. They have been an integral customer giving us sales which has helped our business to develop to what it is now. We have done business with Demille's for over 5 years and at least \$15,000 worth of our product is sold **annually** through their outlet, which is a big portion of our income helping our business to stay a-float.

We hope everything can be done to get commercial zoning and/or everything required to continue selling our products (and those of many other customers) at their <u>new store</u>.

- -Seth Armbruster
- -And Sweet Haven Farms Team





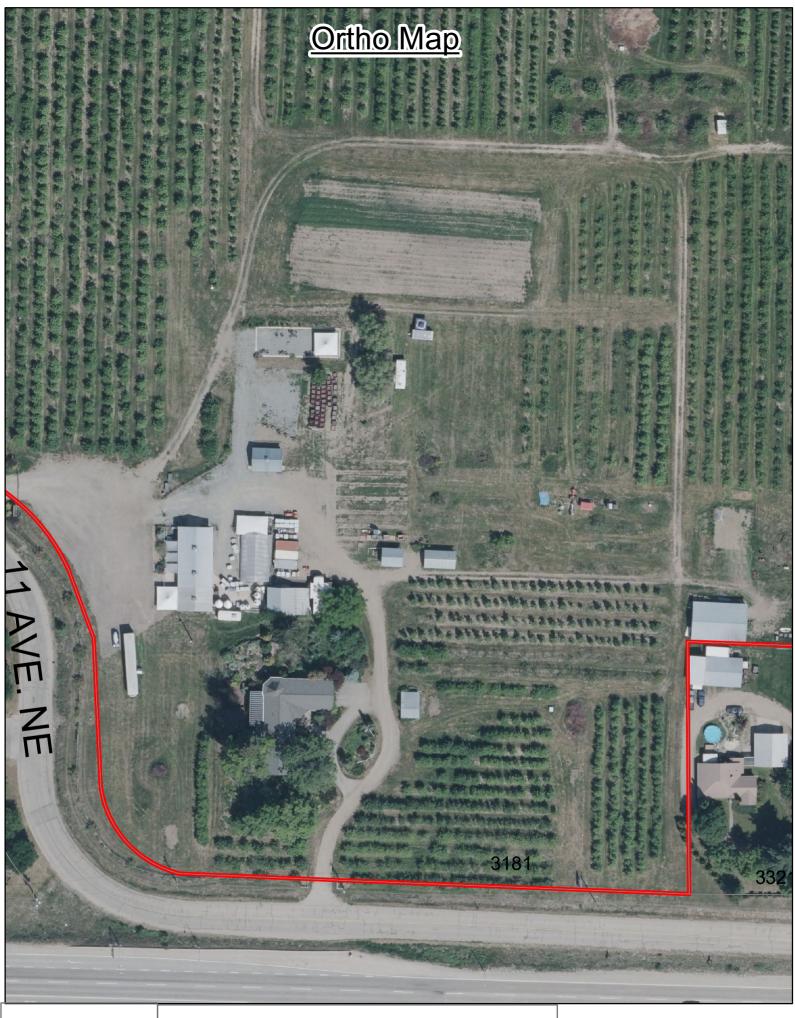


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Legend

Parcels

Subject Property



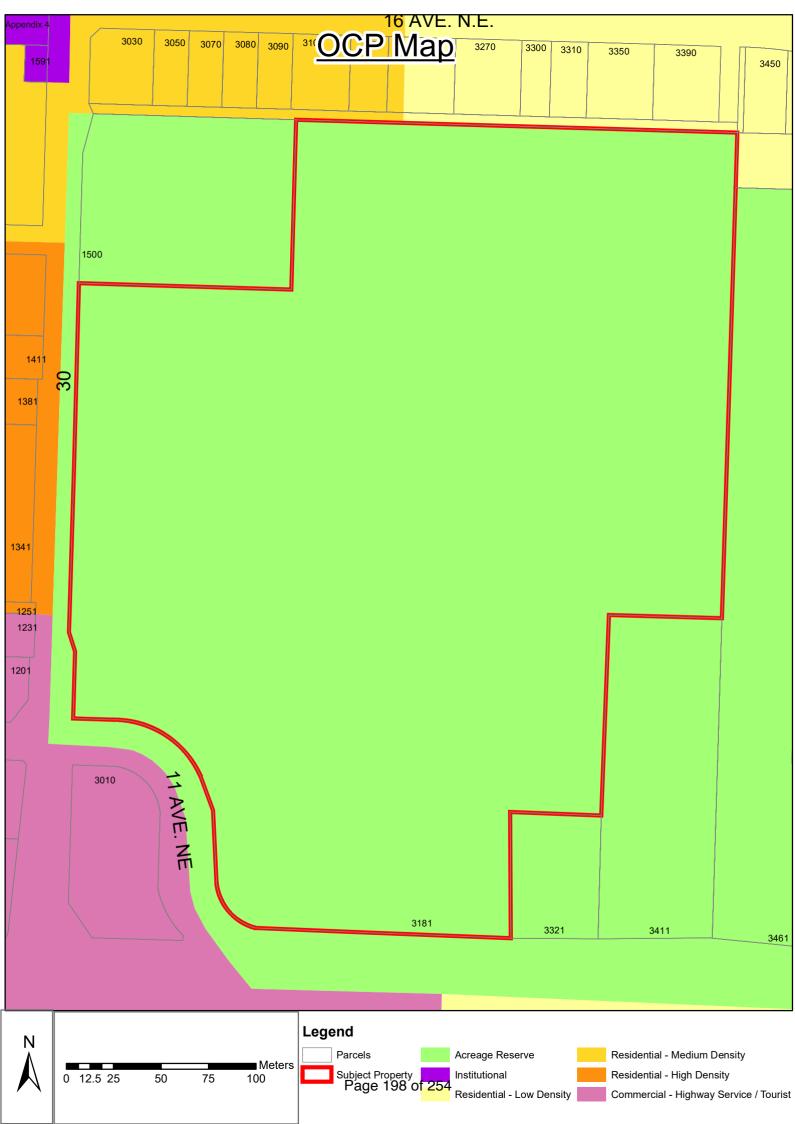


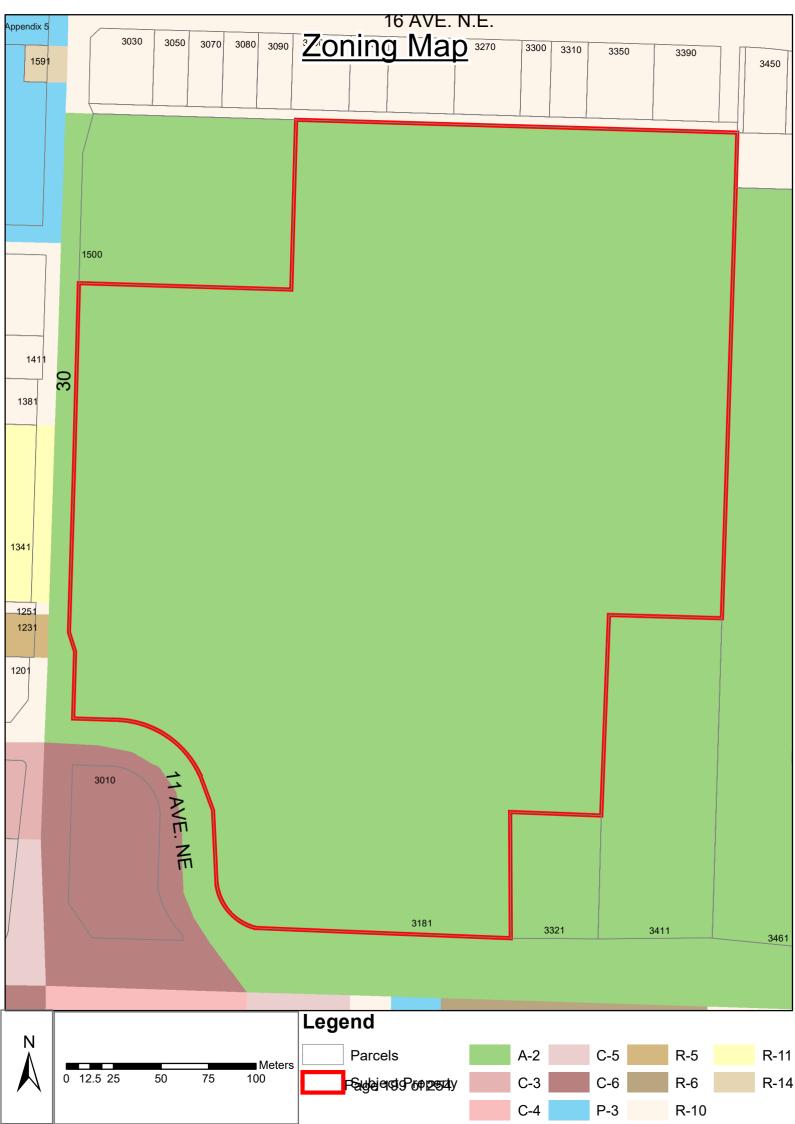
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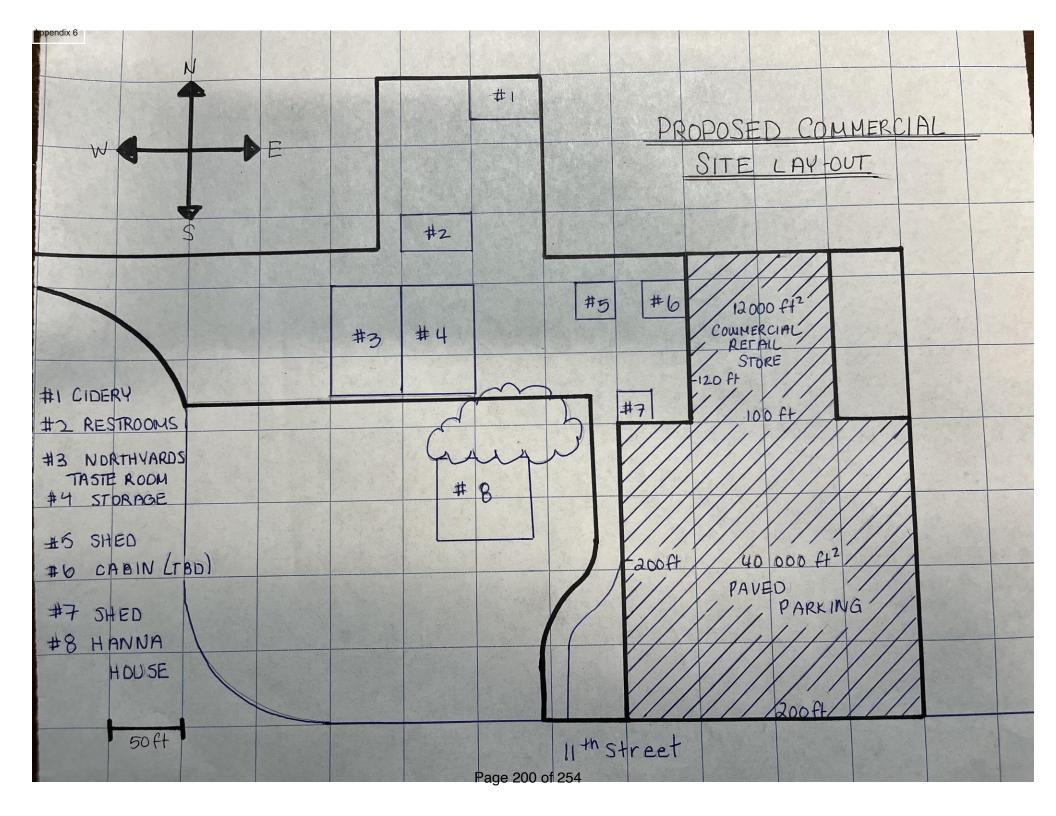
Legend

Parcels













Your File #: ZON-1301 eDAS File #: 2024-04766

Date: Nov/08/2024

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

Attention: Kathy Frese

Re: Proposed Bylaw ZON- 1301 for:

3181 11 Avenue NE, City of Salmon Arm PID: 030-958-768; Lot 2 Section 19 Township 20 Range 9 West Of The 6th Meridian Kamloops Division Yale District Plan EPP95531

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 Salmon Arm Development Services at (250) 712-3660.

Yours truly,

Darshdeep Sidhu

Development Services Officer

