



Canada's Tournament Capital

CITY OF KAMLOOPS
Regular Council Meeting Agenda
June 9, 2026, at 1:30 pm

in Council Chambers, City Hall, 7 Victoria Street West, Kamloops, BC

Page

PRESENTATION

[PowerPoint Presentation - June 9, 2026](#)

1. **CALL TO ORDER**
2. **LAND ACKNOWLEDGEMENT**
3. **CIVIL DISCOURSE STATEMENT**
4. **READING**
5. **ADOPTION OF MINUTES**

Recommendation:

9 - 20

That Council adopt the following minutes:

[August 27, 2025, Community to Community Forum of Tkemlúps te Secwépemc and the City of Kamloops](#)

[March 30, 2026, Community to Community Forum of Tkemlúps te Secwépemc and the City of Kamloops](#)

6. **DELEGATIONS**

- 6.1 Junior Council
Alondra Kernaghan, Valleyview Secondary
Zeinedine Amor, Valleyview Secondary
Matthew Lysak, Sahali Secondary
Owen Yin, Sahali Secondary
Ava Reiger, South Kamloops Secondary
Delainey Rusk, South Kamloops Secondary
Jacey Hallstrom, Westsyde Secondary
Emma Kristjanson, Westsyde Secondary
Jake Washington, Norkam Secondary
Shayne Makortoff, Norkam Secondary

21 - 22

Re: Junior Council Year in Review
[Delegation Request - Junior Council](#)

7. **RESPONSE TO DELEGATIONS**

8. **CONSIDERATION OF BYLAWS**

- 8.1 *Zoning Amendment Bylaw No. 55-116* 23 - 35
(1732 Happyvale Avenue)
[Notice - REZ00862 \(1732 Happyvale Avenue\)](#)
[Bylaw No. 55-116](#)
[Report - REZ00862 and DVP00689 \(1732 Happyvale Avenue\)](#)

Recommendation:

That Bylaw No. 55-116 be read a first, second, and third time, and adopted.

9. **PUBLIC SUBMISSIONS**

- 9.1 Development Variance Permit Application No. DVP00689 36 - 46
(1732 Happyvale Avenue)
[Notice - DVP00689 \(1732 Happyvale Avenue\)](#)
[Report - DVP00689 \(1732 Happyvale\)](#)

Recommendation:

That Council authorize issuance of Development Variance Permit No. DVP00689 for 1732 Happyvale Avenue, as shown on Attachment "A" to the report dated May 26, 2026 prepared by the Development, Engineering, and Sustainability Department.

- 9.2 Development Variance Permit Application No. DVP00690 47 - 61
(132 Seymour Street)
[Notice - DVP00690 \(132 Seymour Street\)](#)
[Report - DVP00690 \(132 Seymour Street\)](#)
[Correspondence - DVP00690 \(132 Seymour Street\)](#)

Recommendation:

That Council authorize issuance of Development Variance Permit No. DVP00690 for 132 Seymour Street, as shown on Attachment "A" to the report dated May 26, 2026 prepared by the Development, Engineering, and Sustainability Department.

10. **CONSIDERATION OF BYLAWS (CONTINUED)**

- 10.1 *Zoning Amendment Bylaw No. 55-114*
(734 Singh Street)
[Notice - REZ00865 \(734 Singh Street\)](#)
[Bylaw No. 55-114](#)
[Report - REZ00865 \(734 Singh Street\)](#)

62 - 72

Recommendation:

That Bylaw No. 55-114 be read a first, second, and third time, and adopted.

11. UNFINISHED BUSINESS

- 11.1 Request for a Closed Council Meeting

Recommendation:

That Council authorize staff to schedule a Closed Council Meeting at 9:30 am on June 23, 2026, under *Community Charter* sections 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;

(1)(c) labour relations or other employee relations;

(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(1)(g) litigation or potential litigation affecting the municipality;

(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

(2)(b) the consideration of information received and held in

confidence relating to negotiations

- (i) **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,**
- (ii) **between the municipality and another local government or between another local government and a third party, or**
- (iii) **between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.**

- 11.2 Removal of November 10, 2026, Public Hearing 73
[2026 Council Calendar DRAFT](#)

Note: the attachment immediately above shows the proposed change in the recommendation immediately below.

Note: the removal of the November 10, 2026, Public Hearing is recommended in recognition of Remembrance Day events being held at the same time.

Recommendation:

That Council authorize an update to its 2026 meeting schedule to remove the November 10, 2026, Public Hearing.

12. ADMINISTRATIVE REPORTS

- 12.1 Election Sign Placement 74 - 77
 Community Services Supervisor Perri
[Report - Election Sign Placement](#)

Recommendation:

That Council authorize *Sign Regulations Amendment Bylaw No. 11-85, 2026* to be introduced and read a first, second, and third time.

- 12.2 Housing Agreement Bylaw Application No. HAB00007 78 - 92
 (535 Columbia Street)
 Development, Engineering, and Sustainability Director Kwiatkowski
[Report - Housing Agreement Bylaw Application No. HAB00007 \(535 Columbia Street\)](#)

Recommendation:

That Council authorize *Housing Agreement Bylaw No. 64-11* to be read a first, second, and third time for the issuance of a housing agreement for affordable market rental housing

- 12.3 Official Results of Alternative Approval Processes for *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025* and *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025* 93 - 101
 Corporate Officer Mazzotta
[Report - Official Results of Alternative Approval Processes for 965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025 and Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025](#)

Recommendation:

That Council:

- a) receive the certificates of sufficiency (Attachments “A” and “B”) for *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*, and *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*
- b) adopt *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*
- c) adopt *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*

- 12.4 Memorandum of Understanding with the Kamloops Centre for the Arts Society 102 - 109
 Cultural Services and Events Manager Magdolen
[Report - Memorandum of Understanding with the Kamloops Centre for the Arts Society](#)

Recommendation:

That Council authorize the memorandum of understanding with the Kamloops Centre for the Arts Society.

- 12.5 Solid Waste Disposal and Diversion Statistics 110 - 115
 Environmental Services Supervisor Sparks
[Memo - Solid Waste Disposal and Diversion Statistics](#)

No Action Required.

13. COMMUNITY ENGAGEMENT ACTIVITIES

- 13.1 Community Engagement, Collaboration Activities, and Advocacy Update 116 - 117

Chief Administrative Officer McCorkell

[Memo - Community Engagement, Collaboration Activities, and Advocacy Update](#)

No Action Required.

14. **NOTICES OF MOTION**

- 14.1 Presented by Councillor Bass on May 26, 2026 118
 Re: Cooling Requirements Amid Extreme Heat Events
[Notice of Motion - Cooling Requirements Amid Extreme Heat Events](#)

That Council direct staff to explore the tools available for the City to adopt a bylaw that requires existing rental units to have cooling equipment, or passive means, that prevent at least one room of the unit from exceeding the standard recommendation of 26°C (79°F).

- 14.2 Presented by Councillor Bass and Councillor Beppe on May 26, 2026 119
 Re: Data Centres
[Notice of Motion - Data Centres](#)

That Council request the Federation of Canadian Municipalities advocate to the federal government for development of a co-ordinated policy framework respecting data centres, including considerations related to infrastructure capacity and jurisdictional responsibilities;

That the Federation of Canadian Municipalities consult with municipalities to identify emerging challenges, best practices and policy recommendations respecting AI infrastructure development in Canadian communities.

15. **COUNCILLORS' REPORTS**

16. **MAYOR'S REPORT**

17. **RECESS**

18. **PUBLIC HEARING - 7:00 pm - Council Chambers, City Hall**

[Public Hearing Notice](#)

120 - 122

- 18.1 Rezoning Application No. REZ00866 123 - 131
 (1048/1050 8th Street)
 Current Planning Manager Beach
[Report - REZ00866 \(1048/1050 8th Street\)](#)
[Correspondence - REZ00866 \(1048/1050 8th Street\)](#)

To amend the C8 (Neighbourhood Pub Commercial) zone on a site specific basis to allow Retail Trade as a permitted use for a proposed vape business.

- 18.2 Official Community Plan Amendment Application No. OCP00160 132 - 241
 Rezoning Application No. REZ00860
 (2440, 2450 and 2600 Trans-Canada Highway West)
 Current Planning Manager Beach
[Report - OCP00160 and REZ00860 \(2440, 2450, and 2600 Trans-Canada Highway West\)](#)
[Correspondence - OCP00160 and REZ00860 \(2440, 2450, and 2600 Trans-Canada Highway West\)](#)

To amend KAMPLAN: City of Kamloops Official Community Plan by redesignating the properties from Future Development Area to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space to facilitate rezoning, subdivision, and developments of the lands; and

To rezone the subject properties from FD (Future Development) to I1 (Light Industrial) site specific, C1 (General Commercial) site specific, RM4 (Multi-Unit 4 – Medium-High Density) site specific, P1 (Parks and Recreation) and OS (Open Space) to facilitate subdivision and development of light industrial, residential, mixed use commercial / residential and park uses.

19. RECONVENE

20. CONSIDERATION OF BYLAWS (CONTINUED)

- 20.1 *Zoning Amendment Bylaw No. 55-113* 242 - 243
 (1048/1050 8th Street)
[Bylaw No. 55-113](#)

Recommendation:

That Bylaw No. 55-113 be read a third time and adopted.

- 20.2 *Official Community Plan Amendment Bylaw No. 68-2* 244 - 246
 (2440, 2450 and 2600 Trans-Canada Highway West)
[Bylaw No. 68-2](#)

Recommendation:

That Bylaw No. 68-2 be read a third time and adopted.

- 20.3 *Zoning Amendment Bylaw No. 55-117* 247 - 249
(2440, 2450 and 2600 Trans-Canada Highway West)
[Bylaw No. 55-117](#)

Recommendation:

That Bylaw No. 55-117 be read a third time.

Note: Bylaw No. 55-117 will be held at third reading pending the following:

- registration of a restrictive covenant in favour of the City requiring submission and approval of a traffic impact assessment plan prior to development of the site
- registration of a restrictive covenant in favour of the City restricting the maximum number of dwelling units to 270 in the C1 (General Commercial) zone and 630 in the RM4 (Multi-Unit 4 - Medium–High Density) zone

21. ADJOURNMENT

MINUTES of a Community-to-Community Forum Meeting of the MUNICIPAL COUNCIL OF THE CITY OF KAMLOOPS, held in the KIA Lounge at Sandman Centre, 300 Lorne Street, Kamloops, BC, on Wednesday, August 27, 2025, at 9:00 am.

PRESENT: Tkémłúps te Secwépemc

Kúkwpí7 Rosanne Casimir; Tkwenem7íple7 Daylin Malloy,
Tkwenem7íple7 Nikki Fraser, Tkwenem7íple7 Boyd Gottfriedson,
Tkwenem7íple7 Myron Thomas.

Travis Anderson, Chief Financial Officer, Tkémłúps te Secwépemc;
Karl Maier, Intergovernmental Engagement Coordinator, Tkémłúps te
Secwépemc
Joshua Gottfriedson, CEO, Sc.wéńwen Economic Development
Corporation
Krista Stoesz, Manager, Sc.wéńwen Economic Development Corporation
Crystal Amut, Executive Assistant to Kúkwpí7 Rosanne Casimir

City of Kamloops

Mayor Hamer-Jackson; Councillors Bass; Hall; Karpuk; Middleton;
O'Reilly; and Sarai.

Councillors Beppe and Neustaeter absent; personal reasons.

Chief Administrative Officer McCorkell, Corporate Officer Mazzotta,
Corporate Services Director Hallinan, Community and Culture Director
Mazzotta, Indigenous and External Relations Manager Candido, Social,
Housing and Community Development Manager Hartson,
Communications Manager Rodrigue, Indigenous and External Relations
Administrator Gelineau, Indigenous and External Relations Liaison
Baidya, Corporate Assistant Mishchenko.

1. WELCOMING REMARKS AND OPENING PRAYER

Deputy Mayor Sarai provided a land acknowledgement and an opening prayer in Secwepemctsin.

Kúkwpí7 Rosanne Casimir provided opening remarks.

2. SHARED SERVICES, INTERESTS & GOOD NEWS

Karl Maier, Intergovernmental Engagement Coordinator, presented the following updates:

- Expressed appreciation for being in the new role of Intergovernmental Engagement Coordinator and collaborating with the City of Kamloops
- Kamloopa Powwow took place in June 2025 and provided an opportunity to gather and share Indigenous culture
- The ceremonial groundbreaking for the Tkémłúps te Secwépemc Healing House took place in July 2025, and construction has begun
- Chief Louis Crossing development property has progressed to Phase 3, where leasing opportunities have become available

Councillor Middleton recused herself due to previously declaring a conflict of interest in relation to the proximity of the former Red Bridge site to her business operations and left the Kia Lounge at 9:22 am.

Karl Maier continued presenting the following:

- Planning work has begun in relation to Red Bridge construction, with Tkémúlps te Secwépemc and the City attending frequent joint meetings
- A future Community to Community Forum will follow up on Red Bridge progress updates
- Shared vision for the future of the bridge includes a seamless connection between the reserve and the city through multi-use pathways and continued advocacy at the Union of British Columbia Municipalities (UBCM)

Councillor Middleton returned to the Kia Lounge at 9:25 am.

Indigenous and External Relations Manager Candido presented the following updates:

- Several service agreements are in the process of being updated, including transit, fire, and sanitary sewer agreements
- Transit support was provided during the Kamloops Powwow, and conversation regarding parking will continue
- Tkémúlps te Secwépemc is working on developing GIS mapping capability, which can provide opportunities for services and transit planning support
- The City of Kamloops and Tkémúlps te Secwépemc are working on a Memorandum of Understanding (MOU) and will come to Council for discussion
- Cultural Heritage joint working group meetings have restarted
- Staff are waiting on changes to *Community Charter* sections to allow for Closed Community to Community Forums
- Staff seek feedback from both Councils regarding their preference on receiving confidential material

Councillor Middleton left the Kia Lounge due to previously recusing herself due to Red Bridge conversations at 9:33 am.

On question, Karl Maier stated that the Red Bridge conversations have not reached the design stage yet, as conversations regarding location are still ongoing.

Councillor Middleton returned at 9:36 am.

On question, Manager Candido stated that:

- Leadership will have input into the terms of the MOU
- A letter to the Province concerning *Community Charter* amendments could be beneficial
- At the moment, sanitary infrastructure has the capacity for future growth, and funding requests for upgrades can be on hold until GIS projects are completed

Manager Candido continued presenting the following:

- Engagement at both T'kemplúps te Secwépemc Council and City Council meetings has been successful, including engagement on Official Community Plan updates and Parks Plan updates
- Joint advocacy for HEART and HEARTH funding has been successful
- Multiple projects in collaboration with the Language and Culture team at T'kemplúps te Secwépemc have been successful

Councillor Middleton left the Kia Lounge due to previously recusing herself due to Red Bridge conversations at 9:44 am.

On question, Manager Candido stated that the Province has set up a webpage where the public can find information on the Red Bridge.

Councillor Middleton returned to the Kia Lounge at 9:46 am.

3. PROCUREMENT POLICY

Joshua Gottfriedson provided the following updates:

- An Indigenous Procurement Policy is being developed
- T'kemplúps te Secwépemc and Sc. wé'hwén Economic Development Corporation are working on ways to make procurement practices more equitable and beneficial for Indigenous partners and communities
- Next steps include aligning City and T'kemplúps te Secwépemc priorities

Corporate Services Director Hallinan presented the following:

- The City is reviewing BCLC's Indigenous procurement policies as a model
- A summary of considerations for the proposed Indigenous Procurement Policy, including best value, fiscal responsibility, and transparency
- The research work that staff has done to date
- The timeline for Council approval and implementation

4. SOCIAL, HOUSING, AND COMMUNITY DEVELOPMENT UPDATES

Social, Housing and Community Development Manager Hartson presented the following:

- Statistics on Indigenous representation within the unhoused population
- The impacts of Residential Schools and generational trauma
- The Point-in-Time Count surveyed City and T'kemplúps te Secwépemc lands to provide statistics on homelessness, which included a separate section on Indigenous experiences of homelessness
- Joint advocacy for HEART and HEARTH continues on Provincial and Federal levels, resulting in new shelters and housing commitments in Kamloops
- Throughout the year, the City and T'kemplúps te Secwépemc have been collaborating to develop a shared goal for a homelessness response and to create an integrated government model that is localized.

On question, Manager Hartson stated that:

- The number of 24/7 shelter beds has increased, while some day shelters continue operating on a day-use basis
- The City continues advocating for 24/7 shelters with other levels of government
- There are opportunities to engage with T'kemplúps te Secwépemc leadership at the Strategic Leadership Table; however, other working groups will be developed

5. **RECESS**

The meeting recessed at 10:32 am.

6. **RECONVENE**

The meeting reconvened at 10:48 am.

PRESENT: **T'kemplúps te Secwépemc**
Kúkwpí7 Rosanne Casimir; T'kwenem7íple7 Daylin Malloy,
T'kwenem7íple7 Nikki Fraser, T'kwenem7íple7 Boyd Gottfriedson,
T'kwenem7íple7 Myron Thomas.

Travis Anderson, Chief Financial Officer, T'kemplúps te Secwépemc
Karl Maier, Intergovernmental Engagement Coordinator, T'kemplúps te
Secwépemc

Joshua Gottfriedson, CEO, Sc.wé'ńwen Economic Development
Corporation

Krista Stoesz, Manager, Sc.wé'ńwen Economic Development Corporation

Nicole Barker, Event Coordinator, T'kemplúps te Secwépemc

Celina Deneault, HR Specialist, T'kemplúps te Secwépemc

Crystal Amut, Executive Assistant to Kúkwpí7 Rosanne Casimir

City of Kamloops

Mayor Hamer-Jackson; Councillors Bass; Hall; Karpuk; Middleton;
O'Reilly; and Sarai.

Councillors Beppe and Neustaeter absent; personal reasons.

Chief Administrative Officer McCorkell, Corporate Officer Mazzotta,
Indigenous and External Relations Manager Candido, Corporate Services
Director Hallinan, Human Resources and Safety Director Howatt,
Community and Culture Director Mazzotta, Communications Manager
Rodrigue, Social, Housing and Community Development Manager
Hartson, Indigenous and External Relations Administrator Gelineau,
Indigenous and External Relations Liaison Baidya, Human Resources
Advisor Amaral, Human Resources Advisor Lemphers, Corporate
Assistant Mishchenko.

7. ENHANCING COMMUNICATIONS

Deputy Mayor Sarai presented the following:

- Background information on a situation that took place near walking trails on Tkemlúps te Secwépemc land, noting “No Trespassing” signs
- Background information on construction near Chief Louis Way
- Expressed the importance of enhancing communication between governments and sharing information with residents

Kúkwpí7 Rosanne Casimir stated the following:

- Having a good relationship is the key to enhancing communication strategies
- Communication strategies are opportunities for public education and economic development
- Communicating safety parameters near the Thompson Rivers is important to reduce fatalities, and more conversations on additional signage are necessary

City Council members commented on:

- The importance of water safety conversations at the Thompson-Nicola Regional District and Thompson Rivers University

Tkemlúps te Secwépemc Council members commented on:

- Clarifications on “No Trespassing” signage on walking trails and preservation of lands
- The importance of traditional names for the rivers to understand their cultural meaning
- The importance of educating the public on water safety to improve understanding and reduce liability

8. CELEBRATIONS AND EVENTS

Manager Candido and Nicole Barker, Event Coordinator, presented the following:

- Multiple shared events that the City and Tkemlúps te Secwépemc have hosted together and improvements for the future
- Both governments collaborate on social media to include an Indigenous lens
- Ways both governments can improve on hosting major events together, in partnership with other local organizations, such as the National Aboriginal Hockey Championships

Tkemlúps te Secwépemc Council commented on:

- Potential for hosting the Junior All Native Basketball Tournament
- It was noted that community members would need to come together to submit a bid, per the format of the tournament, and that the City and Tkemlúps would both look to support.

9. RETHINKING COMMUNITY CONFERENCE

Human Resources Advisor Amaral and Celina Deneault, Human Resources Specialist, presented the following:

- The Rethinking Community Conference will take place on October 29 and 30, 2025
- The facility will accommodate breakout sessions
- The vision of the conference is to build connections with internal and external community members
- The theme of the conference is to challenge the idea of fitting in and embracing difference through creation of safe spaces
- External speakers and facilitators will present
- Day 1 of the conference will focus on “Listening to Lean”
- Day 2 will focus on “Doing to Transform”
- Other municipalities will be invited to the conference

10. CALL TO ACTION #57 - PUBLIC SERVANT EDUCATION

Human Resources Advisor Lemphers presented the following:

- Call to Action No. 57 urges all levels of government to educate staff on Indigenous history and culture
- A summary of the City’s Indigenous training opportunities offered in 2024 and their expansion in 2025
- A plan for Indigenous training for City staff in 2026, with a focus on local culture and history

11. ROUNDTABLE

City Council members expressed the following:

- The importance of Community-to-Community Forums and the progress made throughout the years
- Concern regarding the Red Bridge replacement work
- Concern for forestry and making local communities FireSmart

Tíkemlúps te Secwépemc Council members expressed the following:

- Changes to controlled burning practices
- Concern for the Thompson River Watershed and the erosion on both sides of the river
- Importance of renaming the river back to its traditional name in Secwepemctsin
- The importance of cultural learning

12. NEXT MEETING AND CLOSING REMARKS

Kúkwpí7 Rosanne Casimir provided closing remarks, noting Council members who were not present and a brief summary of the main topics of the meeting.

Deputy Mayor Bill Sarai provided closing remarks.

13. ADJOURNMENT

The meeting adjourned at 12:20 pm.

MINUTES of a Community to Community Forum Meeting of TKÉMLÚPS TE SECWÉPEMC and the CITY OF KAMLOOPS, held at Assembly Hall, Chief Louis Centre, 345 Chief Alex Thomas Way, Kamloops, BC, on Monday, March 30, 2026, at 1:46 pm.

PRESENT: Attendees from Tkémlúps te Secwépemc

Acting Kúkwpí7 and Tkwenem7íple7 Dave Manuel; Tkwenem7íple7 Thomas Blank; Tkwenem7íple7 Nikki Fraser; Tkwenem7íple7 Myron Thomas; Tkwenem7íple7 Daylin Malloy; Travis Anderson, Chief Financial Officer; Karl Maier, Intergovernmental Engagement Coordinator; Leslie LeBourdais, Manager, Archaeology; and Aneri Shah, Secretary to Chief and Council.

Attendees from the City of Kamloops

Deputy Mayor Karpuk; Councillors Bass, Beppe, Hall, Middleton, Neustaeter, O'Reilly, and Sarai.

Chief Administrative Officer McCorkell; Corporate Officer Mazzotta; Deputy Chief Administrative Officer/Director of Civic Operations Fretz; Development, Engineering, and Sustainability Director Kwiatkowski; Community and Culture Director Mazzotta; Communications and Strategic Partnerships Director Rodrigue; Indigenous and External Relations Manager Candido; Social, Housing and Community Development Manager Hartson; Executive Assistant to Council Cossentine; and Corporate Assistant Ripa.

1. OPENING

Acting Kúkwpí7 and Tkwenem7íple7 Dave Manuel provided opening prayer and remarks.

Minutes of the August 27, 2025, Community to Community meeting were distributed to members of both Councils for review, with any edits requested by April 14, 2026, for incorporation prior to adoption by the respective Councils.

2. TRANSPORTATION NETWORK IMPROVEMENT PROJECT/RED BRIDGE REPLACEMENT

Councillor Middleton recused herself due to a previously declared conflict of interest in relation to the proximity of the former Red Bridge site to her business operations and left the Assembly Hall at 1:49 pm.

Members noted the following:

- Deputy Mayor Karpuk provided an update on a meeting with representatives from the Ministry of Transportation and Transit (MOTT) regarding the Red Bridge Replacement project. The update included information on current project progress, planned geotechnical, archaeological, and environmental site assessment studies, and an upcoming public engagement process that will offer opportunities for community input. It was further noted that the project and its timeline are led by MOTT, but Tkémlúps te Secwépemc (TteS) and the City

are aligned in their efforts to support and expedite the Province's process and advance the project.

- Acting Kúkwi7 and Tkwenem7i7ple7 Dave Manuel highlighted the unified position of both Councils in recognizing the Red Bridge replacement project as a top priority for communities on both sides of the river, reaffirmed the shared commitment to work collaboratively with MOTT, and outlined the importance of provincial support to move forward as promptly as possible.
- City Council expressed concerns with the length of the process to date and suggested broader community advocacy involving local organizations and residents to demonstrate support for a timely bridge replacement.
- TteS Council members suggested that a community gathering or a rally may be considered on the anniversary of the Red Bridge burning to raise awareness and show unified public support for the replacement.
- City Council highlighted that bridge replacement has significant economic and employment impacts beyond transportation, suggesting joint advocacy to additional provincial ministries.
- Both parties expressed support for continuing the collaborative approach, emphasizing that a strong intergovernmental relationship is vital for advancing the replacement project and future shared priorities.

