

REGULAR COUNCIL

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

April 14, 2025, 1:30 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 D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

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
Manager of Planning & Building M. Smyrl
Deputy Corporate Officer B. Puddifant
Executive Assistant M. Evans-Bunkis

Other Staff Present: Manager of Engineering J. Wilson
Manager of Roads & Parks/General Manager of Shuswap Recreation
Society D. Gerow
Senior Planner C. Larson
Planner M. Paiement
Planner A. Jeffrey

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

Moved by: Councillor Lindgren

Seconded by: Councillor Cannon

THAT: pursuant to Section 90(1)(d) the security of the property of the municipality; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; 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.

Carried Unanimously

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.

The meeting returned to Regular Session at 2:27 p.m. and recessed until 2:34 p.m.
Councillor Gonella returned to the meeting at 2:35 p.m.

4. ADOPTION OF AGENDA

Moved by: Councillor Lindgren

Seconded by: Councillor Cannon

THAT: the Agenda be adopted as presented.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Gonella declared a conflict of interest relating to Item 12.1.3 - T. Starkell - request for permission for beverage garden - 2025 Roots and Blues Festival and Item 12.1.4 - T. Starkell - request for letter of support - destination event program - as the Salmon Arm Folk Music Society is his employer.

Councillor Wallace Richmond declared a conflict with Item 14.1 as she was employed by the Salmon Arm 2024 55+ Games Society.

6. CONFIRMATION OF MINUTES

6.1 Regular Council Meeting Minutes of March 24, 2025

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

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

Carried Unanimously

7. COMMITTEE REPORTS

7.1 Development and Planning Services Committee Meeting Minutes of April 7, 2025

7.2 Active Transportation Advisory Committee Meeting Minutes of April 7, 2025

Moved by: Councillor Cannon

Seconded by: Councillor Gonella

THAT: Council direct staff to review the Bylaw process required to meet the Provincial criteria to undertake an e-scooter pilot project.

Opposed (4): Mayor Harrison, Councillor Flynn, Councillor Lavery, and Councillor Wallace Richmond

Defeated

8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

For information.

9. STAFF REPORTS

9.1 Deputy Corporate Officer – Marina Lease, Sub-Lease and Operations Extension

Moved by: Councillor Flynn

Seconded by: Councillor Gonella

THAT: the Mayor and Corporate Officer be authorized to execute an extension of the Marina Lease, Sub-Lease and Operation Agreement with Sea Dog Rentals Inc. to September 30, 2026 subject to approval by the Ministry of Water, Land and Resource Stewardship and *Community Charter* advertising requirements.

Amendment:

Moved by: Councillor Flynn

Seconded by: Councillor Gonella

THAT: the 2026 lease rate be the 2025 rate plus BC Consumer Price Index.

Carried Unanimously

Moved by: Councillor Flynn

Seconded by: Councillor Gonella

THAT: the Mayor and Corporate Officer be authorized to execute an extension of the Marina Lease, Sub-Lease and Operation Agreement with Sea Dog Rentals Inc. to September 30, 2026, subject to approval by the Ministry of Water, Land and Resource Stewardship and *Community Charter* advertising requirements at the lease rate for 2025 of \$41,040.00 and for 2026, the 2025 rate plus the BC Consumer Price Index.

Carried Unanimously

9.2 Deputy Corporate Officer – CSRD Fire Dispatch Service Agreement

Moved by: Councillor Lavery

Seconded by: Councillor Lindgren

THAT: the Mayor and Corporate Officer be authorized to execute the Fire Dispatch Agreement with the Columbia Shuswap Regional District (CSRD) for a term of five (5) years commencing January 1, 2025 to December 31, 2029.

Carried Unanimously

- 9.3 Senior Planner - Development Permit Application No. DP-463 (Highway Service / Tourist Commercial)

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328, Except Plans EPP17085 and EPP18478

Civic: 2991 - 9 Avenue SW

Owner: Salmon Arm Shopping Centres Ltd. and Calloway REIT (Salmon Arm) Inc.

Agent: SmartCentres Management Services Inc. (Savard, B.)

Moved by: Councillor Gonella

Seconded by: Councillor Flynn

THAT: Development Permit No. 463 be authorized for issuance for that part of Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328 Except Plans EPP17085 and EPP18478 (2991 9 Avenue SW) in accordance with the drawings dated March 13, 2025 attached to this memorandum;

AND THAT: issuance of Development Permit No. 463 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

- 9.4 Planner II - Proposed Naming of Pond in John Lund Park (Canoe)

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: Council approve the naming of the pond located within Lot A, Section 31, Township 20, Range 9, W6M, KDYD, Plan 28402 (4800 70 Avenue NE - John Lund Park) to Wright's Pond;

AND THAT: Council direct Staff to make the necessary changes to signage and wayfinding information.