Darshdeep Sidhu

Local District Address

Salmon Arm Area Office
Bag 100 Stn Main

Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: () -

H1183P-eDAS (2009/02)



1. Looking north from 11 Avenue NE. View of the Hanna House.



2. Facing east. View of 11 Avenue NE parallel to the Trans Canada Highway.



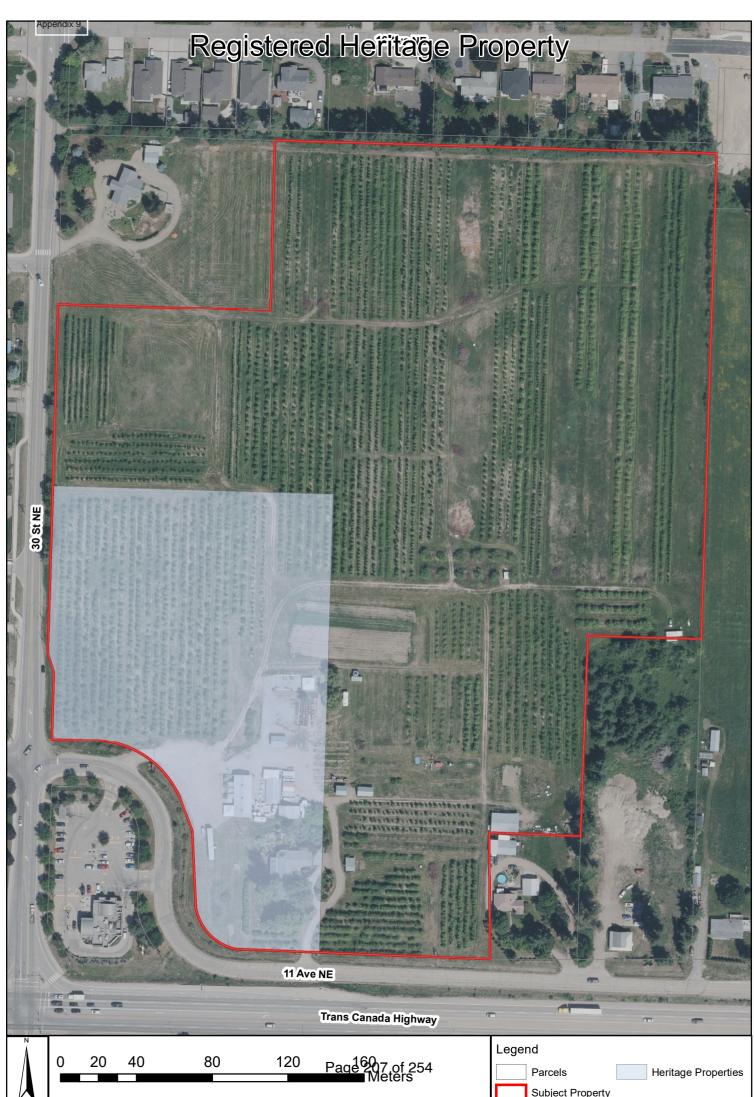
3. Facing west. View of 11 Avenue NE parallel to the Trans Canada Highway.



4. Facing east. View of the proposed location for the commercial operations.



5. Facing west. View of restrooms and storage.



Subject Property

47

Dodd/Hanna Orchards 3181 11 Avenue NE Salmon Arm, B.C. 1907

Description

Dodd/Hanna Orchards is a 4 hectare (10 acre) parcel of land northeast of the intersection of the Trans Canada Highway and 30 Street NE fronting 11 Avenue NE in the North Broadview area of Salmon Arm, British Columbia. The farm contains orchards that extend onto adjoining properties to the north and east, a house, and a farmer's market and garden centre. The historic place includes the buildings and the site.



ity of Salmon Arm photc

Values

Originally established in 1907 by Edwin and Sarah Dodd, great- grand parents of the present Hanna family, Dodd/Hanna Orchards is valued for its historic and cultural significance within the community, particularly for its continuous association with the Hanna family and as one of the oldest active orchards in Salmon Arm.