Councillor Middleton returned to the Assembly Hall at 2:04 pm.

3. HERITAGE CONSERVATION

The discussion included the following:

- TteS Council talked about the importance of heritage conservation, emphasizing that heritage stewardship and public education are shared responsibilities. TteS Council Members noted the strong collaborative relationship between TteS and the City for protecting and preserving cultural heritage.
- TteS Council shared about the ongoing advocacy efforts for amendments to the *Heritage Conservation Act* to better align with the *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) and the *United Nations Declaration of the Rights of Indigenous Peoples* (UNDRIP) principles, including greater recognition of Indigenous rights and stronger municipal involvement.

Councillor O'Reilly left the Assembly Hall at 2:07 pm.

- City Council identified the need for a clearer and more consistent provincial framework for the implementation of heritage requirements, noting that existing ambiguity and varying interpretations among local governments create challenges. Council members emphasized the importance of improved provincial guidance and enhanced public understanding to support the preservation of cultural heritage and to strengthen collaborative relationships.
- Both community governments discussed involvement to date on the province's *Heritage Conservation Act* Transformation Project, as well as upcoming advocacy plans

4. CITY HOUSING UPDATE

Social, Housing, and Community Development Manager Hartson highlighted the following:

- Provided an update on the current housing and homelessness landscape, noting a continued rise in homelessness, which includes a disproportionate number of indigenous people.
- Outlined an increasing complexity of needs within the community, reinforcing the need for sustained investment, culturally safe indigenous-led response, and the importance of continued intergovernmental advocacy.
- Raised concerns regarding recent provincial funding decisions and delays, including impacts to affordable housing proposals, shelter capacity, and supportive housing timelines.
- Shared about local coordination efforts, including collaborative leadership tables, outreach, and case coordination initiatives intended to improve service integration and community response.
- Reported progress on shelters, supportive housing, seniors housing, and other temporary projects within the community, alongside continued regional advocacy for funding and coordinated system responses.

Both Councils recognized the importance of frontline and community-based efforts supporting vulnerable residents and appreciated the hard work to alleviate the homelessness crisis. It was also noted that while local governments play an important role, primary responsibility for housing policy and funding rests with the Province.

5. TÍKEMLÚPS TE SECWÉPEMC ECONOMIC DEVELOPMENT

Tkwenem7íple7 Myron Thomas welcomed and introduced Joshua Gottfriedsen, Chief Executive Officer, Scwéńwen Economic Development Corporation (SEDC); Krista Stoesz, Manager, SEDC; and Tana Jones, Manager, Sc.wéńwen Land Development Corporation (SLDC).

Key points from the presentation included:

- A brief overview of SEDC and SLDC organizational updates, including current initiatives and restructuring to clarify governance roles and align operations across entities.
- Updates on current land development, infrastructure, and clean energy projects, including the 7Mile District Development and Kamloops Clean Energy Centre, noting that ongoing projects for each are currently in various stages of planning, review, and approvals.

Councillor Hall left the Assembly Hall at 2:28 pm and returned at 2:35 pm.

- Shared about commercial leasing opportunity at Chief Louis Crossing within existing and new developments, alongside plans for 2026 focused on growth, job creation, and expanding economic development opportunities.

Discussions and inquiries focused on opportunities for stronger communication and collaboration between partners to increase public awareness of ongoing economic development initiatives and shared benefits for both communities.

It was noted that the City is exploring potential partnership opportunities with SEDC regarding energy projects.

Members also highlighted tourism, education, and supply-chain industries as key areas for future growth, emphasizing the value of collective effort to attract investment, employment, and strengthen the regional economy.

6. CELEBRATIONS AND EVENTS

City of Kamloops Indigenous and External Relations Manager Candido and Tkemlúps te Secwépemc Event Coordinator Nicole Barker jointly provided a presentation on shared celebrations and events, noting they are visible examples of reconciliation, relationship-building, and community connection between Tkemlúps te Secwépemc and the City.

The duo shared information about upcoming events in 2026 in collaboration with various community partners, including a Moose Hide Campaign Day, National Indigenous Peoples Day, Kamloops Pride Open House, National Day for Truth and Reconciliation, and several others. It was noted that these initiatives grow through partnerships and volunteer support, inviting members of Councils and the communities to participate and support the gatherings.

Acting Kúkwpi7 and Tkwenem7íple7 Dave Manuel thanked staff for their presentation and shared about the National Day of Awareness for Murdered and Missing Indigenous Women and Girls on May 5, inviting City Council to join the commemoration. He further expressed a desire to organize an event on August 31, Overdose Awareness Day, in recognition of addiction and overdose as a critical community issue.

7. RIVER SAFETY UPDATE

Indigenous and External Relations Manager Candido presented as follows:

- An update on the newly formed River Safety Working Group, established to coordinate regional safety messaging at City and potentially regional district levels to reduce preventable incidents.
- A public awareness campaign focused on river safety, potential hazards and risk awareness is being developed using social media and digital platforms.
- Identified target audience is children, families, visitors, students, and other individuals unfamiliar with local river conditions.
- The working group collaborated with representatives from TteS, the City, School District No. 73, Kamloops, RCMP, Kamloops Search and Rescue, Thompson Rivers University, and other community partners, with additional discussion on signage, education, and awareness in works.

8. CLOSING REMARKS

Communications and Strategic Partnerships Director Rodrigue left the Assembly Hall at 3:20 pm.

Deputy Mayor Karpuk provided closing remarks, expressing appreciation for the continued partnership and opportunities for contributions in advancing shared priorities.

Acting Kúkwpi7 and Tkwenem7íple7 Dave Manuel provided closing remarks, extending thanks to all for their contributions and ongoing commitment for the benefit of the communities.

TteS and City Council members shared their closing remarks, and the Forum was closed in a ceremony.

9. ADJOURNMENT

The meeting adjourned at 3:41 pm.



Request to Appear as Delegation

April 28, 2026 – 9:22 am

Junior Council

Names & titles

Alondra Kernaghan, Valleyview Secondary
Zeinedine Amor, Valleyview Secondary
Matthew Lysak, Sahali Secondary
Owen Yin, Sahali Secondary
Ava Reiger, South Kamloops Secondary
Delainey Rusk, South Kamloops Secondary
Jacey Hallstrom, Westsyde Secondary
Emma Kristjanson, Westsyde Secondary
Jake Washington, Norkam Secondary
Shayne Makortoff, Norkam Secondary

**RECEIVED
APRIL 28, 2026
KID_382417**

Are you presenting Council with a new or existing initiative?

Existing

Have you consulted with City staff on this initiative?

Yes

Name(s) of staff engaged:

Carly-Rae Roberts

Topic of discussion:

Junior Council Year in Review

Purpose of presentation

Information only

Activities to date relevant to this matter:

Monthly Junior Council meetings

Contact person:

Carly-Rae Roberts

Daytime phone number:

Email address:

Council/Committee meeting date requested:

June 9, 2026 - Regular Meeting

ADMINISTRATIVE REPORT TO COUNCIL

ON ON

REZONING APPLICATION NO. REZ00862 REZONING APPLICATION NO. REZ00862
DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00689 VARIANCE PERMIT APPL
1732 HAPPYVALE AVENUE HAPPYVALE AVENUE
OWNERS: LAUREL A. MACKIE AND KENNETH W. ERB OWNERS: LAUREL A. MACKIE
APPLICANT: LAUREL MACKIE APPLICANT: LAUREL MACKIE

PURPOSE

The purpose of this report is to rezone the subject property from R2 (Residential 1) and to issue a development variance permit to reduce the minimum lot street (Residential 1) frontage required in the R1 zone from 11 m to 6 m to facilitate a subdivision for one residential lot and one single detached residential lot with residential suite lot.

SUMMARY

The subject property is located on Happyvale Avenue in the... The applicant is proposing to subdivide the existing lot by creating one new lot at the front of the property and proposing to subdivide the existing lot into two lots, one of which will encroach on the required front yard setback to permit the subdivision of the panhandle lot and subdivide one of the panhandle lots to meet the minimum permitted lot street frontage in the R1 zone from 11 m to 6 m.

The R2 zone permits single detached residential (with or without a residential suite), two detached residential buildings, and smaller residential buildings... The applicant is proposing to subdivide the existing lot by creating one new lot at the front of the property and proposing to subdivide the existing lot into two lots, one of which will encroach on the required front yard setback to permit the subdivision of the panhandle lot and subdivide one of the panhandle lots to meet the minimum permitted lot street frontage in the R1 zone from 11 m to 6 m.

KAMPLAN: City of Kamloops Official Community Plan designates the subject property as... KAMPLAN supports diverse housing types for various household sizes, incomes, tenures, and preferences where appropriate to the existing form and character of the neighbourhood. The development of the future property will be subject to the future property Residential Development Permit and the built form, which will ensure the built form and landscaping sensitively integrates into the surrounding neighbourhood.



Given the reduced lot street frontages of Proposed Lot B, it is recommended that a restrictive covenant be required to be maintained that restricts the overall density to not exceed the legislated density of the parent parcel (four units). Restricting the density to not exceed overall density will minimize adverse community impacts of vehicle parking and maneuvering overall density and loss of landscaped green space along street frontages and restrict the development capacity to restrict the number of dwelling units to four units per lot. Proposed Lot A will be restricted to Lot A will be a single detached residential with detached residential with a unit residential density restriction unit residential density restriction will be required covering the proposed development for the allowing the use of the use of the existing residential building to remain in compliance. building to remain in compliance.

All new service connections and any improvements required will be at the applicant's expense and will be required in conjunction with the subdivision. The property is located within the Thompson River flood plain, year flood plain, requiring equating elevation (with the registered on each proposed lot in conjunction with final subdivision approval. As well, a panhandle covenant will be required with the subdivision that specifies development panhandle, housing numbering, and lot access requirements. housing numbering, and lot access requirements.

The Development, Engineering, and Sustainability Department supports the proposed rezoning and the development variance permit application as the proposed development complies with the land use policies outlined in the land use policies and the development recommendation.

RECOMMENDATION:

That Council authorize the distribution of

- a) public notice for **1732 Happyvale Avenue**
- b) distribution of notice of intent to consider **Development Variance Permit No. DVP00689 (Attachment "A") for 1732 Happyvale Avenue**

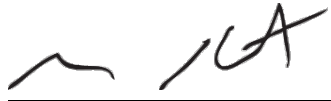
SUPPORTING COUNCIL AND CORPORATE DIRECTIONS

- KAMPLAN
 - Section D Management and Development 1, Land Management and Development
 - o General Land Use Policies, Residential
 - o Area Specific Land Use Policies, Urban
 - Section D Housing
 - o Housing Diversity
- North Shore Neighbourhood Plan
 - Section 4.11, Brocklehurst



SITE CONDITIONS AND BACKGROUND

- NeighbourhoodNeighbourhood -- BrocklehurstBrocklehurst
- KAMPLAN DesignationKAMPLAN-- Low Rise UrbanRise Urban
- Current Zoning/UseCurrent Zonin-- R2 (Residential 2)R2 (Residential 2) unit residential
- Proposed Zoning/UseZoning/Use R1 (Residential 1)R1 (Residential 1) and unit residential with residential suiteent
- Proposed VarianceProposed Vari-- Reduce the minimum lot street frontage from 11 m to 6 mto 6 m
- Surrounding UsesSurrounding Us-- Residential Residential
- Application DateApplication Date -- February 27, 2026February 27, 2026
- Restrictive CovenantRestrictive C-- At subdivision: floodplian covenant, density floodpl restriction covenant and panhandle development re covenantcovenant
- Project Evaluation Team (PET)Pr-- March 12, 2026March 12, 2026
- Parcel SizeParcel Size -- 1,253 m²1,253
- MOTMReferralReferral -- n/an/a


 M. Kwiatkowski, P.Eng.M. Kwiatkowski
 Development, Engineering, and
 Sustainability DirectorSustainability Director


 Approved for CouncilApproved for Council

EOEknjkm

AttachmentsAttachments

Author:Author: E. O'Reilly, Planner 1E. O'Reilly, Planner 1

Reviewed by:Reviewed by: E. Beach, RPP, MCIP, Current Planning E. Beach, RPP,
 ManagerManager
 R. J. Martin, RPP, MCIP, Planning and R. J. Martin, RPP,
 Development Manager/Approving OfficerDevelopment Manager/Approving Officer

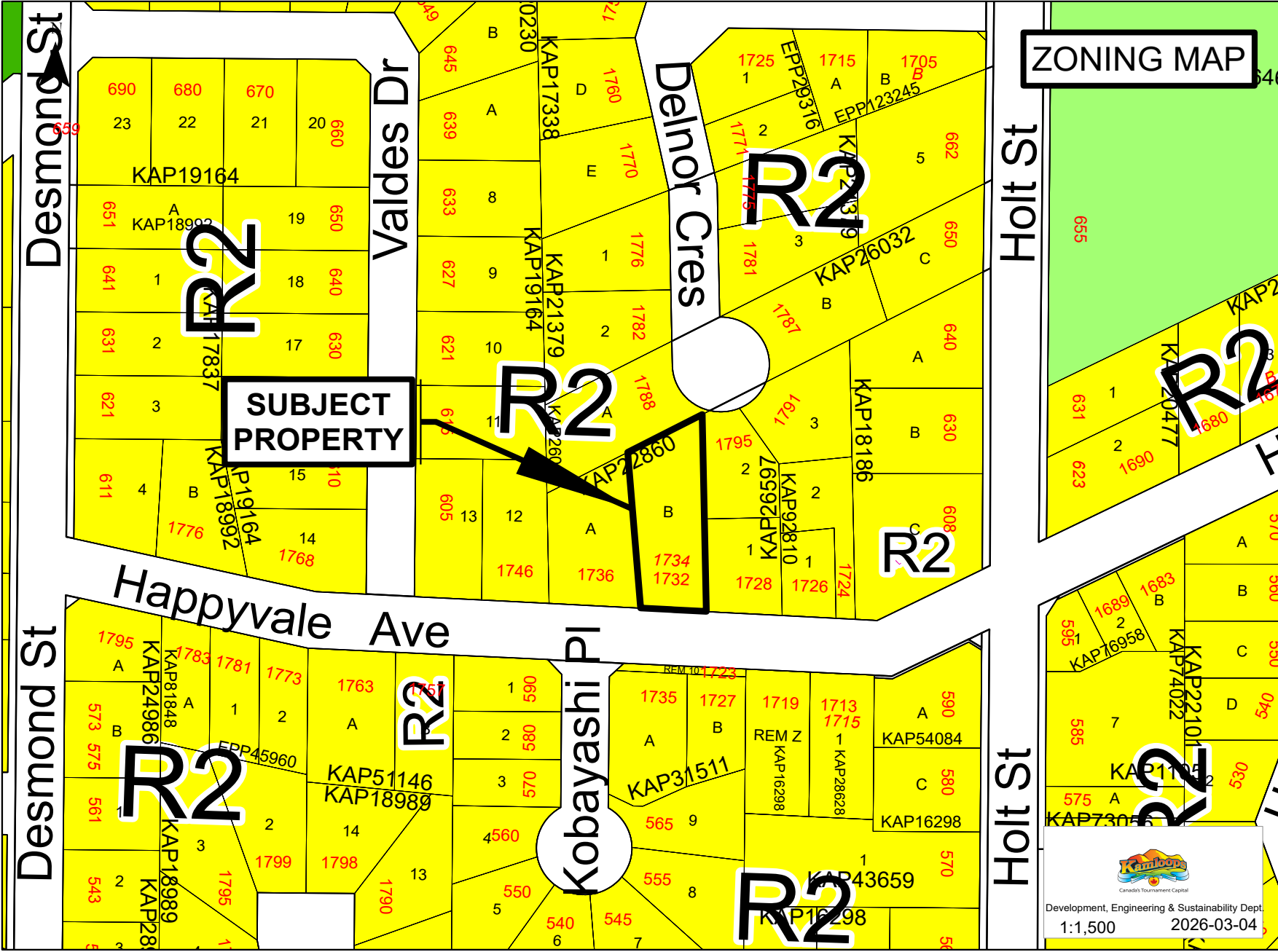
AERIAL MAP

SUBJECT PROPERTY



Canada's Tournament Capital
Development, Engineering & Sustainability Dept.
1:1,500 2026-03-04

ZONING MAP



Canada's Tournament Capital
Development, Engineering & Sustainability Dept.
1:1,500 2026-03-04

CITY OF KAMLOOPS

BYLAW NO. 5516116

A BYLAW TO AMEND THE ZONING BYLAW OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

- 1.1. This bylaw may be cited as Zoning Amendment Bylaw No. 5516116.
1.2. Zoning Bylaw No. 5516116, is hereby further amended as follows:; as amended, is hereby fu

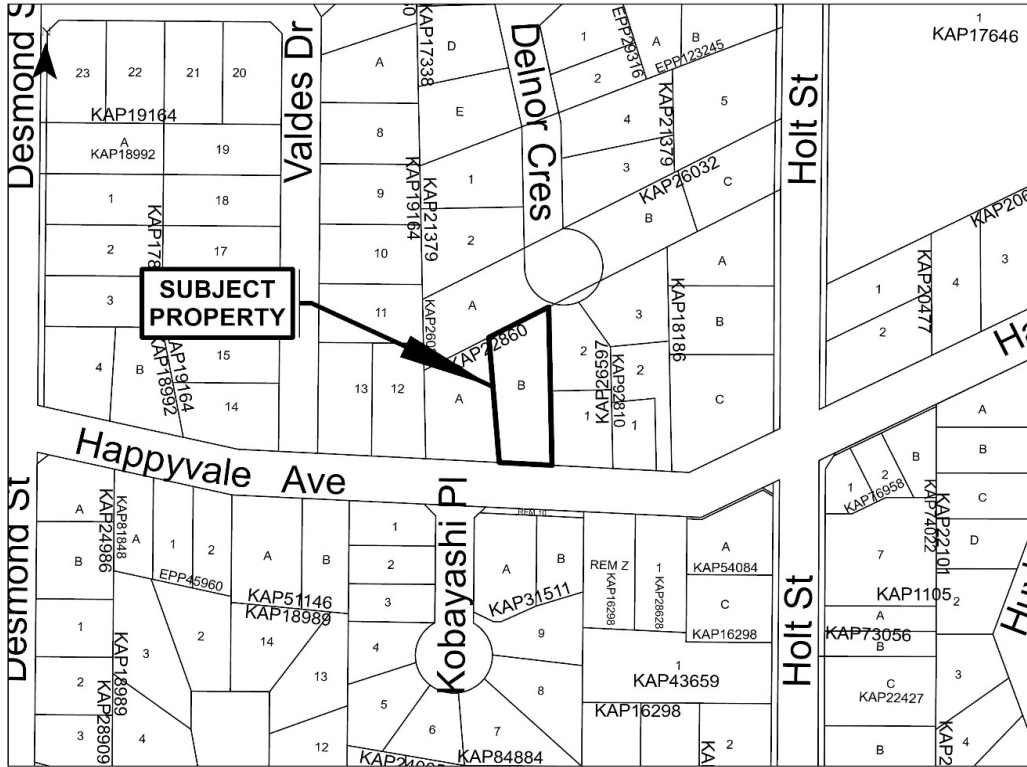
Lot B, Subsec. Twp 108, R. 18, D. Y. D., R. 22, S. 60 (7822850) byvale Happy (Assise) as shown on the attached map attached and forming part of this bylaw, and forming part of this bylaw, sh: R2 (Residential 2) R1 (Residential 1) R1 (Residential 1)

READ A FIRST TIME the day of day of ..
READ A SECOND TIME the day of day of ..
READ A THIRD TIME the day of day of ..
ADOPTED this day of day of ..

MAYOR

CORPORATE OFFICER

Map attached to and forming part of zoning bylaw 55-116





Canada's Tournament Capital

DEVELOPMENT VARIANCE PERMIT DEVELOPMENT VARIANCE

PERMIT NUMBER: ~~DVP00689DVP00689~~ 689

To: MACKIE, LAUREL MACKIE, LAUREL
ERB, KENNETH W. ERB, KENNETH W.
(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE) (PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: 1732 HAPPYVALE AVENUE 1732 HAPPYVALE AVENUE
KAMLOOPS BC V2B 4H5 KAMLOOPS BC V2B 4H5

- 1.1. This Development Variance Permit is issued subject to compliance with all applicable City of Kamloops bylaws except as specifically varied by this Permit.
- 2.2. This Development Variance Permit applies to, and only to:

LOT B SECTION 9 TOWNSHIP 108 KAMLOOPS DIVISION YALE LOT B SECTION 9 TOWNSHIP 108 KAMLOOPS DIVISION YALE
DISTRICT PLAN 22860 DISTRICT PLAN 22860
(Legal Description) (Legal Description)

1732 HAPPYVALE AVE 1732 HAPPYVALE AVE
(Address) (Address)

and any and all buildings, structures, and other development thereon.

33 The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.

44 City of Kamloops Zoning Bylaw No. 555 of 2012 is hereby varied as follows:

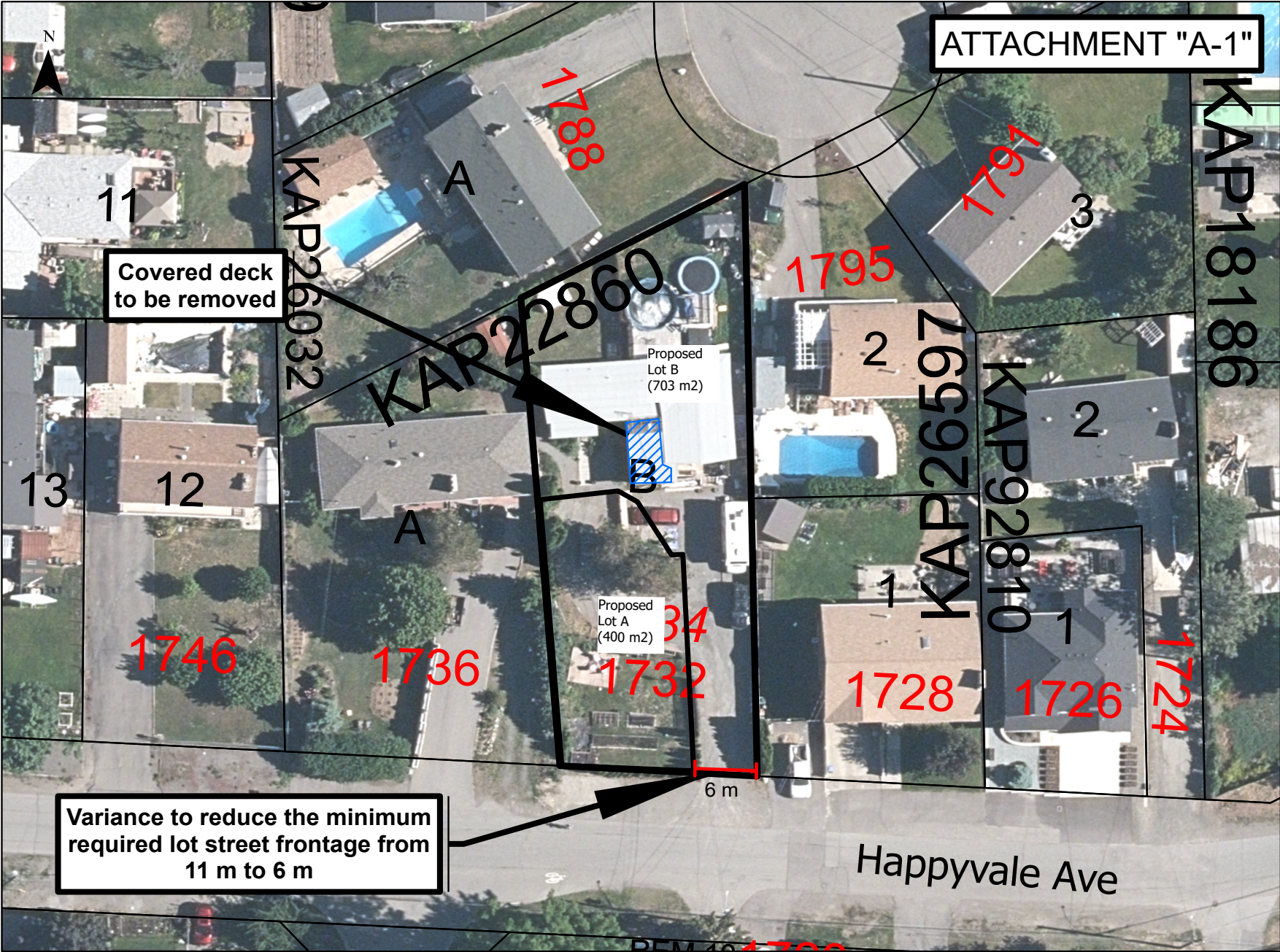
- Division 8.1 Residential Zones, Section 8.1.1 (Residential 1), Subsection 8.1.1.1 Subdivision Regulations, Subdivision Regulations, m lot street frontage from 11 m to 6 m

in accordance with Attachment "A" in accordance with Attachment "A"

- 5.5. If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this Permit was issued within two (2) years after the date it was issued, the Permit shall lapse.
- 6.6. Notice shall be filed in the Land Title Office and the Land Office that the land described herein is subject to this Permit.
- 7.7. The terms of this Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
- 8.8. **This Permit is not a Building Permit, Subdivision or Zoning Amendment.**

DATE ISSUED BY COUNCIL: _____

CITY OF KAMLOOPS CITY OF KAMLOOPS
AUTHORIZED SIGNATORY: _____ DATE: _____ AUTHORIZED :



ATTACHMENT "A-1"

Covered deck
to be removed

Proposed
Lot B
(703 m²)

Proposed
Lot A
(400 m²)

Variance to reduce the minimum
required lot street frontage from
11 m to 6 m

6 m

Happyvale Ave


City of Kamloops

Notice of Public Submissions for Development Variance Permit

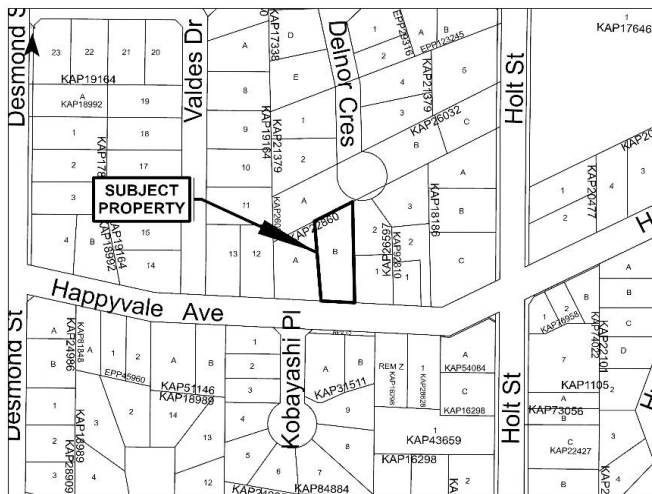


Canada's Tournament Capital

When? **Tuesday, June 9, 2026, 1:30 pm**
Where? **Council Chambers, City Hall, 7 Victoria Street West**
Why? City Council will be considering a resolution to issue a development variance permit.
Application No. **DVP00689**

Property Location: 
1732 Happyvale Avenue

Purpose:
To issue a development variance permit to reduce the minimum lot street frontage required in the R1 (Residential 1) zone from 11 m to 6 m to facilitate a subdivision for one 2-unit residential panhandle lot and one single-detached residential with residential suite lot.