Opposed (1): Councillor Lindgren

Carried

- 9.5 Manager of Utilities – Purchase Recommendation – Water Treatment Plant - Hypo Generator Cells

Moved by: Councillor Cannon

Seconded by: Councillor Wallace Richmond

THAT: Council approve the purchase of the Water Treatment Plant Hypo Generator Cells from Centrix Control Solutions Inc. for the quoted amount of \$132,852.00 plus taxes, as applicable;

AND THAT: the City's Purchasing Policy No. 7.13 be waived in the procurement of the Hypo Generator Cells to authorize the sole sourcing of same to Centrix Control Solutions.

Carried Unanimously

- 9.6 General Manager, Shuswap Recreation Society – ROGERS Rink Energy Conservation Measure Upgrades – Award of Contract

Moved by: Councillor Cannon

Seconded by: Councillor Gonella

THAT: Council approve the award of the ROGERS Rink Energy Conservation Measure to Yeti Refrigeration Inc. in accordance with the terms and conditions of the tender for the quoted amount of \$275,650 plus taxes as applicable;

AND THAT: Council authorizes a pre-approved contingency in the amount of \$41,000 (approximately 15%) to support the project.

Carried Unanimously

- 9.7 Manager of Engineering (City Engineer) – WPCC Stage IV Upgrade-Conceptual Design and LWMP Update-Award of Contract

Moved by: Councillor Lavery

Seconded by: Councillor Wallace Richmond

THAT: Council approve the award of the WPCC Stage IV Upgrade-Conceptual Design and LWMP Update to Brown and Caldwell Consultants Canada Ltd. in accordance with the terms and conditions of the proposal for the quoted amount of \$1,113,998.00 plus GST as applicable;

AND THAT: Council authorizes a pre-approved contingency in the amount of \$110,000 (approximately 10%) to support the project;

AND FURTHER THAT: the budget contained within the 2025-2030 Financial Plan Bylaw be amended to include an additional \$200,000.00 for the Liquid Waste Management Plan Project to be funded from the Stage IV WPCC Upgrade Project.

Carried Unanimously

10. INTRODUCTION OF BYLAWS

The Meeting recessed at 4:00 p.m.

The Meeting reconvened at 4:07 p.m.

- 10.1 Housing Agreement Bylaw No. 4688 – (ZON-1300 / 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: Crown Pacific Development Corp. (B. Giese)

Moved by: Councillor Lindgren
Seconded by: Councillor Gonella

THAT: the bylaw entitled City of Salmon Arm Housing Agreement Bylaw No. 4688 be read a first, second and third time.

Carried Unanimously

10.2 Fee For Service Amendment Bylaw No. 4702 (Water Meters)

Moved by: Councillor Gonella
Seconded by: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4702 be read a first, second and third time.

Carried Unanimously

14. PRESENTATIONS

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

55+ Games Presentation

Councillor Wallace Richmond declared a conflict of interest and left the meeting at 4:13 p.m.

Chair of the Salmon Arm 2024 55+ Games Society, Debbie Cannon, introduced Bruce Hunt who outlined the Financial Statements and was available to answer questions from Council.

Moved by: Councillor Cannon
Seconded by: Councillor Gonella

THAT: Council authorize staff to establish a "Legacy Funds 55+" reserve account where the \$166,751.00 legacy funds will be allocated to initiatives focused on developing facilities and services that promote active and healthy lifestyles for individuals 55 and older.

Carried Unanimously

10. INTRODUCTION OF BYLAWS

10.3 Official Community Plan (OCP) Bylaw No. 4707

Councillor Cannon left the meeting at 4:36 p.m. and returned at 4:37 p.m.
Councillor Wallace Richmond returned to the meeting at 4:37 p.m.
Councillor Flynn left the meeting at 5:37 p.m. and returned at 5:39 p.m.

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Gonella

THAT: Official Community Plan Bylaw No. 4707 be read a first time;

AND THAT: Council has considered what persons, organizations and authorities may be affected by proposed Official Community Plan Bylaw No. 4707 pursuant to sections 475 and 476 of the *Local Government Act*, and determined that Bylaw No. 4707 be referred to:

- a. The Agricultural Land Commission; and
- b. The Provincial Ministry of Transportation and Transit; and
- c. The Columbia Shuswap Regional District; and
- d. Kwsaltktnéws ne Secwépemcúl'ecw School District No. 83,

AND THAT: Council considers this to be appropriate consultation in accordance with sections 475 and 476 of the *Local Government Act*; and

AND THAT: Council considers that there will be further an ongoing consultation with the Adams Lake Indian Band and the Neskonlith Indian Band regarding Bylaw No. 4707; and

AND FURTHER THAT: pursuant to section 477(3) of the *Local Government Act*, Official Community Plan Bylaw No. 4707 has been considered in conjunction with the City of Salmon Arm Financial Plan and its Solid Waste Management Plan.