Although the letters patent for the original acreage were received as early as 1899, the orchards were not established until 1907 when Edwin and Sarah Dodd took ownership. The orchards are still active 106 years later and in recognition of this achievement, Dodd/Hanna Orchards received its Century Farm Award in 2007. Over time, the historic place has evolved to include other enterprises, including a thriving expanded farm sales and garden centre business, but Dodd/Hanna Orchards symbolizes the enduring presence of orchards and agriculture within the community.

The house on the property is significant, as the original Arts and Crafts inspired, wooden shake clad house is still standing, although it has been renovated, stuccoed and added to over the years as various family members have occupied it. It was constructed circa 1922 by Fred Dodd, son of Edwin and Sarah, and is an integral part of the continued operation of the orchards. Ownership passed to Adella Hanna, daughter of Edwin and Sarah. Members of the Hanna family currently reside in the house.

Dodd/Hanna Orchards is also important for its association with James Cuthbert (Bert) and Adella (Della) Hanna. Bert Hanna served on the municipal Council for six years, was a member of the Salmon Arm Farmers' Exchange and a governor of the British Columbia Fruit Growers Association.

Character Defining Elements

Key elements that define the heritage character of Dodd/Hanna Orchards include:

Site:

- Received its Century Farm Award in 2007
- Active orchards covering most of the site
- Continued agricultural use, including fruit growing, the farmer's market and garden centre
- · Association with the Dodd/Hanna family

Buildings:

- Arts and Crafts inspired original design
- Original structure incorporated into the current residence, which is occupied by members of the Hanna family
- Gable dormers on second storey
- Agricultural use of accessory buildings on the farm

Memorandum from the Engineering and Public Works Department

TO: Gary Buxton, Director of Planning

DATE: November 13, 2024

PREPARED BY: Chris Moore, Engineering Assistant

APPLICANT: Brad Demille, 3710 10 Avenue SW, Salmon Arm, BC, V1E 3K1/ Harpal Sidhu

SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1301

LEGAL: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531

CIVIC: 3181 11 Avenue NE

Further to your referral dated September 17, 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 recommends that it 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 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 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. 30 Street NE, on the subject property's western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS). However the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path, to be constructed at the applicant/developers cost.
- 2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multiuse path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. 11 Avenue NE, on the subject property's Southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
- 4. 11 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, road widening and construction, curb & gutter, Multiuse Path, boulevard construction, davit street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 6. Additional dedication will be required at the intersection of 30 Street NE and 11 Avenue NE for the construction of a proposed roundabout.

Water:

- 1. The subject property fronts a 250mm diameter Zone 4 watermain on 30 Street NE and a 200mm diameter Zone 4 watermain on 11 Avenue NE. No upgrades will be required at this time.
- Records indicate that the existing property is serviced by a 50mm service from the 200mm diameter watermain on 11 Avenue NE and may also have a domestic service to the house. Only one service to the property will be permitted to remain. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
- 3. The owner is required to upgrade the existing water system to comply with the requirements of the City's Cross Connection Control bylaw 3934.
- 4. Fire protection requirements to be confirmed with the Building Department and Fire Department.
- 5. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

Sanitary:

- 1. The subject property fronts a 200mm diameter sanitary sewer on 30 St NE and the western portion of 11 Avenue NE. 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 11 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 sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

- 1. The subject property fronts a 300mm diameter storm sewer on 30 St NE, a 250mm diameter storm sewer on 11 Avenue NE and a storm drainage pond exists on the subject property within a right of way. No upgrades are anticipated at this time, unless required for road drainage.
- 2. Records indicate that the existing property is not currently serviced with City storm.
- 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) and Category B (Pavement Structural Design) is required.

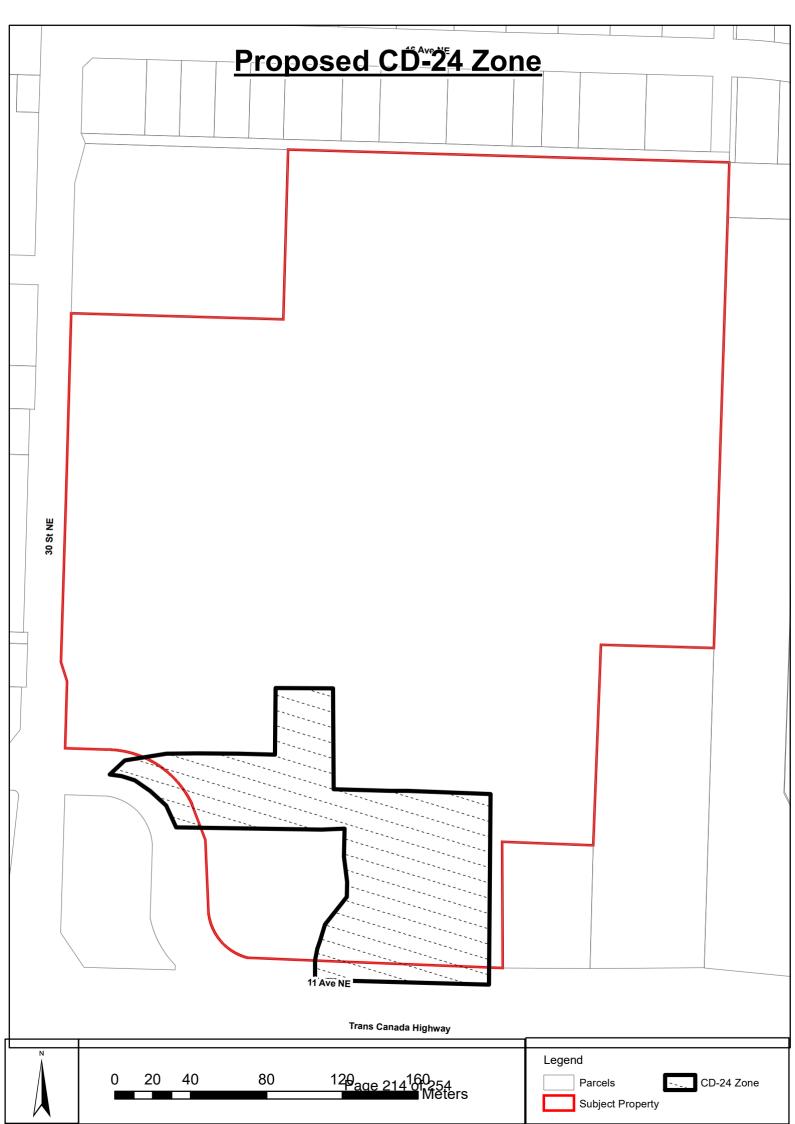
Chris Moore

Engineering Assistant

Jenn Wilson P.Eng.

City Engineer





<u>SECTION 62 - CD-24 – COMPRHENSIVE DEVELOPMENT ZONE- 24</u>

Purpose

24.1 The CD-24 *Zone* is intended to provide for the year-round retail sale of farm produce on land within the Agricultural Land Reserve.

Regulations

24.2 On a parcel zoned CD-24, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-24 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the CD-24 Zone:
 - .1 retail sale of farm produce;
 - .2 agriculture in accordance with the Agricultural Land Commission.
 - .3 mobile food vending; #4240
 - .4 outside vending; #2837
 - .5 accessory use.