Questions? For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.



Details regarding the application are outlined in the [Development Variance Permit Application No. DVP00689 \(1732 Happyvale Avenue\)](#) Council report part of the May 26, 2026 regular Council meeting agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday–Friday (excluding statutory holidays).

Have Your Say:

Email



legislate@kamloops.ca

Mail



7 Victoria Street West
Kamloops BC V2C 1A2

During the Meeting



Join via Zoom by visiting Kamloops.ca/Participate on **June 9, 2026**, at 1:30 pm.



Speak in person at the meeting

Written submissions must include your name and address and be received no later than 12:00 pm on June 5, 2026.

Written submissions, including your name and address, are included in the Council Agenda and will be posted on the City's website and form part of the permanent public record. **Please note** that the City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information in accordance with Sections 26 and 33.1 of the *Freedom of Information and Protection of Privacy Act (BC)*.

City Hall is located on the following transit routes: No. 1 - Tranquille, No. 2 - Parkcrest, and No. 3 - Westsyde.

May 26, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON ON

REZONING APPLICATION NO. REZ00862 REZONING APPLICATION NO. REZ00862
DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00689 VARIANCE PERMIT APPL
1732 HAPPYVALE AVENUE HAPPYVALE AVENUE
OWNERS: LAUREL A. MACKIE AND KENNETH W. ERB OWNERS: LAUREL A. MACKIE
APPLICANT: LAUREL MACKIE APPLICANT: LAUREL MACKIE

PURPOSE

The purpose of this report is to rezone the subject property from R2 (Residential 1) and to issue a development variance permit to reduce the minimum lot street frontage required in the R1 zone from 11 m to 6 m to facilitate a subdivision for one residential lot and one single detached residential lot with residential suite lot.

SUMMARY

The subject property is located on Happyvale Avenue in the ... The applicant is proposing to subdivide the existing lot by creating one new lot at the front of the property and proposing to subdivide the existing lot into two lots, one of which will encroach on the required setbacks to permit the subdivision of the panhandle lot and subdivision of the panhandle lot to reduce the minimum permitted lot street frontage in the R1 zone from 11 m to 6 m.

The R2 zone permits single detached residential (with or without a residential suite), two detached residential buildings, and smaller residential buildings, and residential ... The applicant is proposing to subdivide the existing lot by creating one new lot at the front of the property and proposing to subdivide the existing lot into two lots, one of which will encroach on the required setbacks to permit the subdivision of the panhandle lot and subdivision of the panhandle lot to reduce the minimum permitted lot street frontage in the R1 zone from 11 m to 6 m.

KAMPLAN: City of Kamloops Official Community Plan designates the subject property as ... KAMPLAN supports diverse housing types for various household sizes, incomes, tenures, and preferences where appropriate to the existing form and character of the neighbourhood. The development of the future property will be subject to the future property Residential Development Permit and City of Kamloops Official Community Plan to ensure the built form, which will ensure the built form and landscaping sensitively integrates into the surrounding neighbourhood.



Given the reduced lot street frontages of Proposed Street Frontages of Lot B, it is recommended that a restrictive covenant be required to be maintained that restricts the overall density to not exceed the legislated density of the parent parcel (four units). Restricting the density to not exceed overall density will minimize adverse community impacts of vehicle parking and maneuvering overall density and loss of landscaped green space along street frontages and restrict the development capacity to restrict the number of dwelling units to four units per lot. Proposed Policy will be restricted to Lot A will be a single detached residential with detached residential with a unit residential density restriction unit residential density restriction will be required covering the proposed development for the allowing the use of the use of the existing residential building to remain in compliance. building to remain in compliance.

All new service connections and any improvements required will be at the applicant's expense and will be required in conjunction with the subdivision. The property is located within the Thompson River Floodplain, year flood plain, requiring equating elevation (with the registered on each proposed lot in conjunction with final subdivision approval. As well, a panhandle covenant will be required with the subdivision that specifies development panhandle, housing numbering, and lot access requirements. housing numbering, and lot access requirements.

The Development, Engineering, and Sustainability Department supports the proposed rezoning and the development variance permit application as the proposed development complies with the land use policies outlined in the land use policies and will be recommended in the Council to proceed recommendation.

RECOMMENDATION:

That Council authorize distribution of

- a) public notice for **1732 Happyvale Avenue** for **1732 Happyvale Avenue**
- b) distribution of notice of intent to consider **Development Variance Permit No. DVP00689 (Attachment "A" for 1732 Happyvale Avenue)**


SUPPORTING COUNCIL AND CORPORATE DIRECTIONS

- KAMPLAN
 - Section D Management and Development 1, Land Management and Development
 - o General Land Use Policies, Residential
 - o Area Specific Land Use Policies, Urban
 - Section D Housing
 - o Housing Diversity
- North Shore Neighbourhood Plan
 - Section 4.11, Brocklehurst



SITE CONDITIONS AND BACKGROUND SITE CONDITIONS AND BACKGROUND

- Neighbourhood/Neighbourhood -- Brocklehurst/Brocklehurst
- KAMPLAN Designation/KAMPLAN-- Low Rise Urban/Rise Urban
- Current Zoning/Use/Current Zoning-- R2 (Residential 2)/R2 (Residential 2) unit residential
- Proposed Zoning/Use/Zoning/Use R1 (Residential 1)/R1 (Residential 1) and unit residential with residential suite
- Proposed Variance/Proposed Vari-- Reduce the minimum lot street frontage from 11 m to 6 m
- Surrounding Uses/Surrounding Us-- Residential Residential
- Application Date/Application Date -- February 27, 2026/February 27, 2026
- Restrictive Covenant/Restrictive C-- At subdivision: floodplain covenant, density floodpl restriction covenant and panhandle development re covenant/covenant
- Project Evaluation Team (PET)Pr-- March 12, 2026/March 12, 2026
- Parcel Size/Parcel Size -- 1,253 m²/1,253
- MOT/Referral/Referral -- n/a/n/a


 M. Kwiatkowski, P.Eng.M. Kwiatkowski
 Development, Engineering, and
 Sustainability Director/Sustainability


 Approved for Council/Approved for

EOE/kjm

Attachments/Attachments

Author:Author: E. O'Reilly, Planner 1/E. O'Reilly, Planner 1

Reviewed by:Reviewed by: E. Beach, RPP, MCIP, Current Planning E. Beach, RPP, Manager/Manager
 R. J. Martin, RPP, MCIP, Planning and R. J. Martin, RPP, Development Manager/Approving Officer/Development I

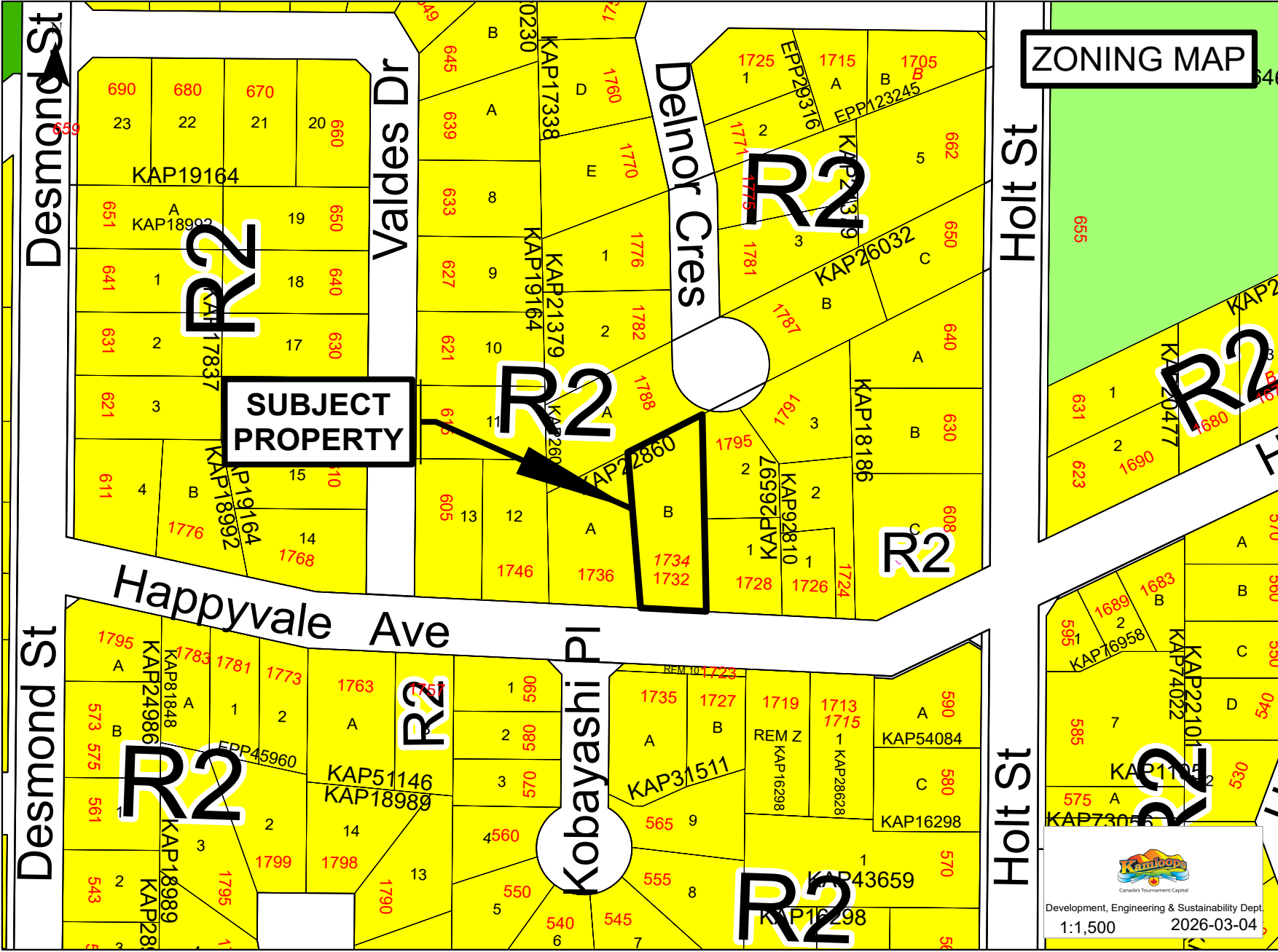
AERIAL MAP

SUBJECT PROPERTY



Development, Engineering & Sustainability Dept.
 1:1,500 2026-03-04

ZONING MAP



SUBJECT PROPERTY

Development, Engineering & Sustainability Dept.
1:1,500 2026-03-04

CITY OF KAMLOOPS

BYLAW NO. 5516116

A BYLAW TO AMEND THE ZONING BYLAW OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

- 1.1. This bylaw may be cited as Zoning Amendment Bylaw No. 5516116.
1.2. Zoning Bylaw No. 5516116, is hereby further amended as follows:; as amended, is hereby fu

Lot B, Subsec. Twp 108, R. 18, D. Y.D., R. 22, S. 60 (7822850) byvale Happy (Assise) as shown on the attached map attached and forming part of this bylaw, and forming part of this bylaw, sh: R2 (Residential 2) R1 (Residential 1) R1 (Residential 1)

READ A FIRST TIME the day of day of ..
READ A SECOND TIME the day of day of ..
READ A THIRD TIME the day of day of ..
ADOPTED this day of day of ..

MAYOR

CORPORATE OFFICER



DEVELOPMENT VARIANCE PERMIT DEVELOPMENT VARIANCE

PERMIT NUMBER: ~~DVP00689~~ DVP00689

To: To: MACKIE, LAUREL MACKIE, LAUREL
ERB, KENNETH W. ERB, KENNETH W.

(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: Addre 1732 HAPPYVALE AVENUE 1732 HAPPYVALE AVENUE
KAMLOOPS BC V2B 4H5 KAMLOOPS BC V2B 4H5

- 1.1. This Development Variance Permit is issued subject to compliance with all applicable This Developm City of Kamloops bylaws except as specifically varied by this Permit.City of Kamloops bylaws except
- 2.2. This Development Variance Permit applies to, and only to:This Development Variance Permit applies

LOT B SECTION 9 TOWNSHIP 108 KAMLOOPS DIVISION YALE LOT B SECTION 9 TOWNSHIP 108 KAMLOOPS DIVISION YALE
DISTRICT PLAN 22860 DISTRICT PLAN 22860
(Legal Description)(Legal Description)

1732 HAPPYVALE AVE 1732 HAPPYVALE AVE
(Address)(Address)

and any and all buildings, structures, and other development thereon.and any and all buildings, stru

33 The land described herein shall be developed strictly in accordance with the terms The land describe and conditions and provisions of this Permit.and conditions and provisions of this Permit.

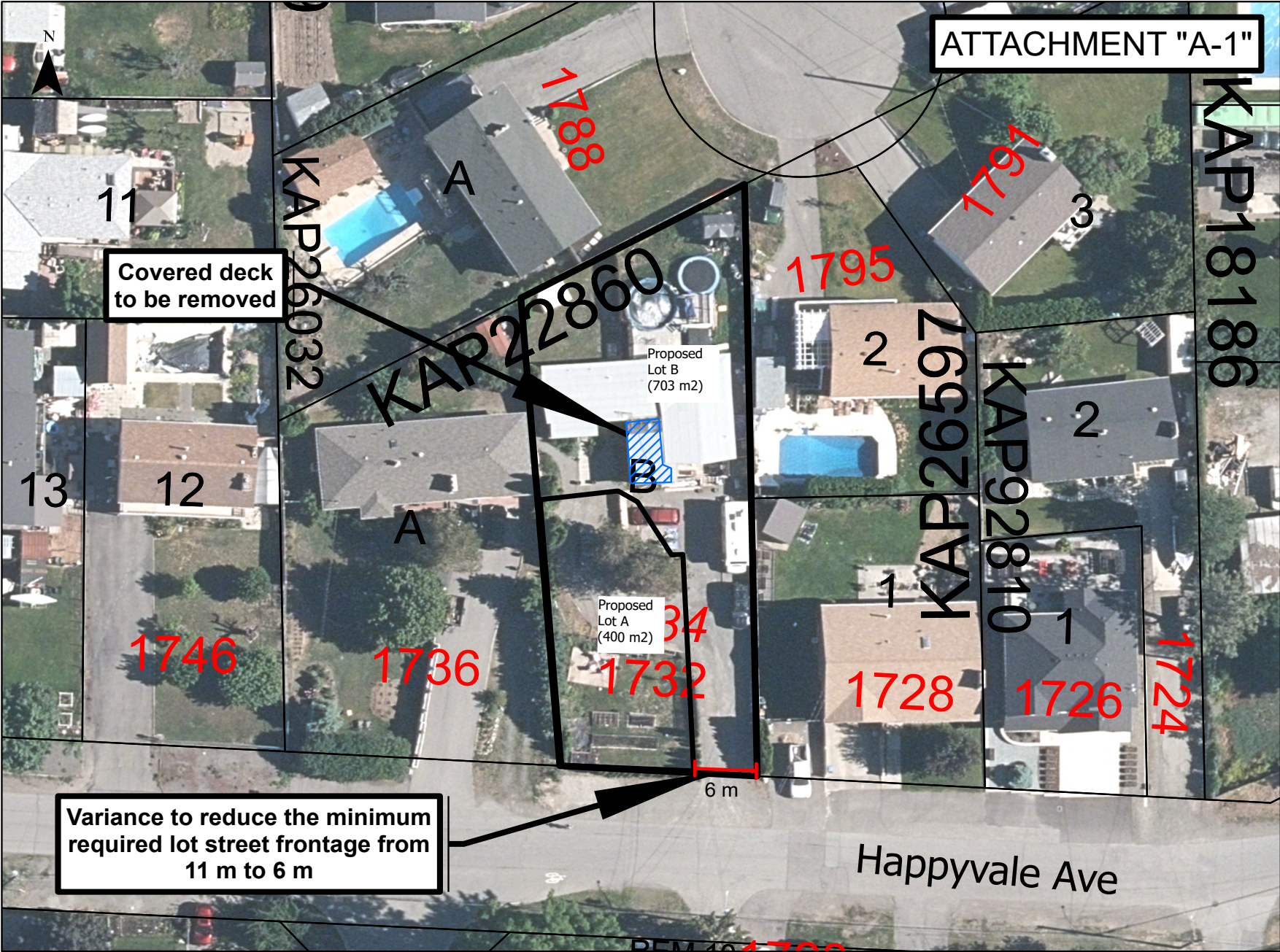
44 City of Kamloops Zoning Bylaw No. 555 of the City of Kamloops is hereby varied as follows:
-- Division District Residential Zones Section 8.1.1.1 (Residential 1), Subsection 8.1.1.1.1 (Residential 1) Subdivision Regulations, Subdivision Regulations, m lot street frontager from m lot street frontag tot 6 m 6 m

in accordance with Attachment "A" in accordance with Attachment "

- 5.5. If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this Permit was issued within two (2) years after the date it was issued, the Permit shall lapse.
- 6.6. Notice shall be filed in the Land Title Office and the Land Office that the land described herein is subject to this Permit.
- 7.7. The terms of this Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
- 8.8. **This Permit is not a Building Permit, Subdivision or Zoning Amendment. This Permit is not**

DATE ISSUED BY COUNCIL: _____

CITY OF KAMLOOPS CITY OF KAMLOOPS
AUTHORIZED SIGNATORY: _____ DATE: _____ AUTHORIZED :



Covered deck to be removed

Variance to reduce the minimum required lot street frontage from 11 m to 6 m

ATTACHMENT "A-1"

City of Kamloops

Notice of Public Submissions for Development Variance Permit



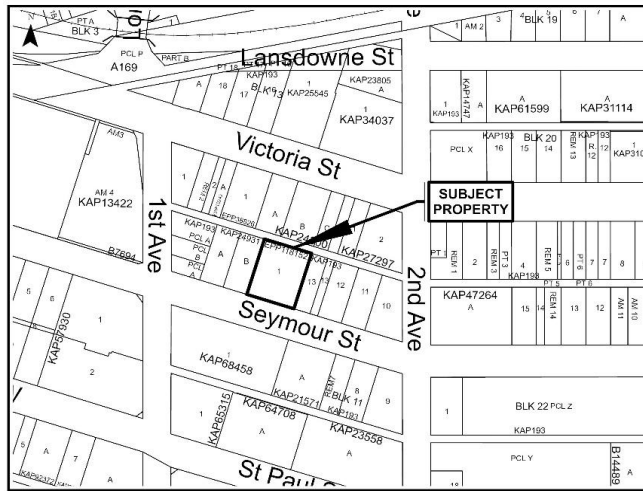
Canada's Tournament Capital

When? Tuesday, June 9, 2026, 1:30 pm
Where? Council Chambers, City Hall, 7 Victoria Street West
Why? City Council will be considering a resolution to issue a development variance permit.
Application No. DVP00690

Property Location: 132 Seymour Street



Purpose:
To increase the maximum permitted parking supplied as cash-in-lieu for a six-storey, 80-unit, mixed-use development from 10% to 29% to reduce the parking from 48 stalls to 35 stalls (13 stalls) and reduce required bicycle parking from 80 to 59 spaces (21 spaces).



Questions? For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.



Details regarding the application are outlined in the [Development Variance Permit Application DVP00690 \(132 Seymour Street\)](#) Council report part of the May 26, 2026 regular Council meeting agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday-Friday (excluding statutory holidays).

Have Your Say:

Email



legislate@kamloops.ca

Mail



7 Victoria Street West
Kamloops BC V2C 1A2

During the Meeting



Join via Zoom by visiting Kamloops.ca/Participate on June 9, 2026, at 1:30 pm.



Speak in person at the meeting

Written submissions must include your name and address and be received no later than 12:00 pm on June 5, 2026.

Written submissions, including your name and address, are included in the Council Agenda and will be posted on the City's website and form part of the permanent public record. **Please note** that the City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information in accordance with Sections 26 and 33.1 of the *Freedom of Information and Protection of Privacy Act (BC)*.

City Hall is located on the following transit routes: No. 1 - Tranquille, No. 2 - Parkcrest, and No. 3 - Westsyde.

May 26, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00690
132 SEYMOUR STREET
OWNER: 1325257 BC LTD.
APPLICANT: PATRICK WATERS

PURPOSE

The purpose of this report is to issue a major development variance permit to increase the maximum permitted percentage of required parking stalls that can be supplied through cash-in-lieu of parking for a six-storey, 80-unit, mixed-use development from 10% to 29% and vary the required bicycle parking by 21 spaces from 80 to 59.

SUMMARY

The proposed development is a mixed-use infill development in the downtown core. The subject property is zoned CBD (Central Business District) and is currently used as a surface parking facility. The property neighbours an adjacent commercial building to the west and another surface parking area to the east, and is directly north across Seymour Street from the City of Kamloops Development, Engineering, and Sustainability building. This location is near employment and services in the downtown core as well as green space and recreation at Riverside Park. Notably, the site is served by three bus routes heading towards the Lansdowne Bus Exchange.

A delegated development permit was issued in December 2024 for 77 residential units, two commercial retail units, and three levels of parking (DPM00901). This original design had only one parkade access from Seymour Street, through which vehicles did a complete turnaround within the parking garage, and the lower parkade off the lane contained a ramp to a third parking level below the lane. It should be noted that neither the original design, nor the revised version which is the subject of this variance contained a ramp between the parkade levels off of Seymour Street and the lane. This original design anticipated the use of shoring techniques that are no longer possible, as an agreement could not be reached with the adjacent property owner at 144 Seymour Street to temporarily use the undersurface of the property, and so the design had to be amended. As such, the current design requires removing one commercial unit, adding a second parkade access from Seymour Street, and removing the lower parkade level off the lane, resulting in the drop in provided parking in order to make the project economically feasible. This design change also resulted in the addition of three more residential units and requires a development permit amendment application. The overhead doors providing access to the parking from Seymour Street are proposed to be glazed to create a consistent frontage and increase visibility for vehicles entering and exiting the property, with the intention of reducing conflicts with pedestrians, cyclists, and other vehicles.