Carried Unanimously

10.4 Curbside Collection Amendment Bylaw No. 4682

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: the bylaw entitled City of Salmon Arm Curbside Collection Amendment Bylaw No. 4682 be read a first, second and third time.

Carried Unanimously

10.5 Fee for Service Amendment Bylaw No. 4694 (Utilities)

Moved by: Councillor Flynn

Seconded by: Councillor Cannon

THAT: the bylaw entitled City of Salmon Arm Fee for Service Amendment Bylaw No. 4694 be read a first, second and third time.

Carried Unanimously

10.6 Water Rates and Waterworks Regulation Amendment Bylaw No. 4695

Moved by: Councillor Lavery

Seconded by: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Water Rates and Waterworks Regulation Amendment Bylaw No. 4695 be read a first, second and third time.

Carried Unanimously

12. CORRESPONDENCE

12.1 Informational Correspondence

12.1.11 Municipal World's Great Canadian Landmark Contest

Moved by: Councillor Flynn

Seconded by: Councillor Cannon

THAT: Council support the nomination of the Treble Clef & Opening Bar of Oh Canada Sculpture to the Municipal World's Great Canadian Landmark Contest.

Carried Unanimously

12.1.15 M. Brock, Fundraising Coordinator, Girl Guides of Canada - letter dated April 8, 2025 - Request to use Safeway Field for Fall Fair Parking

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: Council authorize the Salmon Arm Girl Guides the use of Safeway Fields to provide organized parking for the Salmon Arm Fair from August 21-24, 2025, subject to the provision of adequate liability insurance.

Carried Unanimously

12.1.3 T. Starkell - letter dated March 24, 2025 - Request for permission for Beverage Garden - 2025 Roots and Blues Festival

Councillor Gonella declared a conflict of interest and left the meeting at 6:12 p.m.

Moved by: Councillor Flynn

Seconded by: Councillor Lindgren

THAT: Council authorize the following alcohol beverage garden schedules for the Salmon Arm Folk Music Society (2025 Roots and Blues Festival) at the festival grounds:

Main Beverage Garden and Tasting Lounge (patron area)

- July 25 - 3:00 p.m. to 12:30 a.m.
- July 26 - 10:00 a.m. to 12:30 a.m.
- July 27 - 10:00 a.m. to 12:30 a.m.

Barn Beverage Garden (patron area)

- July 25 - 3:00 p.m. to 12:30 a.m.
- July 26 - 10:00 a.m. to 12:30 a.m.
- July 27 - 10:00 a.m. to 12:30 a.m.

Food Vendors Ticket Booth and Beverage Garden (patron area)

- July 25 - 3:00 p.m. to 12:30 a.m.
 - July 26 - 10:00 a.m. to 12:30 a.m.
 - July 27 - 10:00 a.m. to 12:30 a.m.
- VIP Lounge (special credential access area)
- July 25 - 3:00 p.m. to 12:30 a.m.
 - July 26 - 10:00 a.m. to 12:30 a.m.
 - July 27 - 10:00 a.m. to 12:30 a.m.

Carried Unanimously

12.1.4 T. Starkell - email dated April 9, 2025 - Roots and Blues Festival - Request for Letter of Support - Destination Event Program

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Cannon

THAT: Council provide a letter of support to the event organizers of the Roots and Blues Festival in its application for funding through the 2025 Destination Event Program.

Carried Unanimously

12.1.14 S. Mackie, General Manager, RJ Haney Heritage Village & Museum

Request for Support in Reducing Speed Limit on Highway 97B

Councillor Gonella returned to the meeting at 6:14 p.m.

Moved by: Councillor Gonella

Seconded by: Councillor Flynn

THAT: Council submit a letter to the Ministry of Transportation and Transit in support of RJ Haney Heritage Village & Museum's request to reduce the speed limit on Highway 97B and that the reduced speed limit be extended past 10th Avenue.