Accessory Use

- 24.4 The following accessory uses and no others are permitted in the CD-24 Zone:
 - .1 retail sale of confectioneries and soft drinks;
 - .2 retail sale of packaged food stuffs;
 - .3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
 - .4 retail storage of produce
 - .5 retail sales of arts and crafts. #3768

Maximum Parcel or Site Coverage

24.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

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

Minimum Parcel Size or Site Area

24.7 The minimum parcel size or site area shall be 1,000.0 square metres (10,764 square feet).

Minimum Parcel or Site Width

24.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

24.9 The minimum setback of the principal building from all parcel lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

24.10 The maximum sales floor area shall be 1200.0 square metres (12,916.7 square feet). #3768

Outside Storage

24.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

24.12 Parking and loading shall be required as per Appendix I. #3768

CITY OF SALMON ARM

BYLAW NO. 4697

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:

SECTION 62 - CD-24 - COMPREHENSIVE DEVELOPMENT ZONE-24

Purpose

24.1 The CD-24 *Zone* is intended to provide for the year-round retail sale of farm produce on land within the Agricultural Land Reserve.

Regulations

24.2 On a *parcel zoned* CD-24, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-24 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the CD-24 *Zone*:
 - .1 retail sale of farm produce;
 - .2 agriculture in accordance with the Agricultural Land Commission.
 - .3 mobile food vending; #4240
 - .4 outside vending; #2837
 - .5 accessory use.

Accessory Use

- 24.4 The following *accessory uses* and no others are permitted in the CD-24 *Zone*:
 - .1 retail sale of confectioneries and soft drinks;
 - .2 retail sale of packaged food stuffs;
 - .3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
 - .4 retail storage of produce
 - .5 retail sales of arts and crafts. #3768

Maximum Parcel or Site Coverage

24.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

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

Minimum Parcel Size or Site Area

24.7 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764 square feet).

Minimum Parcel or Site Width

24.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

24.9 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

24.10 The maximum sales *floor area* shall be 1200.0 square metres (12,916.7 square feet). #3768

Outside Storage

24.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

24.12 Parking and loading shall be required as per Appendix I. #3768

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.

CORPORATE OFFICER

4	EEEEC.	CIX 7T	

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

5.

CITATION			
This bylaw may be cited as "City of	f Salmon Arm Zonin	g Amendment Bylaw	No. 4697"
READ A FIRST TIME THIS	DAY OF		2025
READ A SECOND TIME THIS	DAY OF		2025
READ A THIRD TIME THIS	DAY OF		2025
APPROVED PURSUANT TO SECT ON THE DAY OF		IE TRANSPORTATION	
ADOPTED BY COUNCIL THIS	DAY OF	, 2025.	
			MAYOR

CITY OF SALMON ARM

BYLAW NO. 4696

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 April 14, 2025 at the hour of 7:00 p.m. was published in the and , 2025 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 by rezoning Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP95531 from A-2 (Rural Holding Zone) to CD-24 (Comprehensive Development Zone) attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

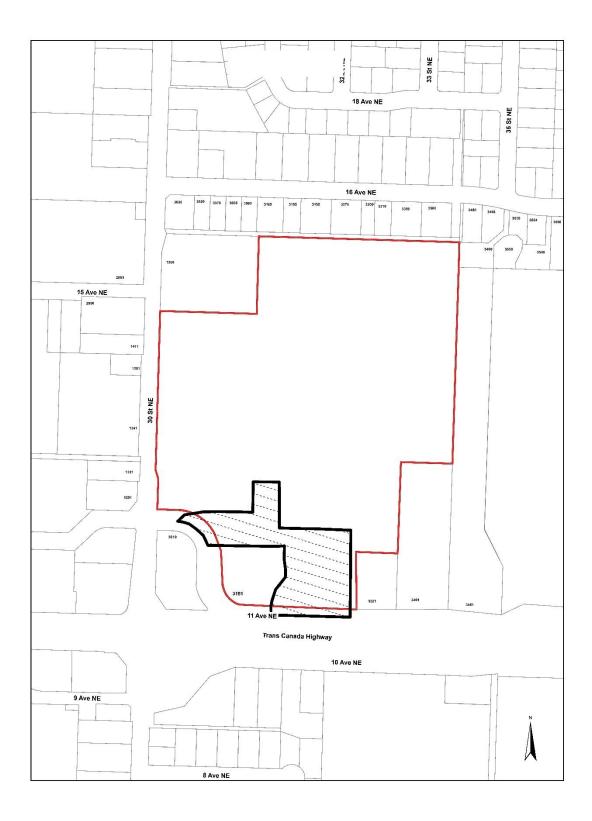
4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as "City	of Salmon Arm Zoning Amendmen	nt Bylaw No. 4696"
READ A FIRST TIME THIS	DAY OF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
APPROVED PURSUANT TO SE ON THE DAY OF ADOPTED BY COUNCIL THIS	CTION 52 (3) (a) OF THE TRANSPOI , 2025 For Minister of Trai	nsportation & Transit
		MAYOR
	CO	RPORATE OFFICER

Schedule "A"



COMMUNITY EVENTS

March 2025

City Parks & Spaces

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						Downtown Winter Market
2	3	4	5	6	7	Downtown Winter Market
9	10	11	12	13	14	Downtown Winter Market
16	17	18	19	20	21	• Downtown Winter Market
23	24	25	26	27	28	Downtown Winter Market
30	31					

SALMONARM

CITY OF SALMON ARM BUILDING DEPARTMENT REPORT FEBRUARY 2025

LAST YEAR (2024)
CURRENT MONTH YEAR-TO-DATE

CURRENT YEAR (2025)
CURRENT MONTH YEAR-TO-DATE

	NO.	VALUE	NO.	VALUE	# OF	NO.	VALUE	NO.	VALUE	# OF
					DWELLINGS					DWELLINGS
New Single Family Dwellings	1	600,000	1	600,000	1	1	460,000	1	460,000	1
Misc. Additions etc. to SFD's	2	68,000	4	268,000		1	11,500	3	49,500	
New Single Family Dwellings with suites	-	_	1	1,300,000	1	-	-	_	-	
New Secondary/Detached Suites	1	70,000	3	650,000	3	-	-	1	120,000	
New Modulars/MH's (Factory Built)	2	380,000	2	380,000	2	-	_	_	_	
Misc. Additions etc. to Modulars/MH's	_	-	_	_		1	15,000	1	15,000	
MFD's (# Units)	1 (4)	1,000,000	1 (4)	1,000,000	4	_	-	1 (2)	728,000	2
Misc. Additions etc. to MFD's	-	_	-	_		-	-		-	
New Commercial	1 (140)	21,000,000	1 (140)	21,000,000	140	-		-	-	
Misc. Additions etc. to Commercial	1	20,000	1	20,000		-		1	12,000	
New Industrial	` -	-	_	-		_	_	_	-	
Misc. Additions etc. to Industrial	1	35,000	1	35,000		_	-		-	
New Institutional	1	55,000	1	55,000		-	<u></u>	_		
Misc. Additions etc. to Institutional	-	-	-	-		-	_		- .	
Signs	-	-	· 1	4,444		2	36,000	4	50,500	
Swimming Pools, Pool Buildings	-	-	-	_		_		-	-	
Demolitions	_	-	1	-		1	-	1	-	
Temporary Trailers, A & B Permits	-	-	-	-		_	_	_	_	
Misc. Special Inspections, etc.	_	_	6	-		1		7		· · · · · ·
TOTAL PERMITS ISSUED	11	23,228,000	24	25,312,444	151	7	522,500	20	1,435,000	3

MFD's - Apartment, Row, Duplex, Strata (# of dwelling units created) Farm building values not included