By removing the proposed lower level of the parkade, the development requires the parking requirements to be varied. As the percentage of stalls proposed to be provided through cash-in-lieu exceeds the 10% permitted in the zoning bylaw, a Council-issued variance is

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required. It is noted that the proposed development is located relatively close (approximately 418 m) to the Transit-Oriented Area boundary, which forms an area surrounding the Lansdowne Transit Exchange, where no residential parking would be required except for accessible stalls. This project benefits from many of the same services and amenities that developments within this designated area do, and as such the applicant has determined the project remains viable with a reduction to the supplied off-street parking. The applicant has proposed a variance of 13 stalls, reducing the required parking from 48 to 35, a 29% reduction. In the reduced parking area, which includes Downtown Kamloops, a reduction in parking stalls requires payment of \$20,000 per stall to the Public Transportation and Pedestrian Upgrade Reserve Fund, therefore requiring a total payment of \$260,000. Parking is required at a rate of 0.5 stalls per studio unit, and 0.75 stalls per 1-, 2-, or 3-bedroom units. The building consists of 50 studio units (25 parking stalls) and 30 1- and 2-bedroom units (23 parking spaces).

The applicant has also requested a 26% reduction in bicycle parking from 80 to 59 spaces. Staff are currently undertaking a review of bicycle parking requirements after hearing feedback from the development community that the requirement for one bicycle space per unit in the reduced parking area is proving to be onerous for an amenity that is reportedly not fully utilized, as many residents either do not cycle or prefer to keep their bicycles in their residential unit. Due to the ongoing review, staff have no objection to the proposed variance to the bicycle parking.

KAMPLAN: City of Kamloops Official Community Plan supports infill development, specifically mixed-use projects within the downtown core. Having housing, services, employment, and outdoor recreation within walking distance meets the climate goals set out in KAMPLAN. Additionally, the Active Transportation Plan update earmarks Seymour Street between 1st Avenue and 6th Avenue for a new bicycle route, tentatively proposed on the north side of the street. While having two letdowns to access the parking area off Seymour Street will create opportunities for conflicts compared to one or no access points, it does provide connectivity for cyclists who may live in the building with reduced vehicle parking.

The Development, Engineering, and Sustainability Department supports the variances to the maximum percentage of parking that can be supplied as cash-in-lieu, and a decrease in required bicycle parking, as the proposed variances comply with the land use policies in KAMPLAN and advises Council to proceed as outlined in the recommendation.

RECOMMENDATION:

That Council authorize distribution of notice of intent to consider Development Variance Permit No. DVP00690 (Attachment "A") for 132 Seymour Street.

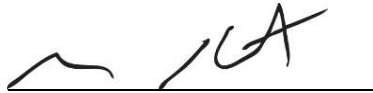
SUPPORTING COUNCIL AND CORPORATE DIRECTION

- KAMPLAN
 - Section D-1, Land Management and Development
 - o Area-specific Land Use Policies, 3.1 City Centre

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SITE CONDITIONS AND BACKGROUND

- Neighbourhood - Downtown
- KAMPLAN Designation - City Centre
- Current Zoning/Use - CBC (Central Business District)/surface parking
- Proposed Variance - Increase maximum parking supplied as cash-in-lieu from 10% to 29%, decrease minimum required bike parking from 80 to 59
- Surrounding Uses - Office, commercial retail, surface parking
- Application Date - March 12, 2026
- Restrictive Covenant - N/a
- Project Evaluation Team (PET) - March 27, 2026
- Parcel Size - 1,114 m²



M. Kwiatkowski, P.Eng.
Development, Engineering, and
Sustainability Director



Approved for Council

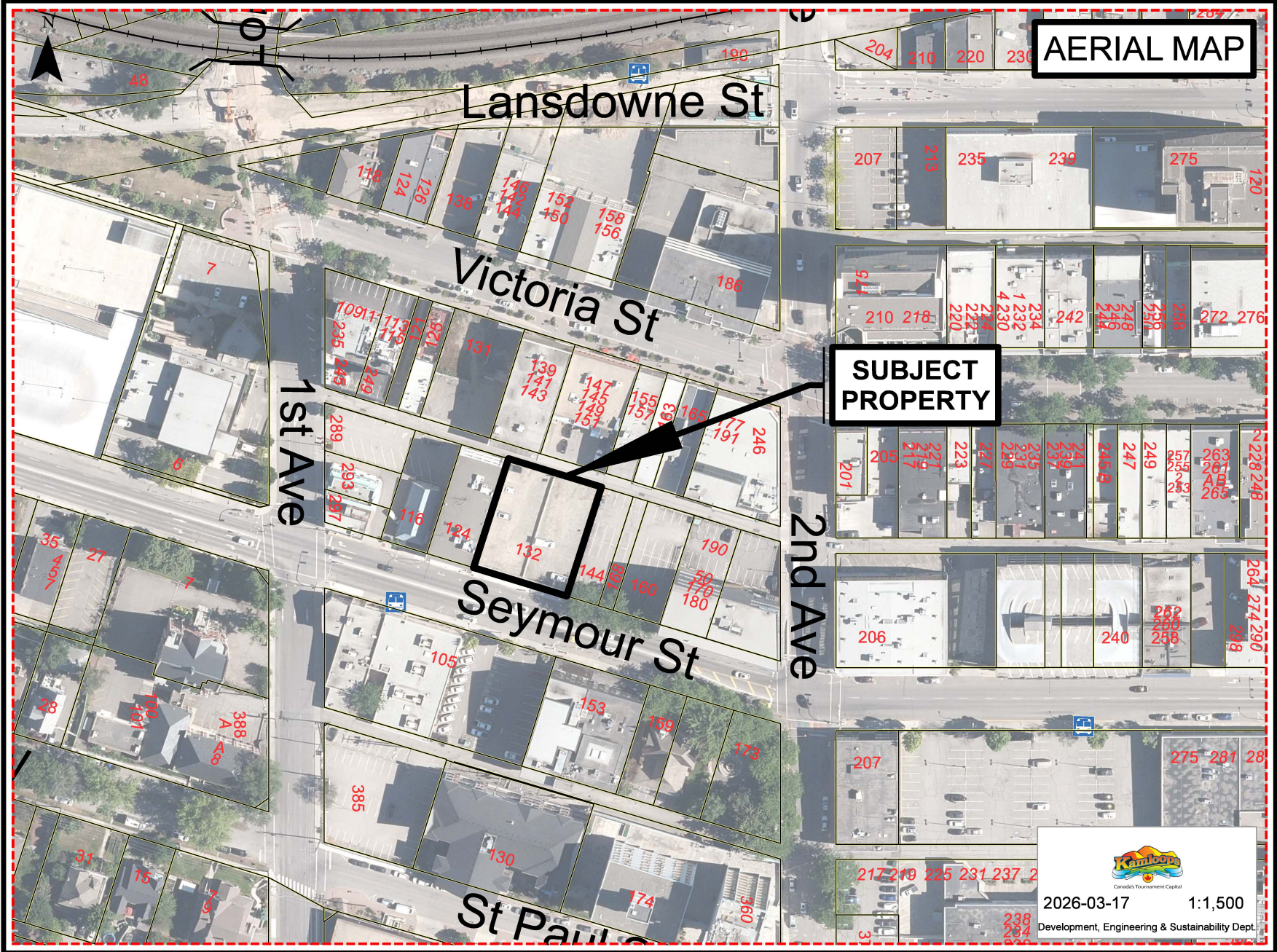
JR/kjm

Attachments

Author: J. Reitsma, RPP, MCIP, Planner II

Reviewed by: E. Beach, RPP, MCIP, Current Planning Manager
R. J. Martin, RPP, MCIP, Planning and Development Manager/Approving Officer

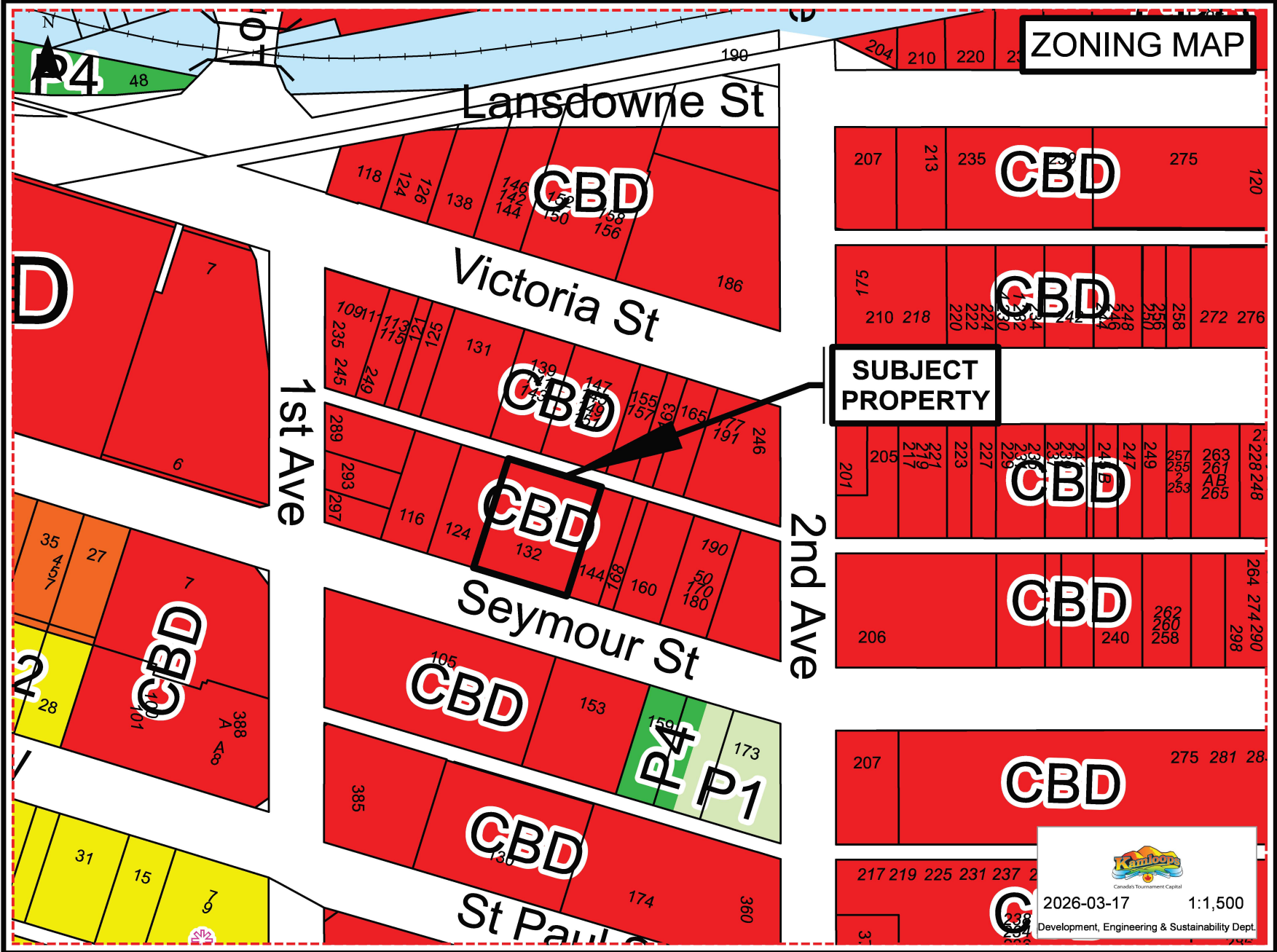
AERIAL MAP



**SUBJECT
PROPERTY**

Canada's Tournament Capital
2026-03-17 1:1,500
Development, Engineering & Sustainability Dept.

ZONING MAP



SUBJECT PROPERTY

2026-03-17 1:1,500
Development, Engineering & Sustainability Dept.



DEVELOPMENT VARIANCE PERMIT

PERMIT NUMBER: DVP00690

To: 1325257 B.C. Ltd.
(PERMITTEE OR ITS SUCCESSOR(S) IN TITLE)

Address: Unit #470, 230-1210 Summit Drive
Kamloops BC, V2C 6M1

1. This Development Variance Permit is issued subject to compliance with all applicable City of Kamloops bylaws except as specifically varied by this Permit.
2. This Development Variance Permit applies to, and only to:

Lot 1, District Lot 232, Kamloops Division Yale District Plan EPP118152
(Legal Description)

132 Seymour Street
(Address)

and any and all buildings, structures, and other development thereon.

3. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
4. City of Kamloops Zoning Bylaw No. 55 is hereby varied as follows:
 - Division 4 – Off-Street Parking, Section 4.3, Number of Automobile and Bicycle Parking Space Required by decreasing the minimum bicycle parking requirement from 1.0 space per unit (80 spaces) to 0.74 spaces per unit (59 stalls).
 - Division 4 – Off-Street Parking, Section 4.8.2, Cash-In-Lieu Parking Reductions by increasing the maximum permitted parking stalls that can be supplied as cash-in-lieu from 10% (5 stalls) to 29% (13 stalls).

5. If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this Permit was issued within two (2) years after the date it was issued, the Permit shall lapse.
6. Notice shall be filed in the Land Title and Survey Authority office that the land described herein is subject to this Permit.
7. The terms of this Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
8. **This Permit is not a Building Permit, Subdivision or Zoning Amendment.**

DATE ISSUED BY COUNCIL: _____

CITY OF KAMLOOPS
AUTHORIZED SIGNATORY: _____ DATE: _____

SEYMOUR STREET - MULTIFAMILY



MULTIFAMILY APARTMENT HOUSING

Facing Seymour Street

DISCLAIMER: SITE RENDERING IS AN ARTISTIC IMPRESSION ONLY FOR FORM AND CHARACTER AND NOT AN ACCURATE REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE, OR CIVIL DESIGN. REFER TO DETAILED DESIGN DRAWINGS FOR APPLICABLE DISCIPLINE.

CLIENT:

WATERSVIEW DEVELOPMENTS CONTACT: PATRICK WATERS 132136 SEYMOUR STREET, KAMLOOPS PHONE: 778-698-0041 EMAIL: 13252576@GMAIL.COM	DNM ENTERPRISES LTD CONTACT: DENISE MOROZ #104-1428 LORNE ST E KAMLOOPS, BC, V2C 1X4 PHONE: 250-371-9000 EMAIL: denise@dnmenterprises.ca
---	--

CONSULTANTS:

ARCHITECTURAL: BLUEGREEN ARCHITECTURE INC. CONTACT: SANDRA SUKOWSKI #205-301 VICTORIA STREET KAMLOOPS, BC V2C 1W3 PHONE: 250.374.1112 X. 303 EMAIL: SUKOWSKI@BLUEGREENARCH.COM	CIVIL: TRUE CONSULTING CONTACT: CHRIS CROWELL 201-2075 FALCON RD KAMLOOPS, BC V2C 4J2 PHONE: 250-608-0991 EMAIL: CROWELL_C@TRUE.BC.CA
STRUCTURAL: R&A ENGINEERING LTD. CONTACT: MATTHEW BERKACH SUITE 202 - 3401 33RD ST. VERNON, BC, V1T 7X2 PHONE: 250-503-6153 EMAIL: MATT@RAENGINEERING.CA	GEOTECH: TELFORD GEOTECHNICAL LIMITED CONTACT: BILL TELFORD 101-1428 LORNE STREET KAMLOOPS, BC V2C 1X4 PHONE: 250-626-2466 EMAIL: BILL@TELFORDGEOTECH.COM
MECHANICAL: ROCKYPONT ENGINEERING CONTACT: CHAD CHILBECK 202-158 MCGILL ROAD KAMLOOPS, BC V2C 8K7 PHONE: 778-255-0428 EMAIL: CHAD.CHILBECK@RPENG.CA	ELECTRICAL: EXCEED ENGINEERING CONTACT: JOSHUA LAYE 207-242 VICTORIA ST. KAMLOOPS, BC V2C 2A2 PHONE: 250-819-6282 EMAIL: JOSH@EXCEEDENG.COM
ENVELOPE: SENSE ENGINEERING CONTACT: NICHOLE BRACKETT 1831 DICKSON AVE SUITE 1100 KELOWNA, BC V1Y 0S5 PHONE: 804-374-5543 EMAIL: NICHOLE@SENSEENGINEERING.COM	PROJECT MANAGER: DRIFT PROJECT MANAGEMENT CONTACT: NICHOLAS BURROWS 119-723 3RD ST. WEST NORTH VANCOUVER, BC V7M 0E4 PHONE: 778-890-2119 EMAIL: NICHOLAS@DRIFTPM.CA
INTERIOR DESIGN: PORTFOLIO INTERIORS CONTACT: CLARE MCMILLAN 12188 BAILEY ST. 77 KAMLOOPS, BC V2C 2N6 PHONE: 778-785-4538 EMAIL: CLARE@PORTFOLIOINTERIORS.CA	LANDSCAPE: LYONS LANDSCAPING CONTACT: ERIC REYNARD 12718 SALISH RD KAMLOOPS, BC V2H 6H3 PHONE: 250-374-8942 ext. 208 EMAIL: ERICREYNARD@LYONSLANDSCAPING.COM

LIST OF DRAWINGS:

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0	COVER SHEET
A0.1	COVER SHEET PHOTO AND DATA
A0.2	SYNOPSIS
A1	SITE PLAN
A1.1	1 ST FLOORING
A1.2	2 ND FLOORING
A1.3	3 RD FLOORING
A1.4	4 TH FLOORING
A1.5	5 TH FLOORING
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BLUEGREEN
800-801 Vantage Street
 Kamloops, BC V2C 1P6
 Phone: 250-898-0910
 www.bluegreenarch.com

DEVELOPMENT
 VARIANCE PERMIT
 SUBMISSION
 5 MAY 2026

1-SEE DRAWINGS LIST FOR SHEET NO. 10
 2-SEE ALL DIMENSIONS AND SYMBOLS
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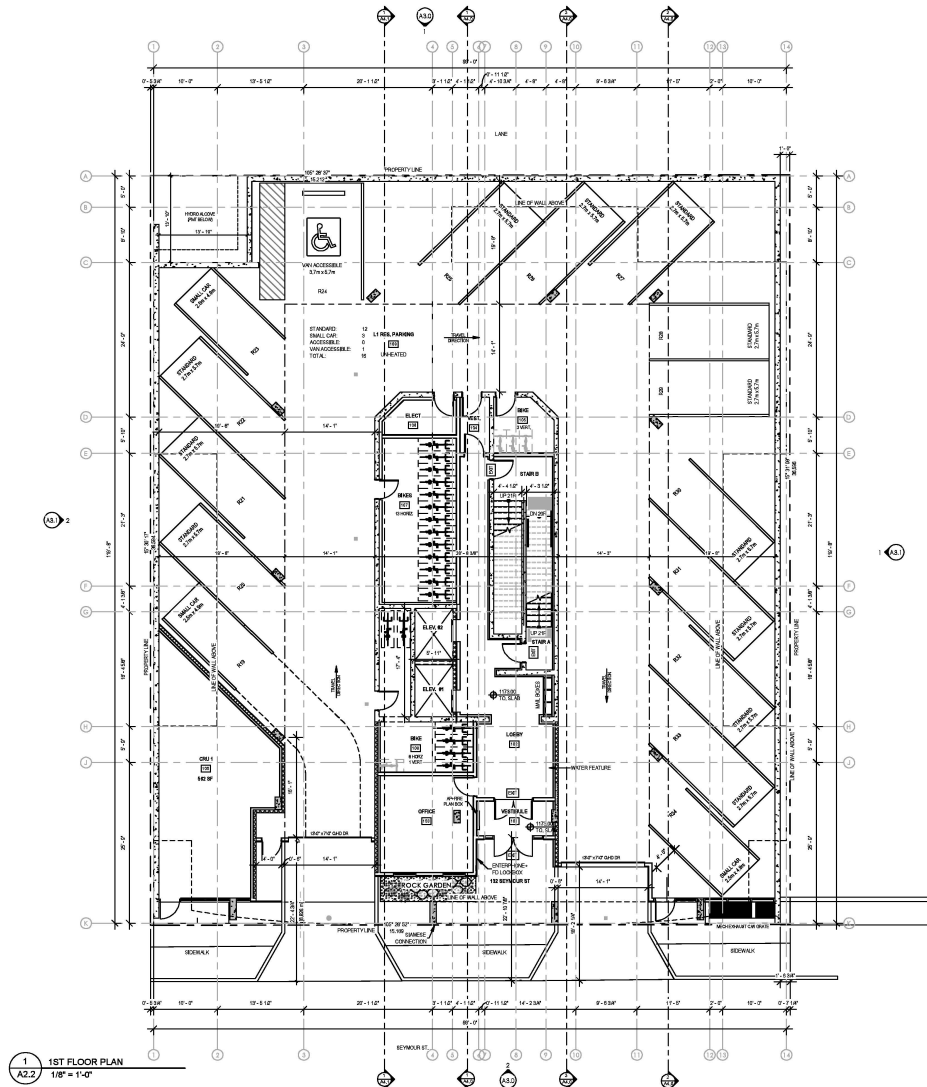
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Project: WATERSVIEW SEYMOUR APARTMENTS WATERSVIEW DEVELOPMENTS
 132-136 SEYMOUR STREET KAMLOOPS, BC

Sheet Title: COVER SHEET

100 Number: 20.1179
 Date: 2026-05-03
 Title:
 Revision Number: 0
 Drawing Number:
 A0.0



1
A2.2
1ST FLOOR PLAN
1/8" = 1'-0"

Facing Seymour Street

MINIMUM SPACES

TYPEFACE	5.76 x 2.26
TYPEFACE	7.02 x 2.47
WC SPACE	5.76 x 2.76 + 1.5m ACCESSIBLE
WC SPACE	7.02 x 2.76 + 1.5m ACCESSIBLE
VAN ACCESSIBLE SPACE	5.76 x 2.76 + 1.5m ACCESSIBLE
VAN ACCESSIBLE SPACE	7.02 x 2.76 + 1.5m ACCESSIBLE
ON CAR SPACE	4.89 x 2.26
ON CAR SPACE	7.02 x 2.26
WHEEL WIDTH	2.29 (24-07) MIN
WHEEL WIDTH	2.54 (24-07) MIN

NOTES

1. COUS NOT PERMITTED TO ENCRUSTED INTO PARKING SPACES
2. PROHIBITED SIGNAGE MEANS OF COMMUNICATION SHALL BE REMOVED
3. ENTRY POINTS SHALL BE MARKED BY SIGNAGE OR EMERGENCY EXIT SIGNS
4. ENTRY POINTS SHALL BE MARKED BY SIGNAGE OR EMERGENCY EXIT SIGNS
5. ALL EXITS SHALL BE CLEAR OF OBSTRUCTIONS AND MARKED BY SIGNAGE
6. ALL EXITS SHALL BE CLEAR OF OBSTRUCTIONS AND MARKED BY SIGNAGE

REGULATIONS

MIN	5.0m x 1.8m
MIN	2.0 x 2.0
MIN	2.0 x 2.0
MIN	1.5m MIN
MIN	2.0

BLUEGREEN
 8900-91 Valley Street
 KAMLOOBS, BC V2C 1A6
 TEL: 250.855.1111
 WWW.BLUEGREENARCHITECTURE.COM

DEVELOPMENT VARIANCE PERMIT SUBMISSION 5 MAY 2026

- SEE DRAWING NOT BE SCALE
 - VERIFY ALL DIMENSIONS AND SIZES
 PRIOR TO CONSTRUCTION OF WORK
 - VERIFY ALL DIMENSIONS AND SIZES
 PRIOR TO CONSTRUCTION OF WORK

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Scale:

North

NO.	DATE	DESCRIPTION
1		RECORD OF REVISIONS
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Project: **WATERSVIEW SEYMOUR APARTMENTS**
 WATERVIEW DEVELOPMENTS
 152-156 SEYMOUR STREET
 KAMLOOBS, BC

Sheet Title: **FIRST FLOOR (GROUND) PLAN**

Site Number: 20.1179
 Date: 2026-05-05
 Scale: 1/8" = 1'-0"
 Revision Number: 0
 Drawing Number: A2.2



1 NORTH ELEVATION Facing Rear Lane
3/32" = 1'-0"



2 SOUTH ELEVATION Facing Seymour Street
3/32" = 1'-0"

- MATERIAL LEGEND:**
- 1 ARCHITECTURALLY FINISHED CONCRETE
TYPE: METAL DEBRITY FORM FINISH (BACKLUB)
COLOR: CHARCOAL GREY / CLEAR / FIVE GRADES
 - 2 ARCHITECTURALLY EXPOSED CONCRETE
TYPE: METAL DEBRITY FORM FINISH (BACKLUB)
COLOR: BLACK
 - 3 OIL-BLOND FINISH
COLOR: TO MATCH FREESTONE BROWN PANEL COLOR
LIGHT MET
 - 4 OIL-BLOND FINISH
COLOR: GREY/BLACK
 - 5 FREESTONE BROWN PANEL, JAMES HENNE OR EQUIVALENT
TYPE: STAIN-FREE PANEL (BACKLUB)
COLOR: LIGHT MET
 - 6 FREESTONE BROWN PANEL, JAMES HENNE OR EQUIVALENT
TYPE: STAIN-FREE PANEL (BACKLUB)
COLOR: HEAD-ENDED PANELS
 - 7 FREESTONE BROWN PANEL, JAMES HENNE OR EQUIVALENT
TYPE: STAIN-FREE PANEL (BACKLUB)
COLOR: MOUNTAIN FINISH
 - 8 VINYL COMPOSITE WINDOW SLIDING PATIO & ENTRY DOOR
COLOR: ANDERSON WINDOWS TERRAZZO
 - 9 FIBERGLASS METAL SHIFF
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 10 METAL FLARING PAVIA TERRAZZO
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 11 IN-GLOW GLAZING
BLACK ALUMINUM WITH GLASS INSERTS 4" HEIGHT
 - 12 IN-GLOW FRAMING SCREEN
BLACK ALUMINUM WITH METAL PANEL INSERTS 4" HEIGHT
 - 13 TIMBER FRAME COMMON LUMBER OPEN AIR
PANELS
COLOR: NATURAL - CLEAR LAYER SEAL
 - 14 METAL DOOR
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 15 ALUMINUM DOOR WITH LOW GLAZING (SEE DOOR SCHEDULE)
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 16 ALUMINUM STOREFRONT FRAME WITH LOW GLAZING (SEE SCHEDULE)
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 17 ALUMINUM STOREFRONT WITH GLASS SPANSEL PANEL
 - 18 ALUMINUM STOREFRONT WITH GLAZING DOOR
COLOR: MATCH ALUMINUM
 - 19 ALUMINUM STOREFRONT DOOR
COLOR: TO MATCH ANDERSON WINDOWS TERRAZZO
 - 20 METAL PANEL LOOSE FINISH (SEE MATERIALS)
FINISHED METAL PANELS AND METAL PANELS
TYPE: METAL PANELS (SEE MATERIALS)
COLOR: LUX ARCHITECTURAL PRODUCTS OF E.G.