Carried Unanimously

13. NEW BUSINESS

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

17.1 Regional Contribution to Recreation Facilities - Councillors Cannon, Flynn and Lavery

WHEREAS steady population increases within the boundaries of the City Salmon Arm as well as the surrounding Columbia Shuswap Regional District Electoral Areas have led to higher demand for programming and usage of key City recreation facilities;

AND WHEREAS due to increased demand, operations and maintenance costs have grown significantly;

AND WHEREAS a recently concluded year-long survey indicates significant usage of City recreation facilities by residents of surrounding Electoral Areas;

AND WHEREAS City taxpayers currently subsidize all recreation facilities by approximately 50% of actual operating and maintenance costs for all users regardless of whether those users pay fees to use the facilities;

AND WHEREAS it is acknowledged that the fees currently charged for the use of City facilities by users from surrounding Electoral Areas is not an adequate contribution to actual operating and maintenance costs:

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare a report that:

- o More fully identifies what those key recreation facility cost recovery discrepancies are;
- o Reviews models of recreation facility funding that other local governments have put in place to address similar recreation facility funding concerns;
- o Recommends options to consider for more equitable usage contributions from non-taxpayers either through updated funding agreements with surrounding Electoral Areas or through residency-based usage pricing or a combination of both;
- o Projects revenue and cost implications of implementing potential new systems of usage pricing;
- o Reviews possible agreement language and apportionment approaches with Electoral Areas that are currently not fully paying for these recreation usages; and
- o Suggests timing for possible implementations.

AND BE IT FURTHER RESOLVED THAT staff present the report to Council at the October 14, 2025 Regular Council Meeting.

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

19.1 FCM Board of Directors - Nomination

Moved by: Councillor Lavery

Seconded by: Councillor Gonella

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

WHEREAS FCM's Annual General Meeting (AGM) will be held in conjunction with the Annual Conference and Trade Show, May 29 to June 1, 2025, followed by the election of FCM's Board of Directors;

BE IT RESOLVED that Council of the City of Salmon Arm endorse Councillor Louise Wallace Richmond to stand for election on FCM's Board of Directors for the period starting in June 2025 and ending July 2027; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Louise Wallace Richmond attending FCM's Board of Directors meetings.

Carried Unanimously

19.2 Released from In-Camera Session

THAT: Council authorize, on a without prejudice basis, the Demolition Derby event to be held at the Salmon Arm Fairgrounds on June 14 and 15, 2025.

For information.

20. QUESTION AND ANSWER PERIOD

The Meeting recessed at 6:25 p.m.

The Meeting reconvened at 7:00 p.m.

21. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest relating to Items 23.1, 23.2, 24.1 and 24.2 - Zoning Amendment Application ZON-1301 and Zoning Amendment Bylaws 4697 and 4696 - as the agent/applicant is a client of his firm.

22. HEARINGS

22.1 Development Variance Permit Application No. VP-610

Legal: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687

Civic: 1281 15 Street SE

Owner: L. & C. Fitt

Agent: L. & C. Fitt

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

Submissions were called for at this time.

Email dated April 9, 2025 from R. & R. Koenig expressing concerns related to potential flooding during storm events and lack of street lighting.

L. Fitt, the applicant, outlined the application and was available to answer questions from Council. J. Niewenhuizen, Lawson Engineering Ltd., agent for the applicants, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing closed at 7:14 p.m. and the Motion was:

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: Development Variance Permit No. VP-610 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for the frontages of Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687, as follows:

1. waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard; and
2. waive the requirement to install three (3) street lights along 13 Avenue SE and 15 Street SE.

Opposed (1): Councillor Lavery

Carried

23. STATUTORY PUBLIC HEARINGS

23.1 Zoning Amendment Application ZON-1301

Text Amendment

CD-24 (Comprehensive Development Zone CD-24)

Councillor Flynn declared a conflict of interest and left the meeting at 7:30 p.m.

The Planning Official explained the Zoning Amendment application.

Submissions were called for at this time.

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

C. Hanssens, 3701 11 Avenue NE, expressed concerns with a potential increase in traffic and the lack of sidewalks for pedestrians.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:39 p.m.

23.2 Zoning Amendment Application ZON-1301

See Item 23.1 for Staff Report

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

The Planning Official explained the Zoning Amendment application.

Submissions were called for at this time.

Email dated April 10, 2025 from C. Wiebe expressing concerns related to an increase in traffic.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:41 p.m.

24. RECONSIDERATION OF BYLAWS

24.1 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

Moved by: Councillor Cannon

Seconded by: Councillor Wallace Richmond

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4697 be read a third time.

Carried Unanimously

24.2 Zoning Amendment Bylaw No. 4696

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

Moved by: Councillor Lavery

Seconded by: Councillor Gonella

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4696 be read a third 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.

Carried Unanimously

25. QUESTION AND ANSWER PERIOD

26. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 7:45 p.m.

CORPORATE OFFICER

MAYOR, A. HARRISON