	BUILDING PERMITS - YEARLY										7-77	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2001	585,500	11,938,550	12,265,250	12,842,790	13,534,790	14,712,550	16,330,650	17,717,625	19,031,075	19,895,255	21,318,855	21,458,195
2002	585,500	1,952,500	3,340,850	3,821,240	5,455,840	6,411,690	8,844,690	10,932,510	15,780,890	16,705,600	17,738,200	17,923,700
2003	130,110	920,780	2,974,020	4,486,120	5,993,320	13,294,120	15,555,250	17,937,005	20,318,920	22,000,340	24,005,740	24,782,360
2004	430,700	1,506,500	5,903,780	8,379,104	10,122,768	12,086,319	14,779,343	21,598,763	30,371,023	33,614,173	34,957,458	35,881,343
2005	1,072,000	2,269,650	4,344,750	6,806,152	12,110,482	28,031,457	29,985,585	34,743,645	37,600,445	42,915,856	45,525,611	47,576,746
2006	815,550	3,224,468	8,012,449	11,501,929	16,084,809	20,066,533	23,714,194	26,370,890	36,479,806	37,278,358	42,332,995	43,077,170
2007	1,531,087	3,901,669	16,148,674	22,413,118	27,232,134	32,401,472	35,657,297	42,829,750	51,945,799	55,703,387	65,885,802	66,289,555
2008	1,797,604	4,203,429	12,947,058	27,647,379	33,857,533	36,582,025	39,759,375	42,395,454	45,412,474	50,699,301	53,383,541	53,522,880
2009	409,369	864,839	2,039,460	5,207,311	6,763,615	7,800,085	9,677,455	11,579,746	18,882,737	20,713,554	23,523,664	24,337,664
2010	1,518,563	2,708,062	5,931,546	10,081,816	12,260,236	13,526,546	16,597,121	18,790,511	19,848,804	21,174,632	22,953,692	27,249,702
2011	568,645	2,003,976	5,063,837	7,449,773	9,471,416	11,761,850	12,794,028	14,222,970	18,194,801	19,682,061	30,563,013	31,934,415
2012	2,189,660	3,128,562	4,794,040	6,337,260	10,000,544	12,120,246	17,883,185	24,375,078	26,118,787	26,493,820	28,130,500	28,666,430
2013	881,740	1,440,110	13,907,060	15,814,195	17,433,454	20,194,778	23,204,628	24,180,485	26,567,302	29,195,224	30,890,086	31,231,349
2014	665,304	2,806,404	8,075,941	20,789,869	27,574,834	29,877,686	33,456,523	41,971,923	42,784,769	44,804,191	46,460,471	47,707,993
2015	1,172,285	1,853,539	3,894,754	6,750,389	8,575,425	18,388,180	20,475,407	26,442,225	29,143,303	31,248,595	35,417,465	37,368,595
2016	1,268,865	2,298,280	4,987,625	8,904,610	12,253,660	16,279,464	19,265,124	23,811,029	29,823,014	36,084,949	40,154,959	41,418,659
2017	1,183,280	2,841,725	7,219,495	11,761,657	18,136,656	23,823,576	30,793,243	36,066,891	52,130,226	59,858,542	63,366,686	64,675,041
2018	1,970,104	3,943,104	. 10,028,787	14,363,122	20,252,322	30,488,747	37,540,412	40,421,060	55,689,215	59,634,580	64,988,531	66,797,572
2019	6,060,645	6,835,345	10,699,845	18,074,843	22,220,523	26,015,593	31,103,281	45,971,877	48,902,359	52,267,409	56,765,409	58,511,534
2020	2,218,950	4,293,250	6,900,060	9,289,060	12,891,318	23,340,638	26,757,691	32,516,960	37,062,215	46,505,927	51,472,227	54,065,527
2021	3,180,132	5,500,747	9,538,939	14,603,678	21,402,310	29,030,210	33,528,039	37,494,801	41,729,005	46,006,620	50,263,120	53,739,370
2022	2,742,700	4,614,700	11,785,510	15,199,184	19,664,691	26,059,056	29,452,833	40,073,183	43,982,753	51,601,717	56,752,469	60,172,009
2023	3,950,582	5,205,782	8,532,882	12,340,016	16,985,808	23,285,030	40,678,657	46,388,414	50,736,914	59,507,376	62,245,626	62,906,026
2024	2,084,444	25,312,444	26,546,239	31,584,039	38,196,091	40,401,496	41,768,562	47,091,762	49,214,762	54,907,951	61,884,711	63,278,711
2025	912,500	1,435,000										



The Shuswap Trail Alliance
PO Box 1531, Salmon Arm, BC V1E 4P6, www.shuswaptrailalliance.com

February 28, 2025

Attn: Salon Arm Mayor and Council City of Salmon Arm Box 40, Salmon Arm, BC V1E 4N2

RE: West Bay Connector Plan Project Management and Leverageable Funds

Dear Mayor Harrison and Council,

The Shuswap Trail Alliance (STA) is working with the Adams Lake Band, with the intent to submit an application to the Federal Active Transportation Grant Infrastructure stream, to try and secure funding for the West Bay Connector Trail detailed design and construction. This application will be based on the preliminary design and costing, which is currently being completed by ISL engineering and is conditional to an Adams Lake Band Council Resolution.

The application to the Federal Active Transportation fund will be made to the Indigenous stream for the full project costs associated with the trail west of the City of Salmon Arm property, based on the costing to be provided by ISL Engineering. Leverageable funds will make for a stronger application, and we were hoping that we would be able to leverage the \$500,000 in the Parks Reserve that the City of Salmon Arm currently holds for the construction of the West Bay Trail on City property, to show that the leverageable funds are in place. We respectfully request that the City prepares a letter of support indicating that the Parks Reserve Funds will be utilized in conjunction with the Active Transportation funds to complete the West Bay Trail final design and construction.

If successful in obtaining the Active Transportation funds for the West Bay Trail construction, the Adams Lake Band may not have the capacity to implement all parts of the project. As a partner of the project, would the City be willing to oversee necessary project management aspects, such as preparing the RFP, selecting and overseeing the proponent, and ensuring that the project deliverables are met?

I would be pleased to meet to answer any questions that request that may arise from this request or provide further information.

I look forward to your response.

Sincerely,

Jen Bellhouse

Executive Director for the Shuswap Trail Alliance

Phone: 250-804-3530

Email: jen@shuswaptrails.com





PO Box 624 102-160 Harbourfront Drive NE Salmon Arm BC, V1E 4N7

Ph: 250-832-5428

Email: info@shuswapfoundation.ca

March 5, 2025

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

Dear Mayor and Council,

The Shuswap Community Foundation's Grants-in-Aid Adjudication Committee met on February 4, 2025, to review the applications for funding received for the City of Salmon Arm Grants-In-Aid Program.

The Committee is comprised of Mayor Alan Harrison and Shuswap Community Foundation Board members: Ralph Segreto, Kathryn Vennard, Robyn Cyr, Terry Smuin and Foundation Executive Director, Roger Parenteau.

With \$66,068.72 available, and requests totalling \$99,527, the Committee faced difficult decisions. We are pleased to announce that 20 groups out of 21 applicants were approved and will receive funds in March/April following review by Council. A spreadsheet with a list of the allocations is attached.

We thank you for this opportunity to serve our community.

Regards,

Roger Parenteau, SCF Executive Director

Encl.

SHUSWAP COMMUNITY FOUNDATION

City of Salmon Arm Grants in Aid (GiA) - Meeting Minutes Meeting Date: Tuesday February 4, 2025, Time: 10:00 am Location: Salmon Arm City Hall & Virtual

Attendees: Alan Harrison, Mayor, City of Salmon Arm, Community Foundation Directors - Ralph

Segreto, Kathryn Vennard, Robyn Cyr

Foundation Staff: Roger Parenteau

Land Acknowledgement:

We acknowledge that we are gathered on the traditional and unceded territory of the Secwépemc Nation, including the lands of the Neskonlith, Adams Lake, and Skwlāx Bands. We acknowledge the Secwépemc peoples who have cared for this land across generations and continue to do so for future ones.