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DEVELOPMENT VARIANCE PERMIT SUBMISSION
3 MAY 2026

1-SEE DRAWINGS MUST NOT BE SCALE
2-VERIFY ALL DIMENSIONS AND SQUARES
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20-VERIFY ALL DIMENSIONS AND SQUARES

RECORD OF ISSUANCE

DATE	DATE	DESCRIPTION
1	2026-05-03	ISSUANCE
2	2026-05-03	ISSUANCE
3	2026-05-03	ISSUANCE
4	2026-05-03	ISSUANCE
5	2026-05-03	ISSUANCE
6	2026-05-03	ISSUANCE
7	2026-05-03	ISSUANCE
8	2026-05-03	ISSUANCE
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17	2026-05-03	ISSUANCE
18	2026-05-03	ISSUANCE
19	2026-05-03	ISSUANCE
20	2026-05-03	ISSUANCE

Project: WATERSVIEW SEYMOUR APARTMENTS WATERVIEW DEVELOPMENTS
132-134 SEYMOUR STREET KAMLOOPS, BC

Sheet Title: ELEVATIONS

File Number: 201179
Date: 2026-05-03
Scale: AS INDICATED
Revision Number: 0
Drawing Number: A3.0



1 EAST ELEVATION
A3.1 3/32" = 1'-0" Facing Neighbouring Surface Parking Lot



2 WEST ELEVATION
A3.1 3/32" = 1'-0" Facing Neighbouring Building

MATERIAL LEGEND:

- 1 ARCHITECTURALLY FINISHED CONCRETE TYPE METAL CLAY FINISH (BACK PAUL) COLOR: CONCRETE, GREY-CLEAR LEO'S GRADES
- 2 ARCHITECTURALLY FINISHED CONCRETE TYPE METAL CLAY FINISH (BACK PAUL) COLOR: BLACK
- 3 CMU BLOCK PERIHAL COLOR: TRANSDUCER GREEN SEMI PANEL COLOR LIGHT GREY
- 4 16" BRITANNIA BRICK COLOR: GREY/WHITE
- 5 FIBER CEMENT SIDING PANEL - JAMES HARDIE OF EQUIVALENT TYPE, STYRAID FIBER PANEL (BRICK) COLOR: LIGHT GREY
- 6 FIBER CEMENT SIDING PANEL - JAMES HARDIE OF EQUIVALENT TYPE, STYRAID FIBER PANEL (BRICK) COLOR: HEATHER WOOD GRAB
- 7 FIBER CEMENT SIDING PANEL - JAMES HARDIE OF EQUIVALENT TYPE, STYRAID FIBER PANEL (BRICK) COLOR: LIGHT GREY
- 8 VINYL COMPOSITE WINDOW, SLIDING PATIO & ENTRY DOOR COLOR: ANDESSEN WINDOWS TERRAZONE
- 9 INTERIOR FINISH, GYP. COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 10 METAL FABRICATION, FACED, TYPING COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 11 BALCONY FLOORING BLACK ALUMINUM METAL GRATE 1/2" X 1/2" X 1/2" HEAVY
- 12 BALCONY FLOORING BLACK ALUMINUM METAL GRATE 1/2" X 1/2" X 1/2" HEAVY
- 13 ALUMINUM FINISH SCREEN BLACK ALUMINUM METAL PANEL 1/2" X 1/2" X 1/2" HEAVY
- 14 TIMBER FRAME GARDEN LAMER OPEN AIR POSTER COLOR: NATURAL - CLEAR LATEX SEAL
- 15 METAL DOOR COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 16 ALUMINUM WINDOW GLAZING (SEE DOOR & DETAIL) COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 17 ALUMINUM WINDOW FRAME (W/ LOWE BLINDS SEE SCHEDULE) COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 18 ALUMINUM WINDOW GLASS (SPANDREL PANEL)
- 19 ALUMINUM WINDOW GLAZING OVERHEAD GARAGE DOOR COLOR: ANDESSEN ALUMINUM
- 20 ALUMINUM WINDOW GLAZING OVERHEAD GARAGE DOOR COLOR: CHERRY WOOD GRAY ALUMINUM
- 21 ALUMINUM WINDOW GLAZING OVERHEAD GARAGE DOOR COLOR: TO MATCH ANDESSEN WINDOWS TERRAZONE
- 22 MECHANICAL CLIMATE CONTROL (SEE MECHANICAL) FINISHED METAL PANEL, ANDESSEN ALUMINUM
- 23 FINISHED METAL PANEL (UP ARCHITECTURAL PRODUCTS OR EQ) TYPE METAL CLAY FINISH (BACK PAUL) COLOR: LEO ARCHITECTURAL-PORFA

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 1000-1111
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DEVELOPMENT VARIANCE PERMIT SUBMISSION 5 MAY 2026

- SEE DRAWING SHEET NOT IN SCALE
 - VERIFY ALL DIMENSIONS AND SQUARES WITH THE ARCHITECTURE OF RECORD TO THE ADDRESS
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Scale

NO.	DATE	DESCRIPTION
RECORD OF ISSUANCE		
001	001	ISSUANCE
RECORD OF REVISIONS		
Project		
WATERSVIEW SEYMOUR APARTMENTS WATERVIEW DEVELOPMENTS		
132-134 SEYMOUR STREET KAMLOOPE, BC		
Sheet Title		
ELEVATIONS		
File Number	20.1179	
Date	2026-05-03	
Scale	AS INDICATED	
Revision Number	0	
Drawing Number	A3.1	

PUBLIC SUBMISSION CORRESPONDENCE
June 9, 2026

(Received by Submissions Deadline of Friday, June 5, 2026, 12:00 pm)

All correspondence received to date may be viewed at City Hall by contacting
Legislative Services at 250-828-3483 during regular business hours.

Development Variance Permit Application No. DVP00690
(132 Seymour Street)

Correspondence was received opposing this application from:

- E.L. Salter

Received
May 29, 2026
KID_382520

From: [E. L. Salter](#)
To: [Legislative Services](#)
Subject: Re: Statutory Public Notice
Date: May 29, 2026 3:54:01 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Re: Development Amendment Proposal at 132 Seymour Street:

I disapprove of the reduction of parking spots to 29% from 10%.

This is an increasing trend downtown where parking is at a premium.

There are already too many residential buildings downtown with insufficient parking spaces. We do need more.

This is just pushing more people out of the downtown area who would really love to stay living downtown.

Sincerely,
E. L. Salter

Sent from my iPhone



When? Tuesday, June 9, 2026, 1:30 pm
Where? Council Chambers, City Hall, 7 Victoria Street West
Why? City Council will consider first reading of the following:
Zoning Amendment Bylaw No. 55-114

Application No. REZ00865

The City is prohibited from holding a public hearing on this proposed amendment as per [section 464\(3\) of the Local Government Act](#).

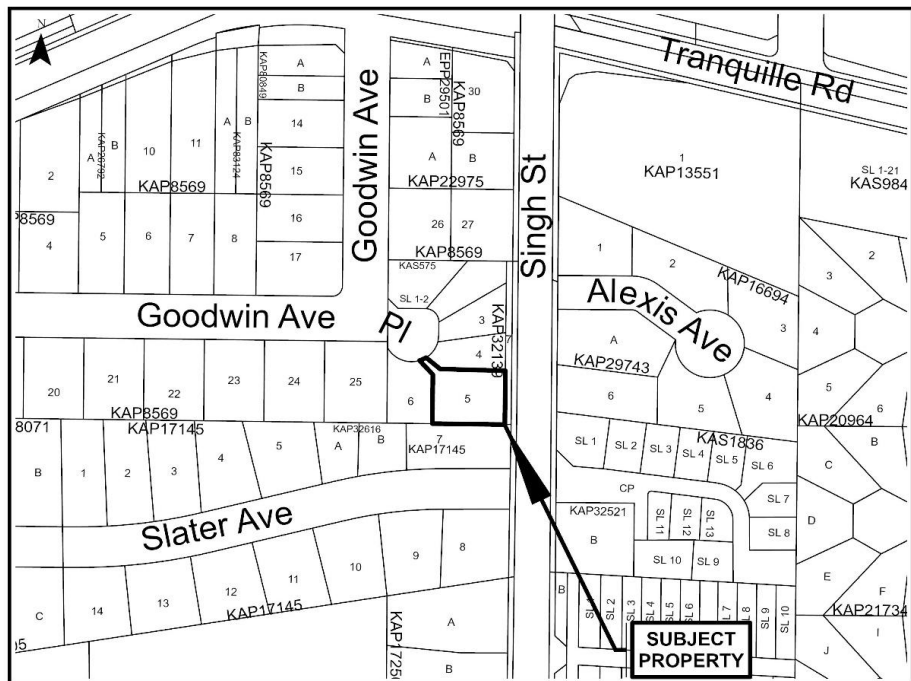
Property Location:



734 Singh Street

Purpose:

To rezone the property from R2 (Residential 2) to R1 (Residential 1) to facilitate the subdivision of one additional residential lot.



Questions?



For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.

The proposed bylaw can be viewed as attached to the [Rezoning Application No. REZ00865 \(734 Singh Street\)](#) Council report, part of the May 26, 2026 Regular Council Agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday-Friday (excluding statutory holidays).

CITY OF KAMLOOPS

BYLAW NO. 55-114

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "*Zoning Amendment Bylaw No. 55-114, 2026*".
2. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

Lot 5, Sec. 9, Twp. 108, K.D.Y.D., Plan 32139 (734 Singh Street), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as R2 (Residential 2), but as R1 (Residential 1).

READ A FIRST TIME the _____ day of _____ .

READ A SECOND TIME the _____ day of _____ .

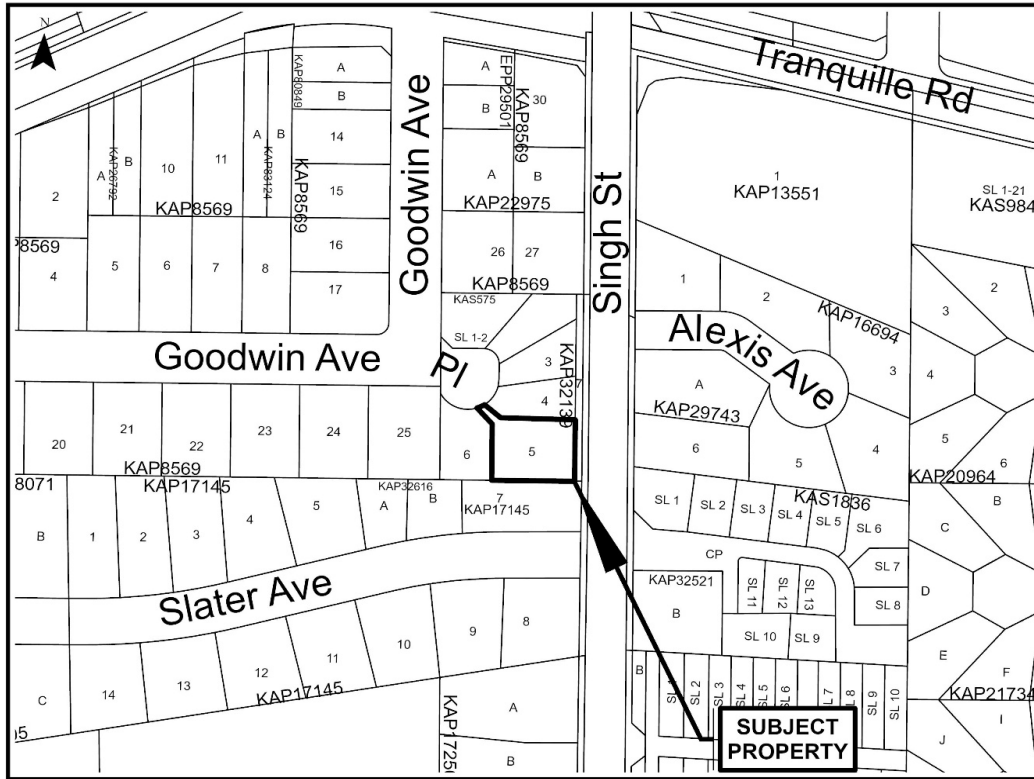
READ A THIRD TIME the _____ day of _____ .

ADOPTED this _____ day of _____ .

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 55-114:



May 26, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

**REZONING APPLICATION NO. REZ00865
734 SINGH STREET
OWNER/APPLICANT: T. ANDERSON**

PURPOSE

The purpose of this report is to rezone the property from R2 (Residential 2) to R1 (Residential 1) to facilitate the subdivision of one additional residential lot.

SUMMARY

The subject property is a double-fronting lot between Singh Street and Goodwin Avenue, is located near the corner of Singh Street and Slater Avenue in the Brocklehurst neighbourhood, and is approximately 807 m² in area. The applicant is proposing to subdivide the property to create one additional residential lot fronting on Singh Street only. Proposed Lot A with the existing house would be approximately 437 m² in area, and Proposed Lot B would be approximately 371 m² in area. It should be noted that City-owned property at 740 Singh Street will be dedicated as road to provide legal street frontage to accommodate the proposed new lot (Attachment "A"). Currently, the property has two accesses: one off Goodwin Place and another, more recent access off Singh Street. Staff have no concerns about adding an additional access off Singh Street for Proposed Lot B. The property is adjacent to vacant city-owned properties to the north, a single-detached residential dwelling to the south, and a two-unit residential building to the west. The nearest bus stop is approximately 145 m away on Tranquille Road.

The existing property is zoned R2, which requires a minimum lot area of 464 m². The applicant is proposing to rezone the property from R2 to R1, which permits a minimum lot area of 370 m². Both proposed lots will meet the 11 m minimum lot width and street frontage regulations of the R1 zone (11.3 m and 12.8 m) and will also meet the minimum lot area (371 m² and 437 m²).

KAMPLAN: City of Kamloops Official Community Plan designates the subject property as Low-Rise Urban. KAMPLAN supports infill development that includes residential suites, infill subdivisions, and small-scale multi-unit residential in Low-Rise Urban areas. KAMPLAN also states that where zoning applications are submitted to permit small lots (less than 464 m²), the City should restrict development on the individual subdivided lots to one single-detached residential dwelling with one residential suite so that the combined density of the lots does not exceed the legislated density of the parent parcel (typically four units). Although the R1 zone allows up to four units per lot, subdividing the lot could increase the permitted density to a maximum of eight units. Given that both proposed lots are less than 464 m², it is recommended that a restrictive covenant be required to limit the maximum density to one single-detached residential dwelling with one residential suite per lot at the time of subdivision.

Our corporate mission is...

MAKING KAMLOOPS SHINE

Under KAMPLAN, the development of Proposed Lot B will be subject to the Intensive Residential Development Permit Area Guidelines. During that application process, staff will review the proposal's built form, site design, and landscaping to ensure sensitive integration into the surrounding neighbourhood.

As the proposal is consistent with KAMPLAN's goals, the Development, Engineering, and Sustainability Department supports the application and advises Council to proceed as outlined in the recommendation.

RECOMMENDATION:

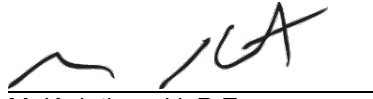
That Council authorize distribution of public notice for Zoning Amendment Bylaw No. 55-114 for 734 Singh Street.

SUPPORTING COUNCIL AND CORPORATE DIRECTION

- KAMPLAN:
 - Section D-1: Land Management and Development
 - o 1. General Land Use Policies, 1.1 Residential
 - Section D-5: Housing
 - o 1. Housing Diversity

SITE CONDITIONS AND BACKGROUND

- | | |
|------------------------|--|
| • Neighbourhood | - Brocklehurst |
| • KAMPLAN Designation | - Low-Rise Urban |
| • Current Zoning/Use | - R2 (Residential 2)/single-detached residential dwelling |
| • Proposed Zoning/Use | - R1 (Residential 1)/subdivide from one lot to two lots |
| • Surrounding Uses | - Vacant City-owned properties (north and east), single-detached residential dwelling (south), and two-unit residential building (west) |
| • Application Date | - March 23, 2026 |
| • Restrictive Covenant | - Covenant limiting the maximum density on each proposed lot to one single-detached residential dwelling with a residential suite at the time of subdivision |
| • Parcel Size | - Existing = approximately 807 m ² ; Proposed = approximately 437 m ² (Proposed Lot A) and 371 m ² (Proposed Lot B) |
| • MOTT Referral | - n/a |



M. Kwiatkowski, P.Eng.
Development, Engineering, and
Sustainability Director



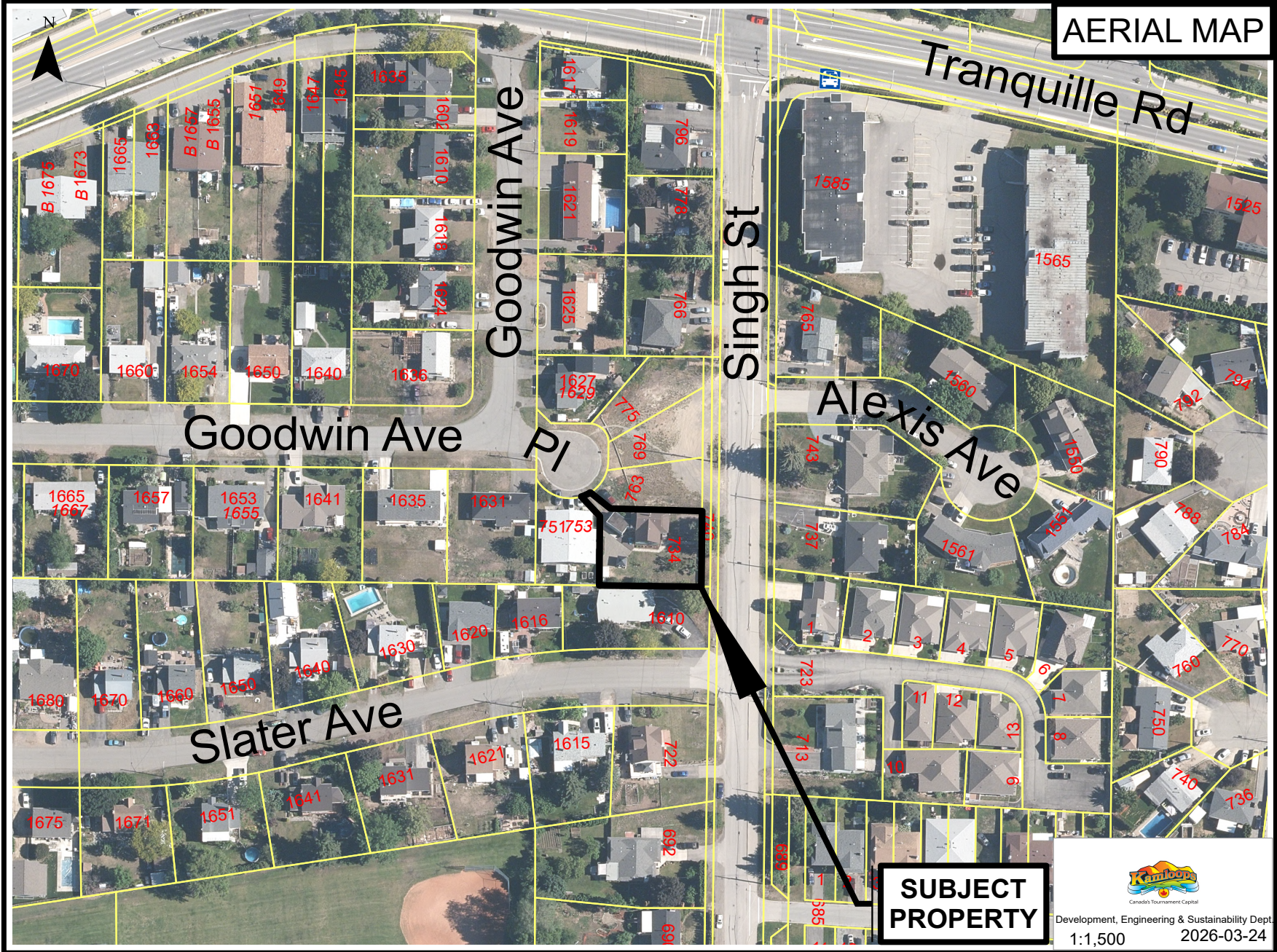
Approved for Council

EC/kjm

Attachments

Author: E. Chorlton, RPP, MCIP, Planner II
Reviewed by: E. Beach, RPP, MCIP, Current Planning
Manager
R. J. Martin, RPP, MCIP, Planning and
Development Manager/Approving Officer