I. Call to Order: 10:13 am

II. Approval of Agenda: Approved

III. Conflict Declaration: K. Vennard (#8 - personal), R. Parenteau (#8 & #12 -Professional), T. Smuin (#13 - Personal)

IV. Funding Available for 2025:

2023 Residual Funds	\$10,026.20
Interest	\$596.91
Returned Funds	\$820.00
2024 Funds Available	\$57,500.00
SCF Admin Fee	-\$2,875.00
2025 Funds Available	¢66.069.11
for Distribution	\$66,068.11

- V. Adjudication
 - a. List of 2025 Applicants listed on following page.
- VI. Adjournment

SHUSWAP COMMUNITY FOUNDATION

City of Salmon Arm Grants in Aid (GiA) - Meeting Minutes Meeting
Date: Tuesday February 4, 2025, Time: 10:00 am
Location: Salmon Arm City Hall & Virtual

2025 Community Service Grants Application Approvals

Applicant Group Name (as on Application)	Project	Award Amount
Columbia Shuswap Selkirks Swim Club Society	Askew's Shuswap Splash Swim Meet 2025	\$1,300
Kamloops Symphony Society	2025 Salmon Arm Sundays Performances	\$1,750
Literacy Alliance of the Shuswap Society	Unplug & Play	\$4,500
Salmon Arm Bay Nature Enhancement Society	SABNES Nature Interpreter (student position)	\$4,000
Salmon Arm Sockeyes Swim Club	Replacement of metal adapters for competition timing pads and replacement of club tents	\$1,500
Salmon Arm Toastmasters	Salmon Arm Toastmasters meeting space funding request	\$0.00
SAS Dry Grad Committee	Dry Grad 2025	\$1,100
She Shoe Swap	She Shoe Swaps 2025	\$1,300
Shuswap Association for Community Living	Automatic Doors at Community Inclusion Entrance	\$1,500
Shuswap Association for Rowing and Paddling	Shuswap Dragon Boat Festival 2025	\$1,600
Shuswap Association of Writers	SAW's Young Writers Programme	\$1,800
Shuswap Cardiac Society	TORCH Cardiac Rehab Program	\$2,900
Shuswap Creative Makerspace Society	Memory Makers - Intergenerational Projects	\$5,900
Shuswap Minor Lacrosse Association	Grow Our National Sport in The Shuswap & Keep Affordable!	\$2,600
Shuswap Music Festival	The 2025 Shuswap Music Festival	\$2,000
Shuswap Pipes n Drums	Drums for mid section	\$2,400
Shuswap Theatre Society	Musical Youth Summer Theatre Program 2025	\$5,000
Special Olympics BC Salmon Arm Local 2F	Special Olympics Competitive Bowling Program 2025	\$2,700
The Chop Theatre Society	Presentation of How to Disappear Completely - by The Chop Theatre at TOTE Festival	\$800
The Salmon Arm & Shuswap Lake Agricultural Association	Water, Sewer and Frontage Tax	\$5,200
Voice of the Shuswap Broadcast Society	2025 Tower Fund	\$3,100
		\$52,950



DOWNTOWN SALMONARM

Vision Statement:

To create a vibrant destination where commerce thrives and where community pride and collaboration are valued