AERIAL MAP

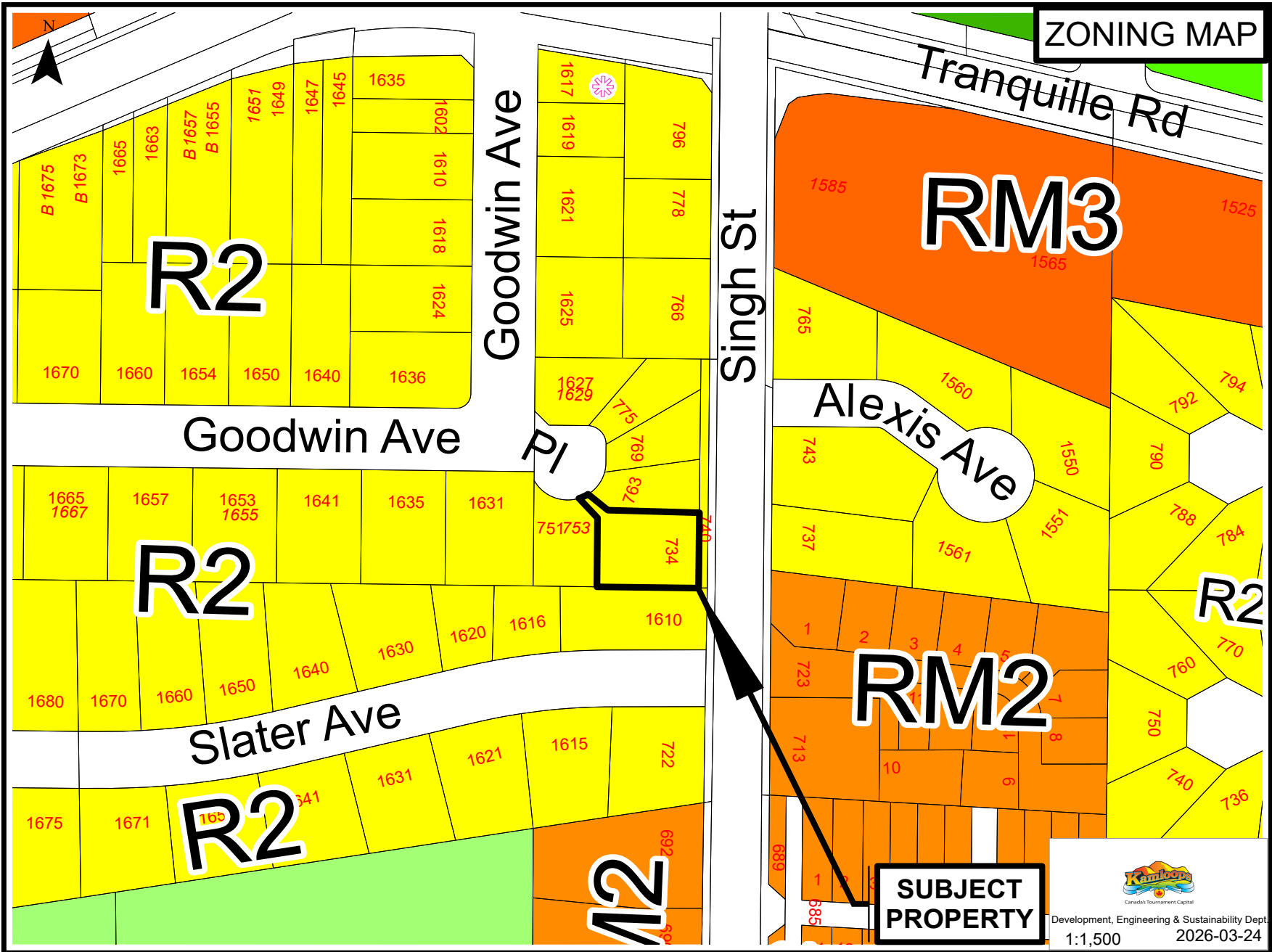


**SUBJECT
PROPERTY**



Development, Engineering & Sustainability Dept.
1:1,500 2026-03-24

ZONING MAP

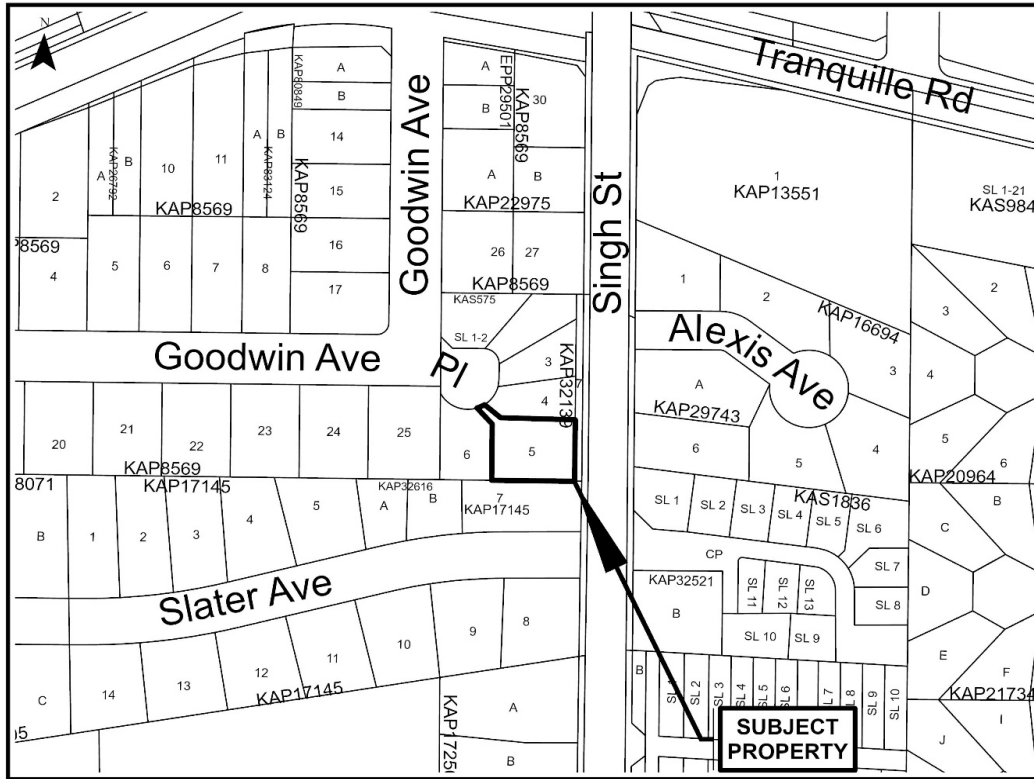


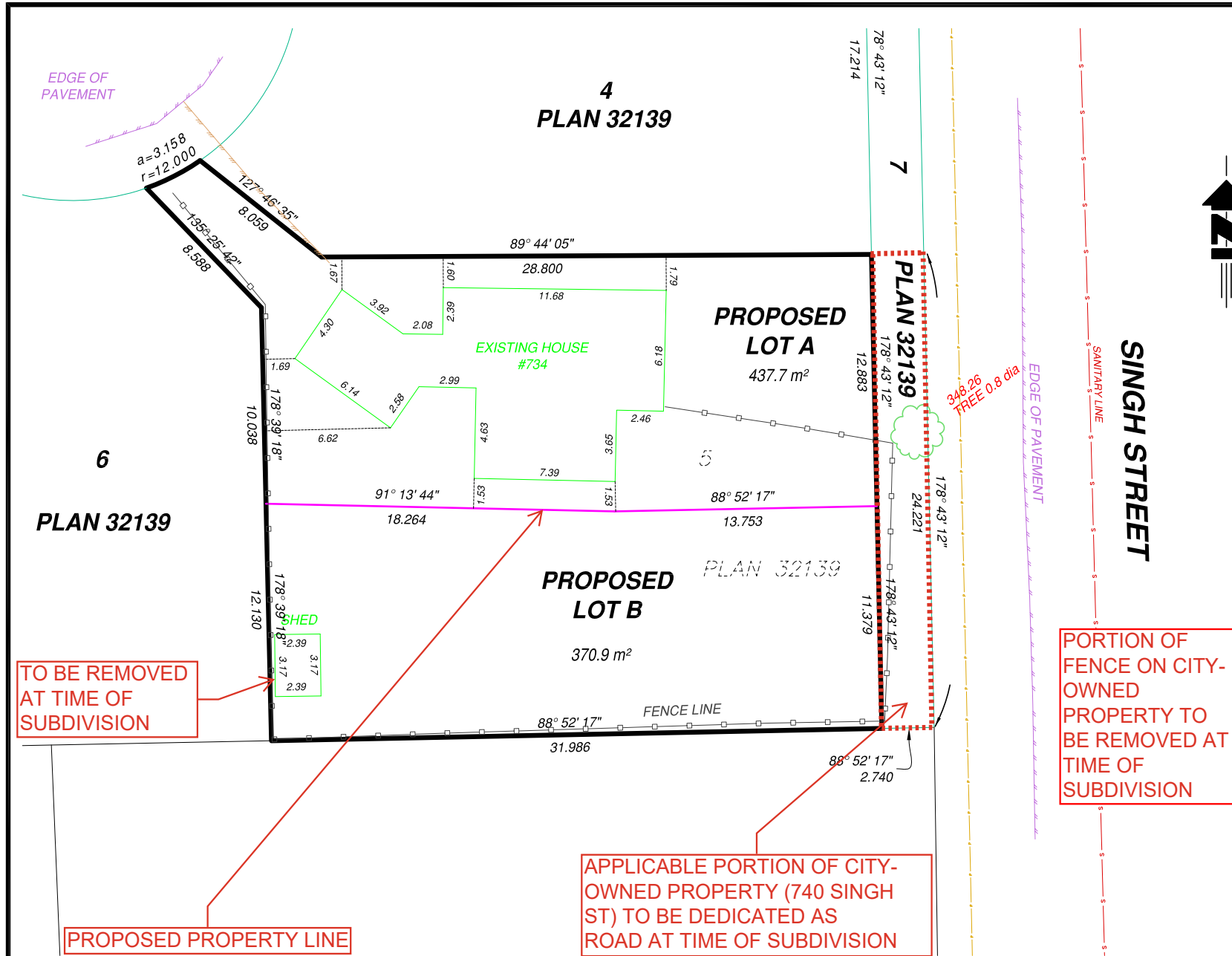
SUBJECT PROPERTY



Development, Engineering & Sustainability Dept.
1:1,500 2026-03-24

Map attached to and forming part of Bylaw No. 55-114:





SKETCH TO ACCOMPANY A REZONING AND SUBDIVISION APPLICATION OF LOT 5, PLAN 32139 Sec 9, Tp 108, KDYD



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

CURRENT ZONING: R2
 PROPOSED ZONING: R1

NOTES:
 ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM THE NAD83 CSRS (EPOCH 2002.0) ORTHOMETRIC HEIGHT OF CONTROL MONUMENT 83H6176 (EL=348.012m) WITH REFERENCE TO THE CGVD28 VERTICAL DATUM.

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED. DISTANCES ARE DERIVED FROM FIELD SURVEY MEASUREMENTS. FINAL LOT BOUNDARIES ARE SUBJECT TO CHANGE BASED ON CITY APPROVALS.

LOT 5 AND LOT 7 ARE SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY:

NONE LISTED

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

THIS PLAN WAS PREPARED FOR DISCUSSION AND APPLICATION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE OWNER OF 734 SINGH STREET.

TO BE REMOVED AT TIME OF SUBDIVISION

PROPOSED PROPERTY LINE

APPLICABLE PORTION OF CITY-OWNED PROPERTY (740 SINGH ST) TO BE DEDICATED AS ROAD AT TIME OF SUBDIVISION

PORTION OF FENCE ON CITY-OWNED PROPERTY TO BE REMOVED AT TIME OF SUBDIVISION

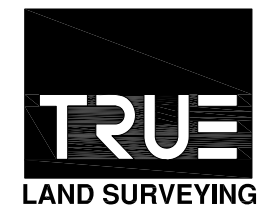
CERTIFIED CORRECT AS TO THE PRACTICE OF LAND SURVEYING IN ACCORDANCE WITH PART 11-5(2) OF THE SURVEY AND PLAN RULES.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 23rd DAY OF JANUARY, 2026.
 MARISSA MOORE, BCLS (898)

TRUE LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

CIVIC ADDRESS: 734/740 SINGH STREET
 PID: 003-513-271 AND 003-513-297

THIS PLAN LIES WITHIN THE JURISDICTION OF THE CITY OF KAMLOOPS.



2089 Falcon Road ■ Kamloops BC ■ V2C 4J2
 tel 250.828.0881 ■ fax 250.828.0717
 info@TRUE.ca

DRAWN BY: MM
 DWG FILE: 1730-031 HS
 JOB NO: 1730-031

FB: 152 ■ P: 66-70



2026 Council Meeting Calendar

Adopted: October 7, 2025
 Amended: May 26, 2026
 Updated: May 27, 2026

- Regular Meeting (1:30 pm)
- ◇ Committee of the Whole (COTW) (10:00 am)
- Joint Meeting with School District No. 73 (SD73) (6:00 pm – 8:00 pm)
- Inaugural Council Meeting
- Community-to-Community (C2C) Meeting with Tkemlúps te Secwépemc (following Closed C2C Meeting)
- ≈ Regular Meeting (1:30 pm) and Public Hearing (7:00 pm)
- Statutory Holiday / Observed
- △ LGLA Leadership Forum: March 11 to March 13
 SD No. 73 Spring Break: March 16 to March 27
 SILGA: April 29 to May 2
 FCM: June 4 to June 7
 UBCM: September 14 to September 18

JANUARY						
S	M	T	W	T	F	S
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18	19	◇20	21	22	23	24
25	26	●27	28	29	30	31

Note: Jan 20 COTW will begin at 1:30 pm

FEBRUARY						
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22	23	●24	25	26	27	28

Note: Feb. 3, 2026, Public Hearing cancelled
 Note: Feb. 12 SD73 will take place at the Kia Lounge, Sandman Centre (300 Lorne Street)

MARCH						
S	M	T	W	T	F	S
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15	△16	△17	△18	△19	△20	21
22	△23	●24	△25	△26	△27	28
29	○30	◇31				

Note: Mar. 3 and 31 COTW will begin at 1:30 pm
 Note: Mar 30 C2C will occur at the Assembly Hall, Chief Louis Centre, 345 Chief Alex Thomas Way

APRIL						
S	M	T	W	T	F	S
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12	13	●14	15	16	17	18
19	20	●21	22	23	24	25
26	27	◇28	△29	△30		

Note: Apr. 14 Public Hearing cancelled
 Note: Apr. 21 meeting will begin at 3:00 pm at the Kia Lounge, Sandman Centre (300 Lorne Street)
 Note: Apr. 28 COTW will begin at 1:30 pm

MAY						
S	M	T	W	T	F	S
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10	11	◇12	13	14	15	16
17	18	19	20	21	22	23
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31						

Note: May 5 Public Hearing cancelled

JUNE						
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△7	8	≈9	10	11	12	13
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21	22	●23	24	25	26	27
28	29	30				

Note: June 2 COTW will begin following the Closed COTW

JULY						
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26	27	◇28	29	30	31	

AUGUST						
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23	24	25	26	27	28	29
30	31					

SEPTEMBER						
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13	△14	△15	△16	△17	△18	19
20	21	●22	23	24	25	26
27	28	◇29	30			

OCTOBER						
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11	12	13	14	15	16	□17
18	19	◇20	21	22	23	24
25	26	●27	28	29	30	31

Note: Oct. 17 General Local Election Day

NOVEMBER						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	◇24	25	26	27	28
29	30					

Note: Nov. 10 Public Hearing cancelled due to Remembrance Day events

DECEMBER						
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		≈1	2	3	4	5
6	7	◇8	9	10	11	12
13	14	●15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

ADMINISTRATIVE REPORT TO COUNCIL

ON

ELECTION SIGN PLACEMENT

PURPOSE

The purpose of this report is to provide Council with proposed amendments to *Sign Regulations Bylaw No. 11-77, 2001*, to limit election signs to the nomination period, ensuring all declared candidates are treated equally, clarifying where signs are permitted, and reducing the placement of election signs months in advance of an election while minimizing additional operational workload.

COUNCIL STRATEGIC PLAN

This report supports Council's strategic priorities and areas of focus regarding:

- **Safety and Security**
 - Safety: We prioritize the safety of our community for residents, businesses, and visitors.
 - Built Environment: We create diverse community spaces for people to safely travel through, gather in, and experience our community.
- **Governance and Service Excellence**
 - Asset Management: We plan for the development, improvement, repair, and replacement of our infrastructure.
 - Community Engagement: We promote purposeful, available, and innovative engagement opportunities to ensure a range of voices are heard, thus informing decisions, creating transparency, and cultivating relationships.
 - Fiscal Responsibility: We are accountable to Kamloops residents and businesses in providing effective management, best value, and responsible use of tax dollars.
 - Service Excellence: We promote the continuous development of staff and encourage innovation in process and service delivery.
 - Governance: Council embraces our diversity and shared commitment to the citizens of Kamloops. We put the interests of the City ahead of our own and advocate with a unified voice, fostering public confidence through healthy debate and sound decision-making which we collectively stand behind.

SUMMARY

This report presents proposed amendments to *Sign Regulations Bylaw No. 11-77, 2001*, to regulate the timing and placement of election signs by limiting installation to the nomination period. The intent is to ensure equitable treatment of all declared candidates, clarify where election signs are permitted, and reduce early or prolonged display of election signs that can create enforcement and operational workload challenges.



Election signage is also subject to provincial regulation through various regulatory bodies (e.g. Elections BC), and the placement of signage on Ministry of Transportation and Transit rights-of-way remains under the authority of the appropriate provincial ministry.

The proposed bylaw amendments are intended to align local requirements with these broader regulatory frameworks while supporting consistent local enforcement.

Currently, political signs are addressed in the Political Signs section of Division Six - Special Purpose Signs of the Sign Regulations Bylaw as follows:

Signs erected in conjunction with Federal, Provincial or Municipal Elections and/or referenda are permitted in accordance with the appropriate legislation provided such signs are removed not more than seven (7) days after the election date. Such signs are not permitted in parks or on medians.

The proposed amendment is intended to support a fair and equitable electoral process by aligning signage timelines with the nomination period while clearly identifying restrictions on sign placement on public lands to minimize impacts on municipal operations and maintenance.

The proposed bylaw amendment for the Political Sign section is as follows:

Signs erected in conjunction with federal, provincial, or municipal elections and/or referendums are permitted in accordance with the applicable legislation. Political signs may only be erected commencing on the first day of the nomination period and shall be removed no later than seven (7) days following general voting on election date. Political signs are not permitted in parks, medians, or other areas which are landscaped, irrigated, or maintained by the City of Kamloops.

RECOMMENDATION:

That Council authorize *Sign Regulations Amendment Bylaw No. 11-85, 2026* to be introduced and read a first, second, and third time.

COMMUNICATIONS PLAN

Nomination packages for interested candidates will include information on where election signs are permitted, reflecting the amendments to *Sign Regulations Bylaw 11-77*. Information on sign placement will also be posted online and shared via social media closer to the election.



K. Uzeloc
Protective Services
Director/Fire Chief



Approved for Council

Concurrence: K. Rodrigue, Communications and
Strategic Partnerships Director

Author: W. Beatty, Community Services Manager

Reviewed by: M. Chan, Executive Assistant - Protective
Services
J. Johnson, Acting Communications
Supervisor
R. Ripa, Acting Legislative Coordinator

WB/kjm

Attachment

CITY OF KAMLOOPS

BYLAW NO. 11-85

A BYLAW TO AMEND SIGN REGULATIONS BYLAW NO. 11-77

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Sign Regulations Amendment Bylaw No. 11-85, 2026*”.
2. *Sign Regulations Bylaw No. 11-77, 2001*, as amended, is hereby further amended in DIVISION SIX – SPECIAL PURPOSE SIGNS, by repealing the subsection titled “Political Signs” under Section 600 in its entirety and replacing it with the following:

Political Signs

Signs erected in conjunction with federal, provincial, or municipal elections and/or referendums are permitted in accordance with the applicable legislation. Political signs may only be erected commencing on the first day of the nomination period and shall be removed no later than seven (7) days following general voting on election date. Political signs are not permitted in parks, medians, or other areas which are landscaped, irrigated, or maintained by the City of Kamloops.

READ A FIRST TIME the _____ day of _____ .

READ A SECOND TIME the _____ day of _____ .

READ A THIRD TIME the _____ day of _____ .

ADOPTED this _____ day of _____ .

MAYOR

CORPORATE OFFICER

June 9, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

**HOUSING AGREEMENT BYLAW APPLICATION NO. HAB00007
535 COLUMBIA STREET
OWNER/APPLICANT: PROVINCIAL RENTAL HOUSING CORPORATION
INC. NO. BC0052129**

PURPOSE

The purpose of this report is to seek Council's authorization for a housing agreement bylaw for the first phase (126 units) of a two-building, 251-unit rental development to reduce the required parking and to qualify for a revitalization tax exemption for purpose-built rental housing.

SUMMARY

The project site is made up of two properties located on Columbia Street, immediately adjacent to Peterson Creek in the Government Precinct, and both properties are zoned P4 (Public and Institutional Use) site specific, which permits multi-unit residential development. The site is also near to provincial government institutions, such as the courthouse, various ministry offices, and the Royal Inland Hospital. One of the project sites (523 Columbia Street) forms a panhandle around the subject property (535 Columbia Street). Both buildings will have a shared vehicle access off the internal roadway in the Government Precinct which aligns with 5th Avenue, and will require reciprocal access agreements. The proposed development is being delivered through the Province's BC Builds program and will be operated by Connective Support Society. BC Builds supports the creation of attainable rental housing by partnering with non-profit, public, and private sector organizations to increase the supply of homes for middle-income households. In accordance with BC Builds program requirements, a minimum of 20% of units must be rented at below-market rates. Accordingly, 26 units within the development will be secured as below-market rental units, with the balance of units providing affordable rental housing targeted toward low- and moderate-income earners.

The proposed development will consist of an L-shaped building facing internally towards a centralized parking and green space area. Phase 1 (535 Columbia) is a six-storey, 126-unit building and sits adjacent to Columbia Street, while Phase 2 (523 Columbia) is a five-story, 125-unit building and is located on the panhandle further into the Government Precinct. Concept drawings of the buildings and a site plan are attached for additional context. Ownership of the subject property has already been transferred to BC Housing, however the property at 523 Columbia Street is still owned by the Ministry of Citizens' Services, so a separate housing agreement is required for each of the two properties, and an identical housing agreement report and bylaw will appear before Council once the ownership has been successfully transferred. Issuance of a development permit is to be undertaken through the delegated authority process. Development permit drawings are attached for context.

The developer is requesting that the project apply the parking rates established for affordable market rental housing and social housing, specifically 0.5 parking stalls per affordable rental unit

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MAKING KAMLOOPS SHINE

and 0.25 parking stalls per social housing unit. The proposed parking calculations have been based on the intended affordability and tenure of the units. Units that are considered affordable market rental housing would be calculated using the affordable rental housing rate of 0.5 stalls per unit. Units that are proposed at below-market rental rates meet the Zoning Bylaw definition of social housing and, therefore, would utilize the reduced social housing parking rate of 0.25 stalls per unit.

Based on this rate, 62 parking stalls are required for Building 1, and 72 stalls are proposed, as shown in the following table. As surface parking and access are shared between the two buildings, total parking calculations are also shown for the entire project.

535 Columbia Parking Required			
Unit Type	Parking Calculation	Unit Count	Spaces Required
535 Columbia Street (Building 1)			
Affordable Market Rental Units	0.5 per unit	100	50
Below Market Rental Units (Social Housing Rate)	0.25 per unit	26	6.5
Visitor	10%		5.65
Subtotal			62.15
Total Provided			72

Total Parking Provided			
Provided Parking	Underground	Surface	Total
535 Columbia (Building 1)	37	35	72
523 Columbia (Building 2)	49	25	74
Total Provided	86	60	146

To qualify as affordable market rental housing, the development must include a tenant income eligibility cap, form part of a comprehensive social housing project, receive an ongoing government subsidy, and be operated by a government, non-profit organization, or co-operative. This project meets those criteria by using BC Housing's low- and moderate-income thresholds for tenant eligibility and providing 20% of units at below-market rents. The project is tied to the Canadian Mortgage and Housing Corporation for initial financing and will receive a forgivable capital grant from BC Housing, which will be forgiven at a set rate over the grant's term, equivalent to an ongoing government subsidy. As noted, Connective Support Society (a not-for-profit organization) will operate both buildings.

Additionally, since the proposed building will be a purpose-built rental apartment, the applicant wishes to enter into a housing agreement to receive a 10-year, 100% tax exemption for the increased assessed value under the *Purpose-Built Revitalization Tax Exemption Bylaw No. 22-4-21*.

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MAKING KAMLOOPS SHINE

As the housing agreement facilitates the mechanism for ensuring the provision of affordable market rental housing units in perpetuity in exchange for reduced parking requirements and a revitalization tax exemption, the Development, Engineering, and Sustainability Department advises that Council proceed as outlined in the recommendation.

RECOMMENDATION:


That Council authorize *Housing Agreement Bylaw No. 64-11* to be read a first, second, and third time for the issuance of a housing agreement for affordable market rental housing

SUPPORTING COUNCIL AND CORPORATE DIRECTION

There is no applicable information.