2024 DSA Board of Directors and Staff



Jacquie Gaudreau

Chair

HUB International



Craig Newnes
Vice Chair
Lakeside Village



Jeff Johnson
Treasurer
BDO Canada



Bill LairdW.H. Laird Holdings



Claire Askew
Askew's Foods



Rajula Gupta Foods of India



Jenna Meikle
The Night Cafe &
Meikle Studios



Chelsea Vetter RBC



Shawna Mattson
Prestige Harbourfront
Resort



Erin Stagg SASCU



Vahlleri Semeniuk 2nd Harvest Food Bank Page 231 of 254



Jennifer Broadwell Manager



Althea Mongerson

Member &

Community

Coordinator



Kevin FlynnCOSA Council
Representative

Membership



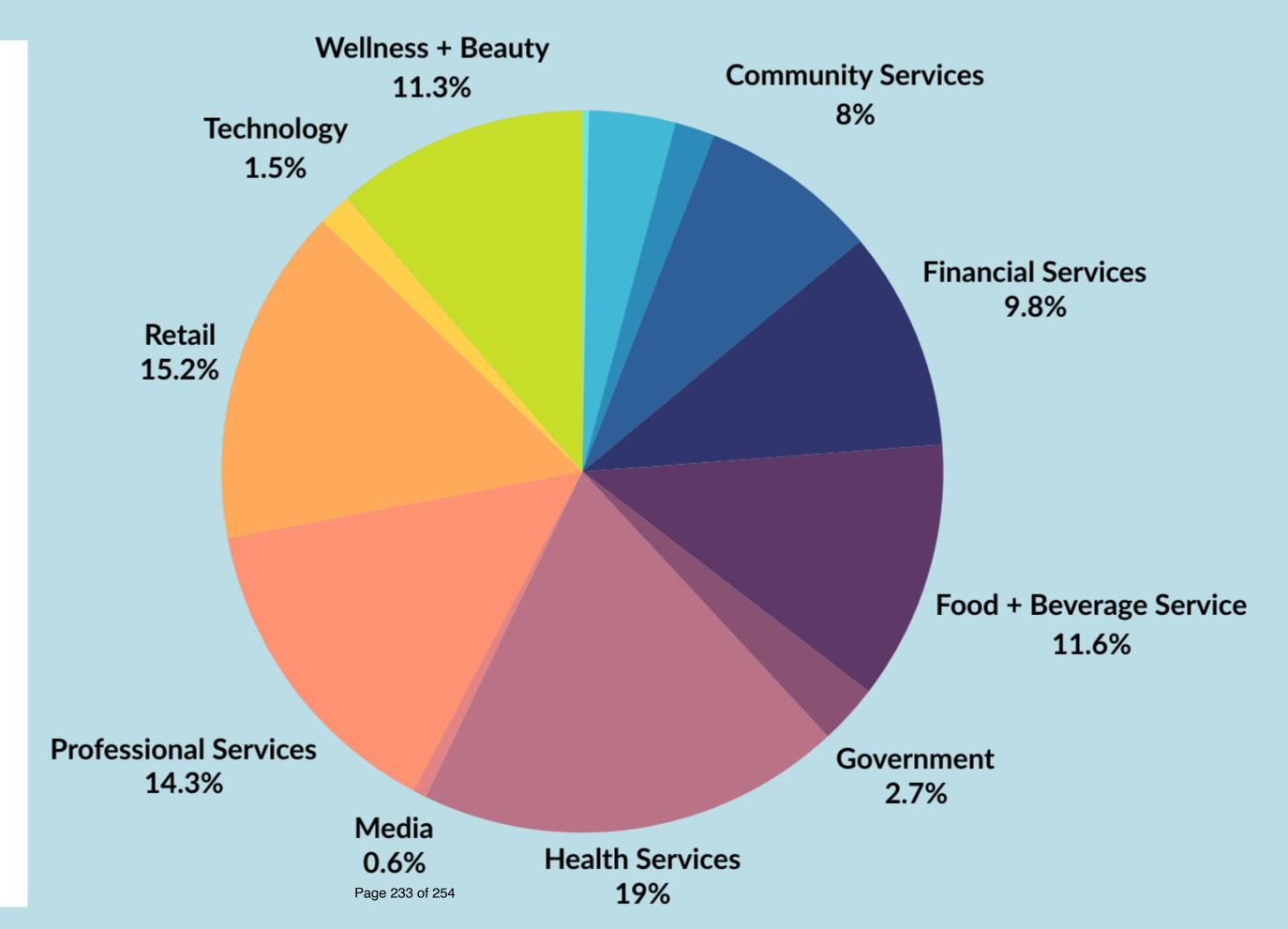






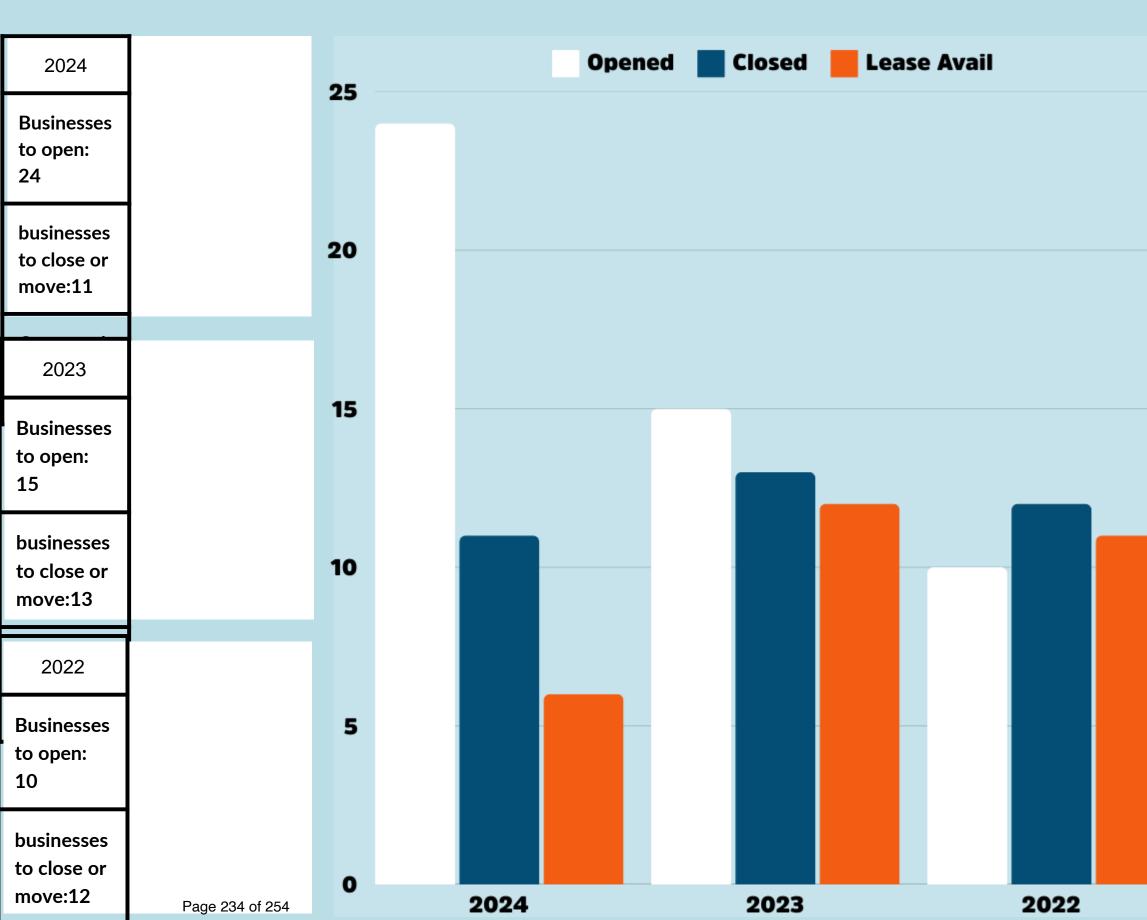
2024 Business Mix

Category	#	%
Accommodation	1	.03
Arts + Culture	13	3.9
Automotive	6	1.8
Community Services	27	8
Financial Services	33	9.8
Food + Beverage Service	39	11.6
Government	9	2.7
Health Services	64	19
Media	2	6
Professional Services	48	14.3
Retail	51	15.2
Technology	5	1.5
Wellness + Beauty	38	11.3
TOTAL:	3^-	337
City Parks	6	· 6
		O



Business Turnover

Closed 12	Opened 24	Category	2024 Businesses
3	4	Food and Beverage	to open:
1	1	Government	businesses to close or move:11
3	2	Professional Services	2023
3	5	Retail	Businesses to open: 15
1	4	Wellness + Beauty	businesses to close or
0	5	Health services	move:13
0	1	Media	2022 Businesses
0	1	Community Services	to open: 10
0	1	Arts + Culture	businesses to close or move:12



Downtown Dollars

TOTAL DISTRIBUTED IN 2024: \$32,805.00



Membership Support



Join Downtown Salmon Arm x Trilogy Solutions for

SEASONAL SUCCESS: MASTERING HOLIDAY MARKETING WORKSHOP

Wednesday, October 16th at 5:30 PM Ricochet Taphouse - 310 Hudson Ave

This is FREE for Downtown Businesses!











Social Meida workshop

CMHA Naloxone Training

Best Dressed Window Contest

2024 Downtown ACTIVATIONS:

- Coldest Night of the Year February
- Hot Chocolate Trail February
- Earth Day April
 - \$2 Drip Coffee or Tea
- DSA AGM April
- Salty Dog Festival May
- Best Dressed Window Competition May
- Shop and Win Contest Mother's Day
- SD#83 Flower Bed Planting and/or Street Painting
- Naloxone Training Session CMHA June
- Gathering Together Festival June
- Theatre on the Edge Festival
- Shop and Win Contest Father's Day
- Wednesday on the Wharf x8
- ROOTSandBLUES Tuned Up Concert Series x 6 -July
 - Monday, Tuesday, Wednesday, Thursday, Friday,
 + Saturday
- ROOTSandBLUES Kick Off Concert July
- Fair Parade August

- 55+ Games x3
 - Thursday, Friday, Saturday
- Apple Festival October
- Treat Trail October
- Loud and Proud Arts Festival
- Big Connect Marketing Workshop October
- Small City, Big Shopping Contest and Campaign November
- Remembrance Day Procession
- Downtown Shine + Rotary Holiday Parade November
- Downtown Holiday Happy Hour November
- Holiday Shop and Win Contests x 4 December
- Holiday Matinees at the Classic x2 December
- Holiday Artisan Market December
- Dinner +A Movie nights x 3 December
- Yuletide Village and Visits with Santa December
- Winter Farmer's Market x 24
- Summer Farmer's Market x 25
- Downtown Live Concerts x 22
- OCP Consultation x 2

















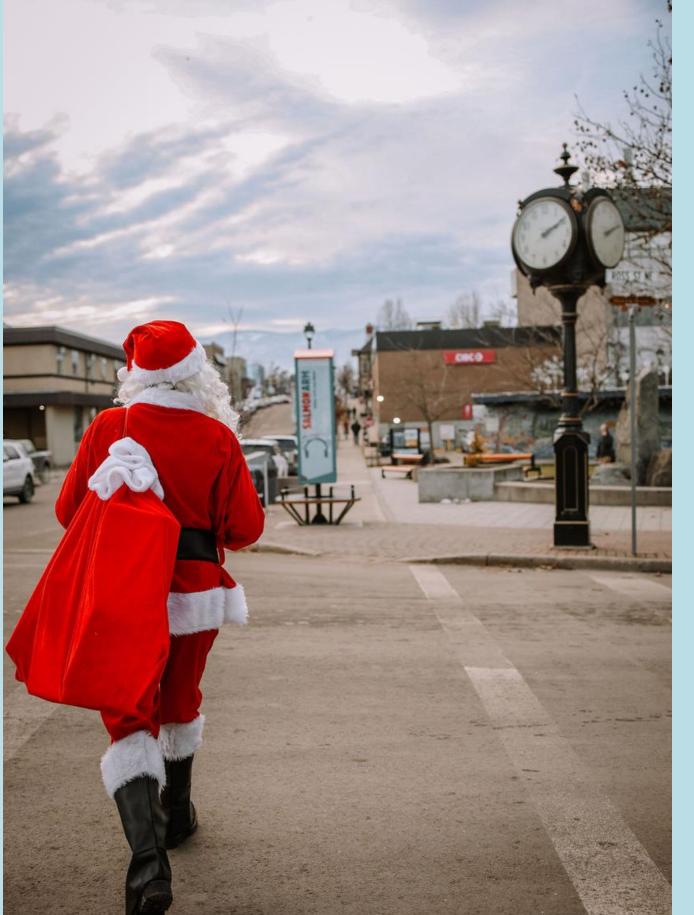














SANTASHOPS Page 244 of 254



WEDNESDAY, APRIL 23, 2025

5:30 - 7:30 PM

SONG SPARROW HALL 180 LAKESHORE DRIVE

RSVP: INFO@SALMONARMDOWNTOWN.COM

connections refreshments networking

SPECIAL !!* SALMON ARESTOURISM

Meet Salmon Arm's new DMO Team and learn about the promotions they're planning for the Tourism Season and beyond.

We hope you will join us!



Financial Statements

December 31, 2024

December 31, 2024

Contents

	<u>Page</u>
Compilation Engagement Report	1
Financial Statements	
Statement of Financial Position	2
Statement of Operations and Changes in Net Assets	3
Notes to Financial Statements	4
Schedule 1 - Program Expenses (Recovery)	5



Eric Penner*
CPA, PARTNER
eric@acuitycpa.ca

Harlan Anderson* CPA, CA, PARTNER harlan@acuitycpa.ca

* DENOTES PROFESSIONAL CORPORATION

COMPILATION ENGAGEMENT REPORT

To Management of Salmon Arm Downtown Improvement Association

On the basis of information provided by management, we have compiled the statement of financial position of Salmon Arm Downtown Improvement Association as at December 31, 2024, the statement of operations and changes in net assets for the year then ended, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information.

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Acuity Advisors LLP

Chartered Professional Accountants

Salmon Arm, BC February 14, 2025



Statement of Financial Position

As at December 31, 2024

	2024	2023
Assets		
Current		
Cash	\$ 95,046	\$ 76,286
Accounts receivable	11,672	10,640
Prepaid expenses	660	-
Deposits	6,133	6,018
	113,511	92,944
quipment	23,474	37,689
	\$ 136,985	\$ 130,633
Liabilities Current Accounts payable and accrued liabilities Deferred income	\$ 10,195 45,575	\$ 17,740 33,260
	55,770	51,000
Net assets	81,215	79,633
	\$ 136,985	130,633

On behalf of the board:	
	Member

Statement of Operations and Changes in Net Assets

For the year ended December 31, 2024

	2024		2023	
Revenue				
Grants	\$	220,201	\$	211,733
Street cleaning	•	20,326	•	19,563
Busk stop		120		120
Interest income		440		396
		241,087		231,812
Operating expenses				
Amortization		14,215		7,039
Bookkeeping		1,883		2,125
Consulting Fees		2,543		2,225
Insurance		3,170		3,251
Meals and entertainment		1,031		894
Office		11,466		12,198
Office and equipment maintenance		2,040		1,720
Professional fees		2,195		1,525
Program expenses (Schedule 1)		73,691		79,274
Rent		10,377		11,320
Repairs and maintenance		1,608		1,793
Salaries		104,103		99,810
Training and planning		8,749		2,998
Unrecovered GST		1,637		2,199
Website		797		1,555
		239,505		229,926
Excess of revenues over expenditures		1,582		1,886
Net assets, beginning of year		79,633		77,747
Net assets, end of year	\$	81,215	\$	79,633

Notes to Financial Statements

December 31, 2024

1. Basis of Accounting

The basis of accounting applied in the preparation of the statement of financial position of Salmon Arm Downtown Improvement Association as at December 31, 2024 and the statement of operations and changes in net assets for the year then ended is on the historical cost basis, reflecting cash transactions with the addition of:

- Accounts receivable
- Prepaid expenses and deposits
- Accounts payable and accrued liabilities

2. Property and equipment

					2024		2023
				N	let Book	Ν	let Book
	Cost	Amortization		n Value		Value	
Banners	\$ 65,701	\$	65,406	\$	295	\$	491
Computer equipment	16,854		16,144		710		1,527
Computer software	934		933		1		1
Decorations	84,883		66,350		18,533		30,889
Office equipment	29,928		26,737		3,191		3,851
Signage	5,025		4,281		744		930
	\$ 203,325	\$	115,949	\$	23,474	\$	37,689

Property and equipment are recorded at cost and are amortized over their estimated useful lives on the diminishing balance method at the following rates, except in the year of acquisition when only one-half of the rate is applied:

Banners	- 40%	diminishing balance
Computer equipment	- 55%	diminishing balance
Computer software	- 30%	diminishing balance
Decorations	- 40%	diminishing balance
Office equipment	- 20%	diminishing balance
Signage	- 20%	diminishing balance

Schedule 1 - Program Expenses (recovery)

For the year ended December 31, 2023

	2024	2023	
Annual General Meeting	\$ 603	\$ 528	
Applefest	-	1,340	
The Big Spend	3,500	4,016	
Christmas	9,588	14,230	
Community Appreciation	-	290	
Community Clean Up Day	-	(114)	
Downtown Live	2,200	1,750	
Earth Day	400	-	
Farmer's Market	1,119	923	
55+ Games	16,244	-	
Flowerbed	-	1,135	
Gift Vouchers	-	973	
Halloween Treat Trail	425	1,643	
Marketing and Advertising	13,733	5,898	
Membership Engagement	237	462	
Multicultural Day	<u>-</u>	750	
Pride Project	-	1,000	
Project Supplies	1,275	1,104	
Roots & Blues	4,014	5,050	
Salty Dog	150	750	
Seasonal Beautification	2,356	7,136	
Seasonal Decorations	1,312	11,655	
Sponsorships	770	250	
Street Cleaning	15,244	19,563	
Street Lights - Power	-	46	
Summer/Fall Activations	212	-	
Winter activations	309	(1,104)	
	\$ 73,691	\$ 79,274	

SALMON ARM DOWNTOWN IMPROVEMENT ASSOCIATION PROPOSED Budget for the year ending: December 31, 2025

		BUDGET OPERATIONAL		PARTNERSHIP	TOTAL
INCOME:					
Levy		\$ 229,009.00	\$ 229,099.00		
Total DIA Le	,				\$ 229,009.00
Street Clean	ing			\$ 17,546.00	
Donations					
	rship Income				17,546.00
2024 Surplus					
TOTAL INCOM	ЛЕ				\$ 246,555.00
EXPENSES:					
	IINISTRATION				
Accounting		\$ 2,250.00			2,250.00
Bookkeepir		2,200.00			2,200.00
Insurance	·o	3,850.00			3,850.00
Membersh	ips	500.00			500.00
	at (Tele., Inter., Website)	2,100.00			2,100.00
Website		5,000.00			5,000.00
Office Mair	ntenance	2,200.00			2,200.00
Office Supp	lies, Meals & Expense	9,000.00			9,000.00
Marketing &		8,000.00			8,000.00
	al Development	5,000.00			5,000.00
Rent	Office & Seasonal Décor Storage	14,540.00			14,540.00
	contract personell	9,000.00			9,000.00
Wages Benefits		96,000.00			96,000.00
	CB Expense	8,320.00 7,488.00			8,320.00 7,488.00
	CE ADMINISTRATION	\$ 175,448.00			\$ 175,448.00
TOTAL OFFIC	LE ADIVINISTRATION	3 173,446.00			\$ 175,446.00
PROJECT EXI	PENSES:				
AGM		1,000.00			1,000.00
	Marketing & Advertising & Trade Shows				3,500.00
Street Clea		1,500.00		17,546.00	19,046.00
Capital Pro	ijects	8,000.00		-	8,000.00
Street Light	cs - Power	100.00			100.00
Seasonal D	ecorations	2,000.00			2,000.00
Graffiti Ren	noval	400.00			400.00
Branding		-			-
Events		30,561.00		-	30,561.00
Early Year	Winter Activation	1,200.00			1,200.00
	Community Clean Up				-
	Spring Activation				-
	Earth Day				-
C	Multipultural Day	F00.00			F00.00
Summer	Multicultural Day Roots and Blues	500.00 5,500.00			500.00 5,500.00
	Downtown Live	2,964.00			2,964.00
	DOWITOWIT LIVE	2,904.00			2,964.00
Fall	Fall/Summer Activations:	2,000.00			2,000.00
	Applefest	.,			-
	Halloween Treat Trail				
<u> </u>	Small Business Week				
Holidays	Christmas	16,250.67			16,250.67
	Membership Engagement:				
Other	Awards/gifts	1,346.33			1,346.33
	Board Meetings	800.00			800.00
	Ĭ				
TOTAL PROJ	ECT EXPENSES:				-
		\$ 47,061.00		\$ 17,546.00	\$ 64,607.00
GST Expen	se (50% payable)	2,000.00			2,000.00
	on Expense	4,500.00			4,500.00
TOTAL EXPEN	ISES:	229,009.00		17,546.00	246,555.00