SITE CONDITIONS AND BACKGROUND

- Neighbourhood - Downtown
- KAMPLAN Designation - Educational/Institutional
- Current Zoning/Use - P4 (Public and Institutional Use) site specific/vacant
- Proposal - Multi-unit residential
- Proposed Variances - n/a
- Surrounding Uses - Peterson Creek, provincial courthouse, government offices, commercial
- Application Date - November 17, 2025
- Project Evaluation Team (PET) - November 28, 2025
- Parcel Size - 16,049 m²



 M. Kwiatkowski, P.Eng.
 Development, Engineering, and
 Sustainability Director

Concurrence: N. Hartson, Acting Community and Culture Director

Author: J. Reitsma, RPP, MCIP, Planner II

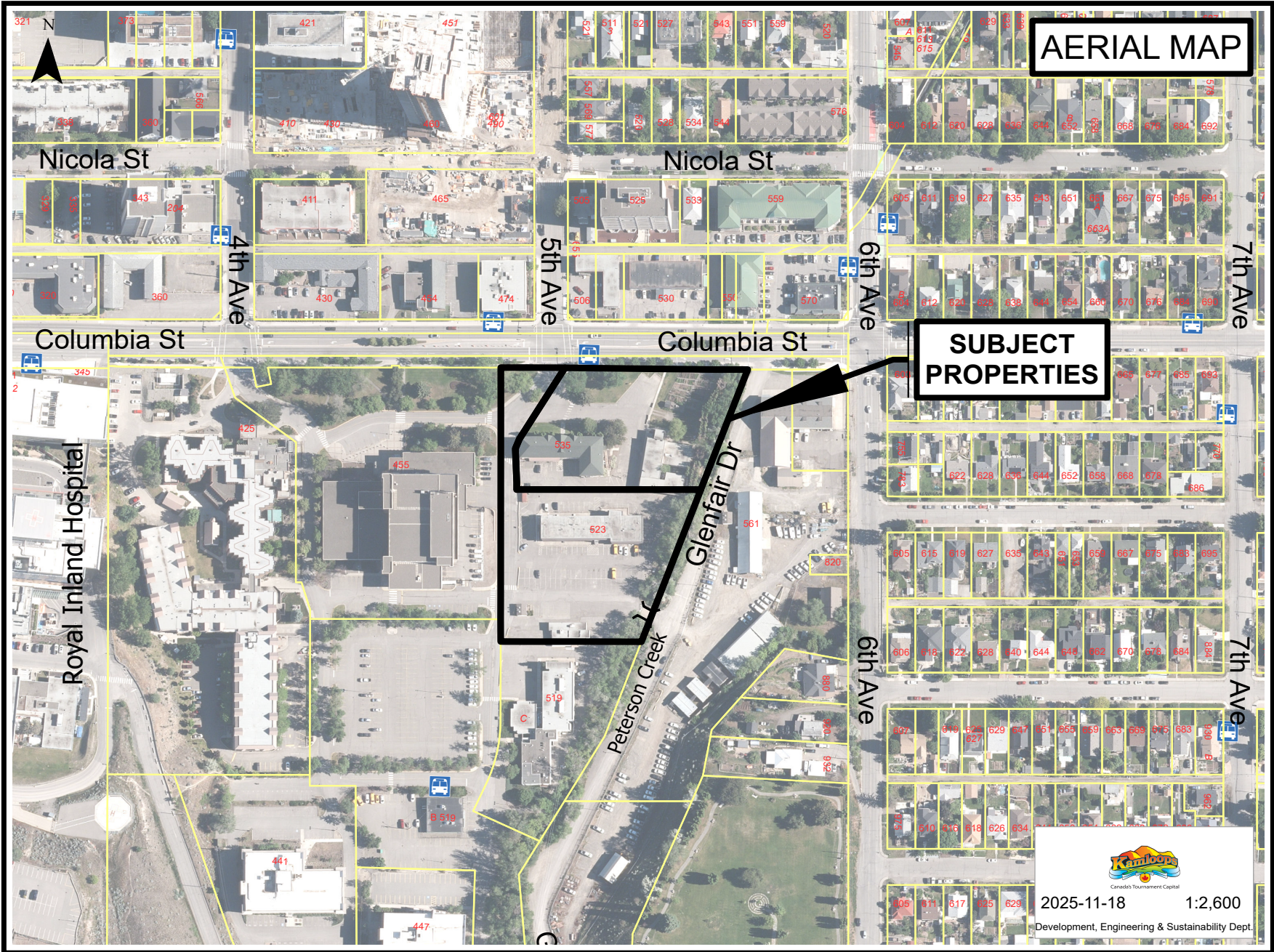


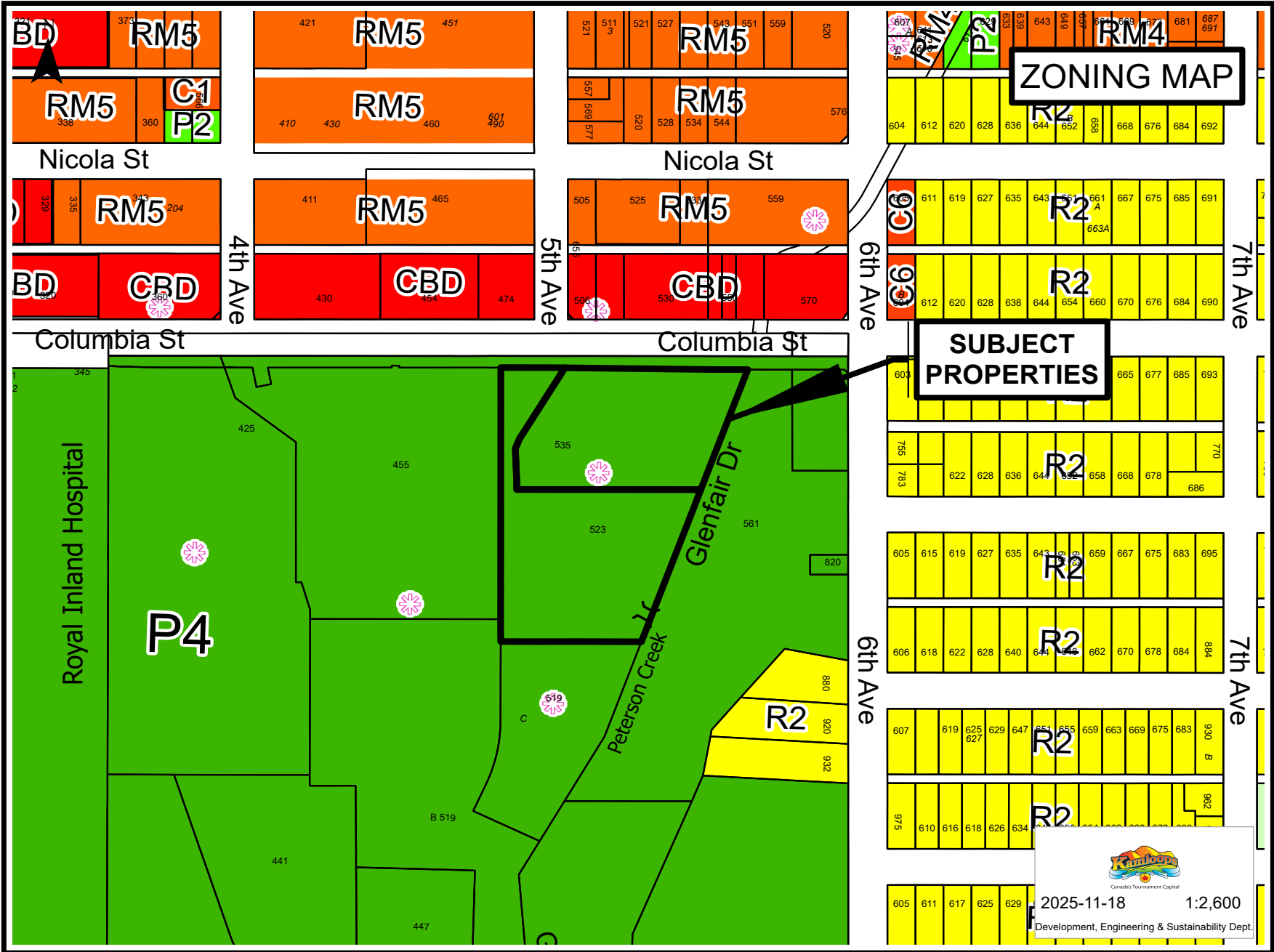
 Approved for Council

Reviewed by: E. Beach, RPP, MCIP, Current Planning Manager
 R. J. Martin, RPP, MCIP, Planning and Development Manager/Approving Officer

JR/kjm

Attachments





CITY OF KAMLOOPS

BYLAW NO. 64-11

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT ON CERTAIN LANDS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "*Housing Agreement Bylaw No. 64-11, 2026*".
2. The City of Kamloops is hereby authorized to enter into a housing agreement with Provincial Rental Housing Corporation Inc. No. BC0052129, the registered owners of Lot A, Section 36, Township 106, Kamloops Division Yale District, Plan EPP143260 (535 Columbia Street) in the City of Kamloops, British Columbia (the "Lands"), stipulating that Provincial Rental Housing Corporation Inc. shall only be permitted to develop the Lands into a 126-unit housing development for Affordable Market Rental Housing and Social Housing, as defined in *Zoning Bylaw No. 55*, as amended:
 - (a) which shall include 100 units for Affordable Market Rental Housing, and 26 units for Social Housing; and
 - (b) which shall be operated by a registered not-for-profit agency; and
 - (c) for which parking shall be provided at the Multi-Unit Residential Affordable Market Rental Housing and Social Housing parking rates set out in *Zoning Bylaw No. 55*, as amended; and
 - (c) which shall not be strata-titled or otherwise subdivided into units for individual ownership.
3. The Development, Engineering, and Sustainability Director and Corporate Officer are hereby authorized to execute the housing agreement on behalf of the City of Kamloops in the form set out in Schedule "A", attached to and forming part of this Bylaw.

READ A FIRST TIME the day of .
READ A SECOND TIME the day of .
READ A THIRD TIME the day of .
ADOPTED this day of .

MAYOR

CORPORATE OFFICER

Schedule "A"

HOUSING AGREEMENT

THIS AGREEMENT made this _____ day of _____, _____.

BETWEEN:

CITY OF KAMLOOPS
7 Victoria Street West
Kamloops BC V2C 1A2

(the "City")

OF THE FIRST PART

AND:

Provincial Rental Housing Corporation Inc. No. BC0052129
1701-4555 Kingsway
Burnaby, BC V5H 4V8

(the "Owner")

OF THE SECOND PART

WHEREAS:

- A. The City may, under Section 483 of the *Local Government Act*, enter into a housing agreement with an owner regarding the occupancy of the housing project identified in the agreement.
- B. The Owner is the registered owner, in fee simple, of the lands described as:

PID: 032-498-381
Legal: Lot A, Section 36, Township 106, Kamloops Division Yale District, Plan EPP143260
Civic: 535 Columbia Street

(the "Lands").
- C. The Owner wishes to develop the Lands into a 126-unit housing development for Affordable Market Rental Housing and Social Housing, as defined in *Zoning Bylaw No. 55*, as amended.

(the "Project").
- D. The City wishes to enter into this agreement to establish terms and conditions regarding the Project, and the Owner has agreed.

NOW THEREFORE THIS AGREEMENT WITNESSES, that pursuant to Section 483 of the *Local Government Act*, and for good and valuable consideration, the parties hereto covenant and agree with the other as follows:

1. The Project shall consist of 100 units for Affordable Market Rental Housing and 26 units for Social Housing, as defined in *Zoning Bylaw No. 55*, as amended (the "Rental Units")
2. The Rental Units shall be operated by a registered not-for-profit agency and shall be provided an ongoing government subsidy, which could include – through the means of low-cost interim construction and take-out financing and a forgivable capital grant provided by the British Columbia Housing Management Commission (BCHMC).
3. The Rental Units shall not be strata-titled or otherwise subdivided into units for individual ownership.
4. The Rental Units shall only be occupied by tenants whose gross annual income does not exceed the BC Housing low- and moderate-income limits.
5. At least twenty percent (20%) of the Rental Units (26 units) must be rented to tenants for rents that are twenty percent (20%) below average market rents, as determined by a market rent appraisal (Below Market Rent Units).
6. No Rental Unit on the Lands may be rented to or tenanted by any tenant for a term of less than thirty (30) days.
7. Parking for the Rental Units shall be provided at the Multi-Unit Residential Affordable Market Rental Housing and Social Housing parking rates set out in *Zoning Bylaw No. 55*, as amended.
8. The Owner agrees that, in addition to any remedies which are available under this agreement or at law, the City will be entitled to all equitable remedies, including specific performance, injunction, and/or declaratory relief, to enforce its rights under this agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise), or other equitable relief may be the only adequate remedy for a default by the Owner under this agreement.
9. This agreement enures to the benefit of and binds each of the City and the Owner and their respective administrators, successors, and permitted assignees.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY OF KAMLOOPS By its authorized signatories:	PROVINCIAL RENTAL HOUSING CORPORATION INC. NO. BC0052129 By its authorized signatories:
Development, Engineering, and Sustainability Director	Authorized Signatory
Corporate Officer	Authorized Signatory



Facing Columbia Street

BUILDING 1 SHEET LIST

NUMBER	SERIES	TITLE
A0001	INFORMATION	PROJECT
A0002	INFORMATION	GENERAL
A0100	SITE	SURVEY
A0110	SITE	PLAN
A0120	SITE	ELEVATIONS
A0200	ASSEMBLIES	HORIZONTAL
A0210	ASSEMBLIES	VERTICAL
A0220	SCHEDULES	WINDOWS - BUILDING 1
A0230	SCHEDULES	WINDOWS - BUILDING 2
A0240	SCHEDULES	DOORS
A1000	FLOOR PLANS	LEVEL P1
A1010	FLOOR PLANS	LEVEL 1
A1020	FLOOR PLANS	LEVEL P1
A1030	FLOOR PLANS	LEVEL 1
A1040	FLOOR PLANS	LEVEL 2, 4, 6 TYP.
A1050	FLOOR PLANS	LEVEL 3, 5 TYP.
A1060	FLOOR PLANS	ROOF
A2000	RCP	LEVEL P1
A2010	RCP	LEVEL 1
A2020	RCP	LEVEL 2
A2030	RCP	LEVEL 3-6
A3000	ELEVATIONS	NORTH
A3010	ELEVATIONS	SOUTH/EAST/ENDS
A3020	SECTIONS	TRANSVERSE - EAST WING
A3030	SECTIONS	TRANSVERSE - WEST WING
A4000	SECTIONS	LONGITUDINAL
A5000	WALL SECTIONS	TRANSVERSE
A5010	WALL SECTIONS	CORRIDOR & LONGITUDINAL
A6000	VERTICAL CIRCULATION	STAIR 1
A6010	VERTICAL CIRCULATION	STAIR 2
A7000	ENLARGED PLANS	ELEVATORS
A7010	ENLARGED PLANS	LOBBY
A7020	ENLARGED PLANS	AMENITY
A7030	ENLARGED PLANS	BIKE ROOMS
A7040	ENLARGED PLANS	STORAGE ROOMS/CL.
A8000	AREA PLANS	B1 TOTAL FLOOR AREA*
A8010	AREA PLANS	B1 GROSS USABLE AREA
A8020	AREA PLANS	B1 NET LEASABLE

CONNECTIVE CREEKSIDE

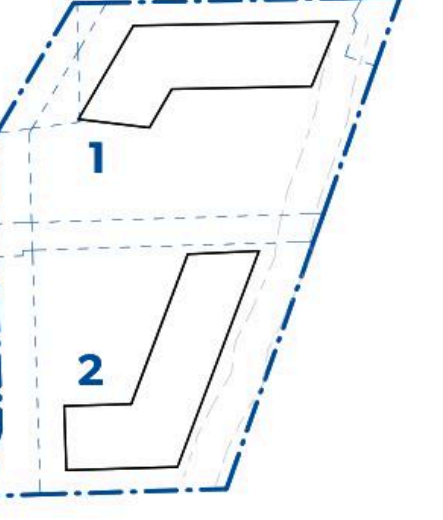
ISSUED FOR BUILDING PERMIT - BUILDING 1

2026-04-15

LOCATION
KAMLOOPS, BC

CLIENT
IDL / CONNECTIVE

PROJECT
2025-007

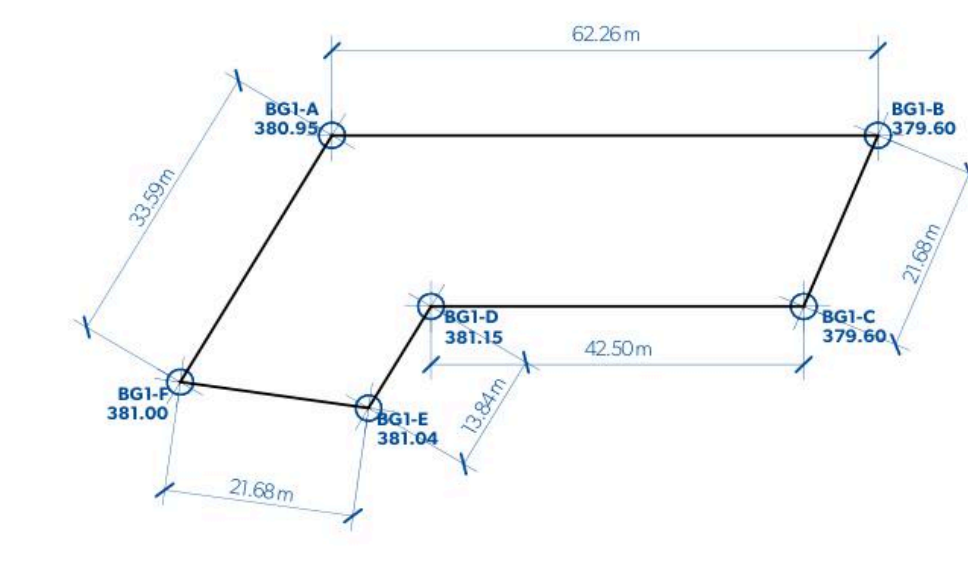


AVERAGE FINISHED GRADE
Per City of Vancouver Zoning Bylaw No. 16, Consolidated Section 2.2.1
Average Finished Grade = (Side Avg. x Side Length) + (Side Avg. x Side Length) / Total Perimeter

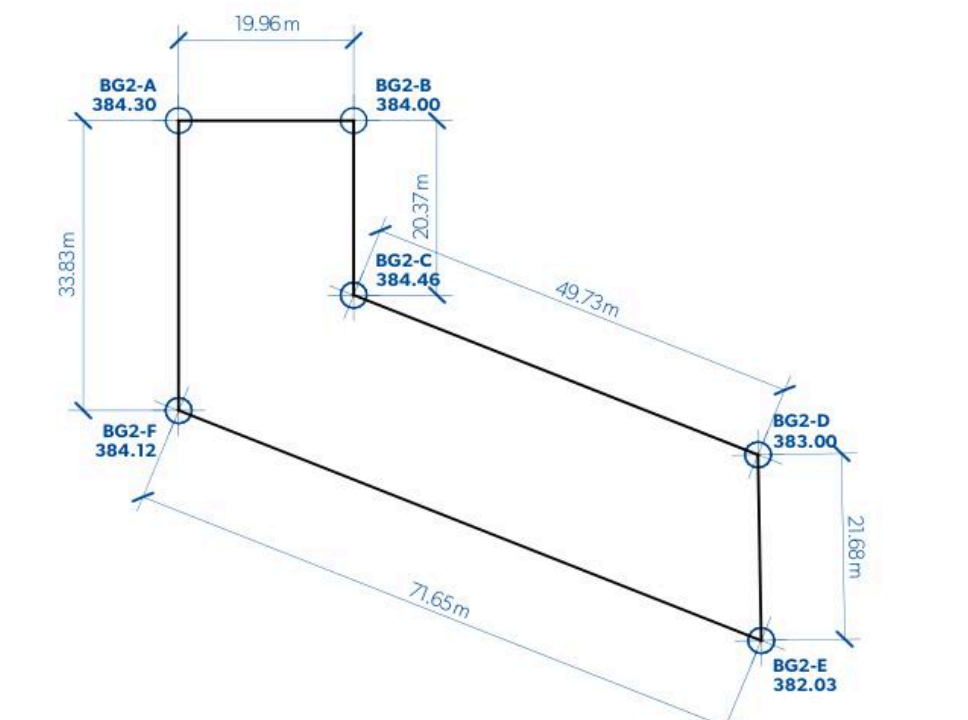
AVERAGE BUILDING GRADE - BUILDING 1 (B01)					
B01 SEGMENT	LENGTH (m)	% OF PERIMETER	AVG. SEGMENT ELEVATION (m)	WEIGHTED CONTRIBUTION	
A-B	(380.95 - 379.60)	62.26	31.84%	380.28	121.08
B-C	(379.60 - 379.60)	21.68	11.09%	379.60 *	42.10
C-D	(379.60 - 381.15)	42.50	21.73%	380.38	82.66
D-E	(381.15 - 381.04)	13.84	7.08%	381.10	26.96
E-F	(381.04 - 381.00)	21.68	11.09%	381.02	42.26
F-A	(381.00 - 380.95)	33.59	17.18%	380.98	65.45
TOTAL PERIMETER	195.55			AVERAGE FINISHED GRADE	380.53

AVERAGE BUILDING GRADE - BUILDING 2 (B02)					
B02 SEGMENT	LENGTH (m)	% OF PERIMETER	AVG. SEGMENT ELEVATION (m)	WEIGHTED CONTRIBUTION	
A-B	(384.30 - 384.00)	19.96	9.10%	384.15	25.30
B-C	(384.00 - 384.46)	20.37	9.38%	384.23	36.04
C-D	(384.46 - 383.00)	49.73	22.89%	383.73	87.84
D-E	(383.00 - 382.03)	21.68	9.98%	382.52 *	38.18
E-F	(382.03 - 384.12)	71.65	32.98%	383.075	126.34
F-A	(384.12 - 384.30)	33.83	15.57%	384.21	59.82
TOTAL PERIMETER	217.22			AVERAGE FINISHED GRADE	383.52

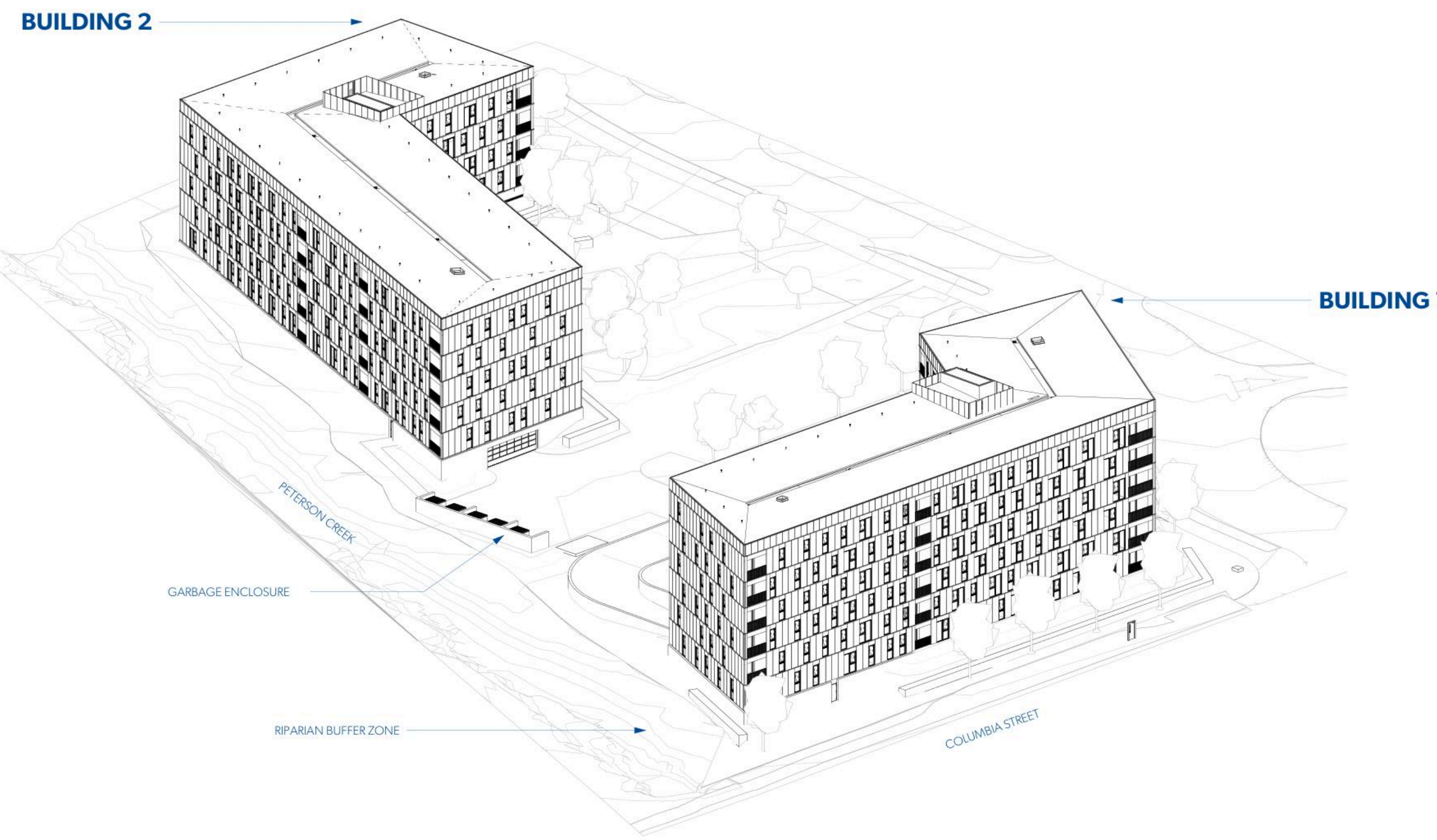
* Lowest segment elevation is used for determining building height for code purposes. Refer Code Report.



3 BUILDING 1 - AVERAGE GRADE CALCULATION DIAGRAM
1:750



4 BUILDING 2 - AVERAGE GRADE CALCULATION DIAGRAM
1:750



2 SITE OVERVIEW

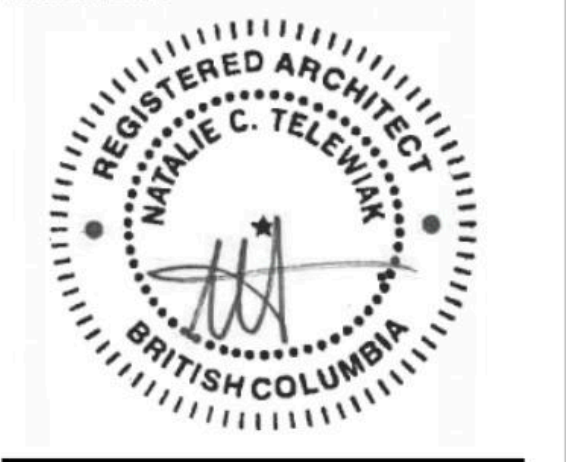
UNIT COUNT		251 UNITS B1 6-STORY (126), B2 5-STORY (125)										
A (ALL UNITS)	100%	TYPE	RATIO	CARS				BIKES				
				REQ'D	PROVIDED	SURFACE	TOTAL	RATIO	REQ'D	PROVIDED	TOTAL	
BLDG1	126	BLDG1	0.5	63	37	26	63	1	126	116	11	127
BLDG2	125	BLDG2	0.5	63	49	15	64	1	125	110	6	125
		VISITOR	15%	19	19	19	19					
TOTAL	251	TOTAL		144	86	60	146		251	235	17	252
		REG	0.5	3	2	1	3					
		VAN	0.5	3	0	3	3					
		TOTAL	6	6	2	4	6					

- ISSUE HISTORY
- 5 2026-04-15 ISSUED FOR BUILDING PERMIT
 - 4 2026-03-20 DP AMENDMENT
 - 3 2025-12-19 100% DD SET
 - 2 2025-11-14 DEVELOPMENT PERMIT
 - 1 2025-09-19 DD PROGRESS SET 1

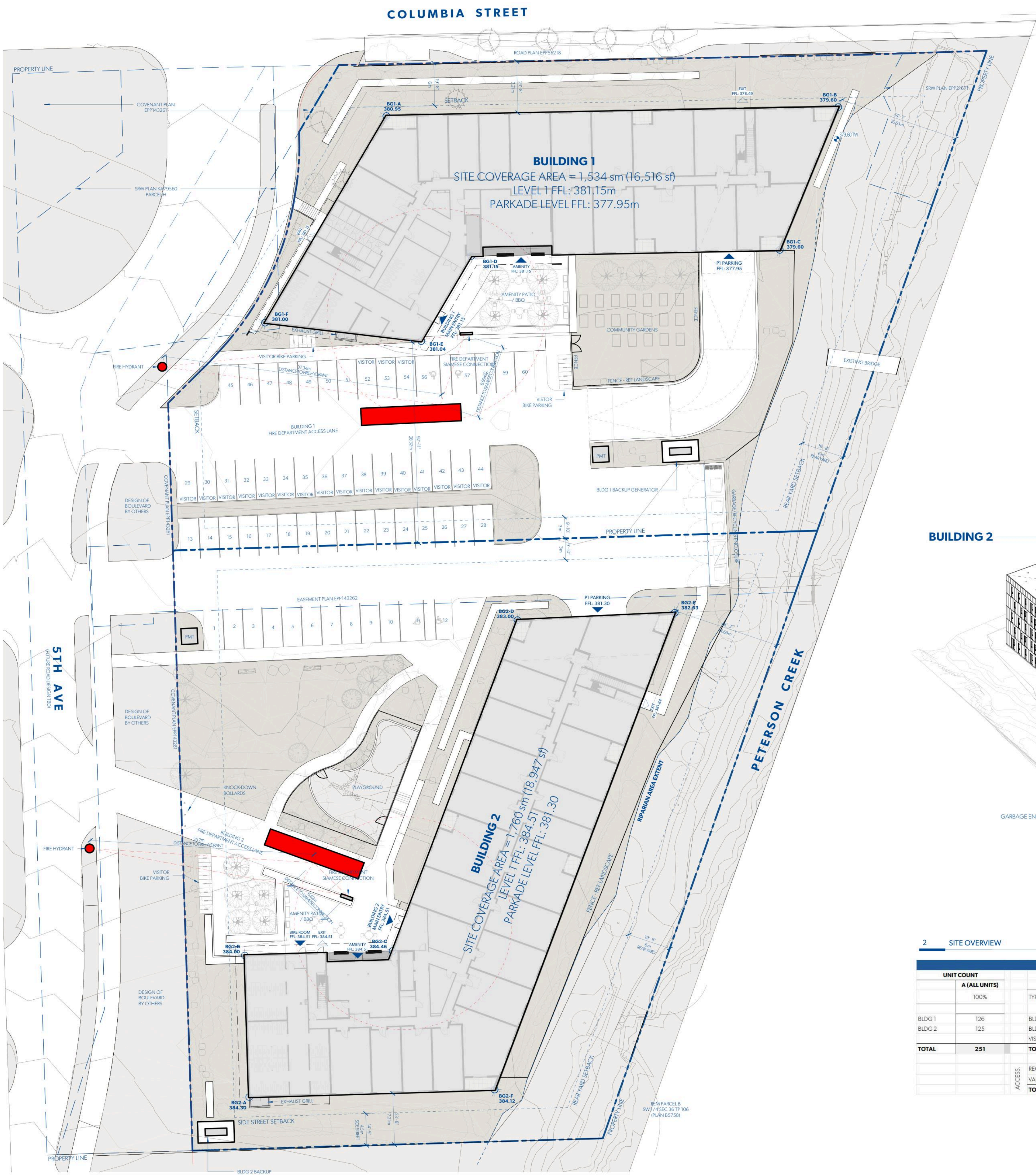
CLIENT: **IDL / CONNECTIVE**

PROJECT: **CONNECTIVE CREEKSIDE**

PROJECT ADDRESS:
107A COLUMBIA STREET
VANCOUVER, BC
V6C 2T9



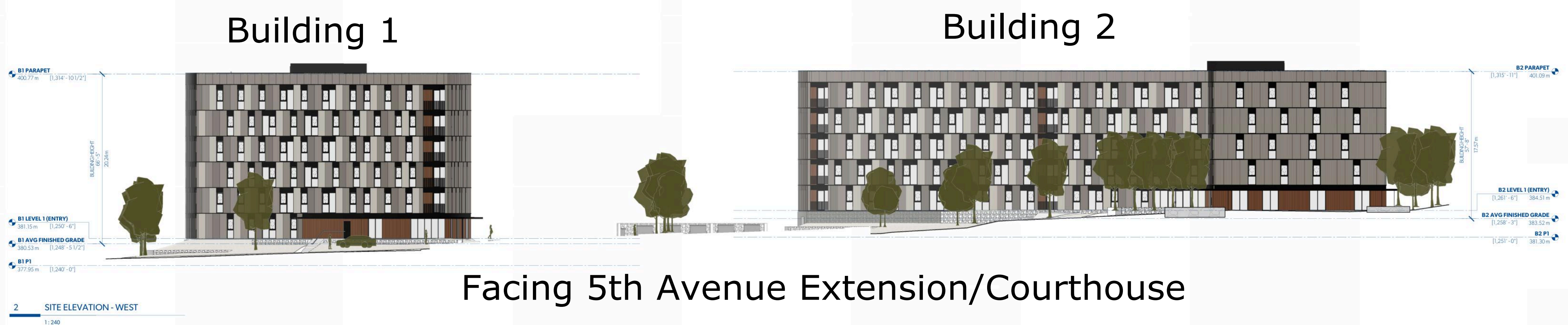
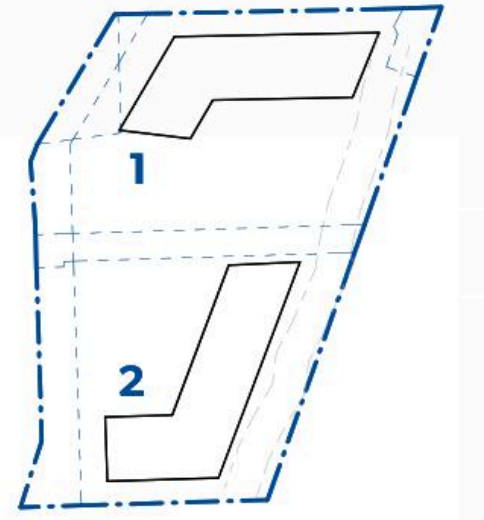
DATE: As Indicated PROJECT NO: 2025-007



1 SITE PLAN NEW
1:240



SITE PLAN
A0110



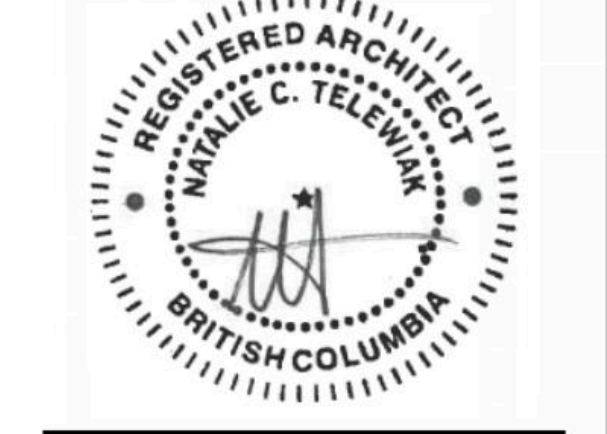
ISSUANCE HISTORY

5	2026-04-15	ISSUED FOR BUILDING PERMIT
4	2026-03-20	DP AMENDMENT
3	2025-12-19	100% DD SET
2	2025-11-14	DEVELOPMENT PERMIT
1	2025-09-19	DD PROGRESS SET 1

CLIENT / CONNECTIVE

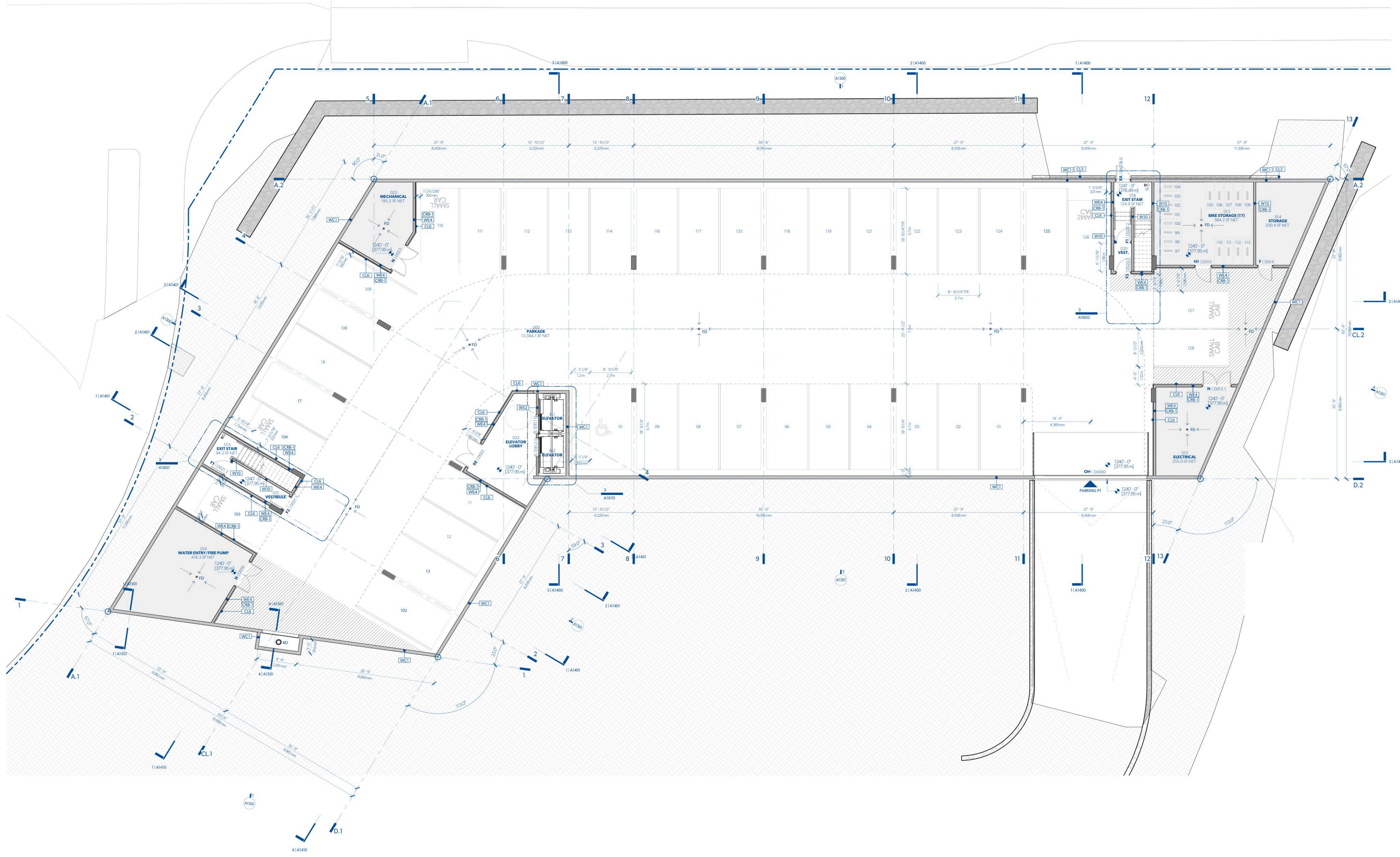
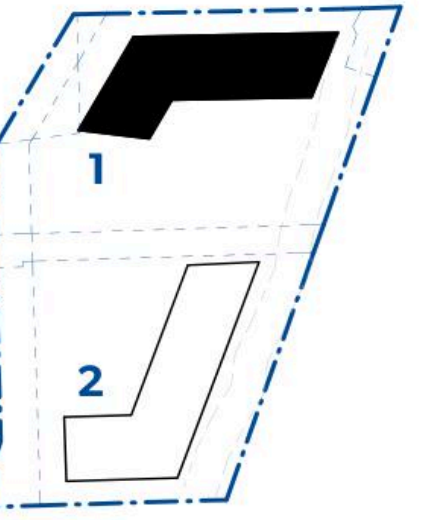
CONNECTIVE CREEKSIDE

PROJECT ADDRESS
1535 W. 3RD AVENUE
VANCOUVER, BC
V6J 1R8



DATE: 1:240 PROJECT: 2025-007

SITE ELEVATIONS
A0120



- ISSUANCE HISTORY
- 5 2026-04-15 ISSUED FOR BUILDING PERMIT
 - 4 2026-03-20 DP AMENDMENT
 - 3 2025-12-19 100% DD SET
 - 2 2025-11-14 DEVELOPMENT PERMIT
 - 1 2025-09-19 DD PROGRESS SET 1

IDL / CONNECTIVE

CONNECTIVE CREEKSIDE - BUILDING 1

PROJECT ADDRESS
101 W. 316 COLUMBIA STREET
VANCOUVER, BC
V5C 2T9



SCALE: 1/8" = 1'-0" PROJECT NO: 2025-007



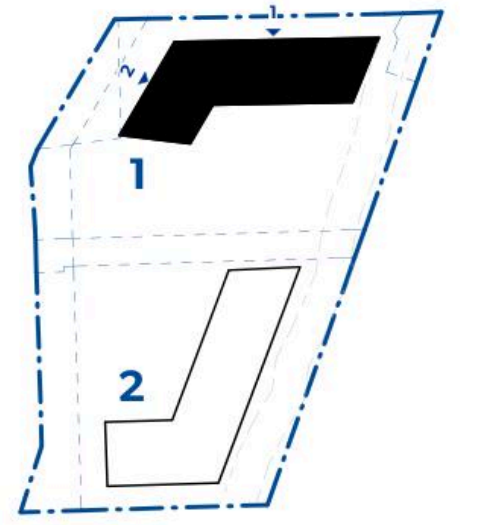
BUILDING 1 FLOOR PLANS LEVEL P1 A1100

MATERIAL LEGEND



MGA

1535 W 3RD AVE
VANCOUVER, BC
V6J 1R9
1-604-336-4770
MG-ARCHITECTURE.CA



1 EAST WING - NORTH ELEVATION (COLUMBIA STREET)
A1100 1/8"=1'-0"



2 WEST WING - NORTH-WEST ELEVATION (ENTRANCE ROAD)
A1100 1/8"=1'-0"

DESIGN HISTORY

5	2026-04-15	ISSUED FOR BUILDING PERMIT
4	2026-03-20	DP AMENDMENT
3	2025-12-19	100% DD SET
2	2025-11-14	DEVELOPMENT PERMIT
1	2025-09-18	DD PROGRESS SET 1

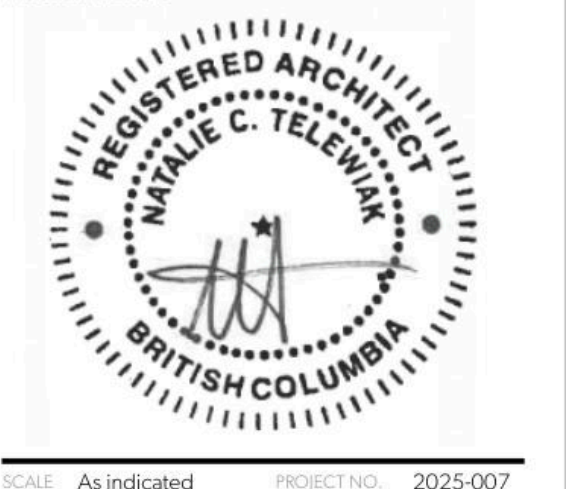
CLIENT
IDL / CONNECTIVE

PROJECT
CONNECTIVE CREEKSIDE - BUILDING 1

PROJECT ADDRESS
101 W. 5TH AVENUE
5150 COLUMBIA STREET
VANCOUVER, BC
V6C 2T9

DATE
09/18/2025
101 COLUMBIA STREET
VANCOUVER, BC
V6C 2T9

PROFESSIONAL SEAL



As Indicated | PROJECT NO. | 2025-007

**BUILDING 1
ELEVATIONS
NORTH
A1300**

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June 9, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

**OFFICIAL RESULTS OF ALTERNATIVE APPROVAL PROCESSES
FOR 965 MCMASTER WAY LOAN AUTHORIZATION BYLAW NO. 57-4, 2025
AND TRANQUILLE PHASE III LOAN AUTHORIZATION BYLAW NO. 57-5, 2025**

PURPOSE

The purpose of this report is to provide Council with the certificates of sufficiency for *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*, and *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*, and, based on elector approval obtained through the alternative approval processes for each, to present the respective bylaws for Council's consideration of adoption.

COUNCIL STRATEGIC PLAN

This report supports Council's strategic priorities and areas of focus regarding:

- **Governance and Service Excellence**
 - Asset Management: We plan for the development, improvement, repair, and replacement of our infrastructure.
 - Community Engagement: We promote purposeful, available, and innovative engagement opportunities to ensure a range of voices are heard, thus informing decisions, creating transparency, and cultivating relationships.
 - Fiscal Responsibility: We are accountable to Kamloops residents and businesses in providing effective management, best value, and responsible use of tax dollars.
 - Governance: Council embraces our diversity and shared commitment to the citizens of Kamloops. We put the interests of the City ahead of our own and advocate with a unified voice, fostering public confidence through healthy debate and sound decision-making which we collectively stand behind.
- **Economic Health**
 - Growth Management: We are deliberate and purposeful in planning for the growth of our community.

SUMMARY

At its August 12, 2025, regular meeting, Council gave three readings to *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*, and to *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*.

The City received statutory approval for these bylaws from the BC Inspector of Municipalities on September 24, 2025.

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In the fall of 2025, Council resolved to postpone consideration of launch details for alternative approval processes for these bylaws pending resolution of labour action on the part of the Canadian Union of Postal Workers.

On March 24, 2026, with the knowledge that the Canadian Union of Postal Workers would have from April 20, 2026, until May 30, 2026, to vote on tentative agreements, and that there was reasonable assurance of mail service continuity during this voting period, Council resolved to rescind its December 9, 2025, direction to postpone consideration of these alternative approval processes.

At its April 14, 2026, regular meeting, in accordance with provincial statute and Council Policy No. GGL-33, Alternative Approval Process (AAP), Council authorized alternative approval processes for each of these bylaws to commence on April 20, 2026. Council set May 29, 2026, as the deadline for each of these processes and approved the number of eligible electors as 85,273 and the 10% threshold as 8,527 responses. Council approved the Elector Response Forms for each of these alternative approval processes.

After all forms submitted by the deadline were received and processed, the City's Corporate Officer certified that the 10% threshold was not met for either alternative approval process. Thus, elector approval had been obtained for each.

The total number of forms received in response to the alternative approval process for *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*, was 1,255, representing 1.47% of eligible electors.

The total number of forms received in response to the alternative approval process for *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*, was 849, representing 0.996% of eligible electors.

Certification of these figures can be found in Attachments "A" and "B" to this report.

RECOMMENDATION:

That Council:

- a) **receive the certificates of sufficiency (Attachments "A" and "B") for *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*, and *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025***
- b) **adopt *965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025***
- c) **adopt *Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025***

SUPPORTING COUNCIL AND CORPORATE DIRECTION

Please see previous Council direction in the Summary section of this report.

DISCUSSION

965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025, authorizes Council to borrow upon the credit of the municipality a sum not exceeding sixteen million seven hundred fifty thousand dollars (\$16,750,000) for the purchase and improvement of 965 McMaster Way, generally in accordance with general plans on file in the Municipal Office, and specifies that the maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.

Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025 authorizes Council to borrow upon the credit of the municipality a sum not exceeding nine million dollars (\$9,000,000) for the design, construction, and commissioning of Phase III of the Tranquille Road Sanitary Main and Road Enhancement Project, generally in accordance with general plans on file in the Municipal Office, and also specifies that the maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.

ALTERNATIVES/OPTIONS

Local governments may choose to conduct assent voting (i.e. a referendum), even when the number of verified responses is under the 10% threshold.

FINANCIAL IMPLICATIONS

Debt financing is one of the tools local governments have to manage civic infrastructure investments and address the impact on either property taxation increases or impact on utility rates. Through this process, the overall cost of the asset and corresponding funding is reduced and spread over a predetermined period, providing a predictable and consistent impact on various property owners' rates.



D. Hallinan, FCPA, FCMA
Corporate Services Director

Concurrence: K. Rodrigue, Communications and
Strategic Partnerships Director
J. Luison, Assistant Civic Operations
Director / Public Works Divisional
Manager



Approved for Council

Author: Maria Mazzotta, Corporate Officer

MM/kjm

Attachments

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CITY OF KAMLOOPS
CERTIFICATE OF SUFFICIENCY

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 148 of the *Community Charter*, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the **965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025**, as follows:

Estimated number of eligible electors	85,273
Number of elector response forms submitted by the deadline	1255
Percentage of estimated electors who validly submitted elector response forms	1.47%

and in accordance with section 86 of the *Community Charter*, the approval of the electors was obtained.

Dated this 1st day of June 2026.

Maria Mazzotta
Corporate Officer



CITY OF KAMLOOPS
CERTIFICATE OF SUFFICIENCY

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 148 of the *Community Charter*, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the ***Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025***, as follows:

Estimated number of eligible electors	85,273
Number of elector response forms submitted by the deadline	849
Percentage of estimated electors who validly submitted elector response forms	0.996%

and in accordance with section 86 of the *Community Charter*, the approval of the electors was obtained.

Dated this 1st day of June 2026.

Maria Mazzotta
Corporate Officer

CITY OF KAMLOOPS

BYLAW NO. 57-4

A BYLAW TO AUTHORIZE BORROWING TO FUND
THE ACQUISITION OF LOT 2, SECTION 1, TOWNSHIP 20, RANGE 18,
WEST OF THE 6TH MERIDIAN, KAMLOOPS DIVISION YALE DISTRICT,
PLAN KAP64899, EXCEPT PLAN KAP79503 (965 MCMASTER WAY)

WHEREAS it is deemed desirable and expedient for the City to purchase and improve the property located at Lot 2, Section 1, Township 20, Range 18, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP64899, Except Plan KAP79503 (965 McMaster Way);

AND WHEREAS the estimated cost to purchase and improve Lot 2, Section 1, Township 20, Range 18, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP64899, Except Plan KAP79503 (965 McMaster Way), including expenses incidental thereto, is the sum of sixteen million seven hundred fifty thousand dollars (\$16,750,000), of which the sum of sixteen million seven hundred fifty thousand dollars (\$16,750,000) is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the purchase and improvement of Lot 2, Section 1, Township 20, Range 18, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP64899, Except Plan KAP79503 (965 McMaster Way), generally in accordance with general plans on file in the Municipal Office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding sixteen million seven hundred fifty thousand dollars (\$16,750,000); and
 - b) To acquire all such real property, easements, rights-of-way, licences, rights, or authorities as may be requisite or desirable for or in connection with the purchase and improvement of Lot 2, Section 1, Township 20, Range 18, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP64899, Except Plan KAP79503 (965 McMaster Way).
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.
3. This bylaw may be cited as “*965 McMaster Way Loan Authorization Bylaw No. 57-4, 2025*”.

READ A FIRST TIME the 12th day of August 2025.

READ A SECOND TIME the 12th day of August 2025.

READ A THIRD TIME the 12th day of August 2025.

RECEIVED THE APPROVAL of the
INSPECTOR OF MUNICIPALITIES 24th day of September 2025.

RECEIVED THE APPROVAL OF
THE ELECTORS the 29th day of May, 2026.

ADOPTED this day of , .

MAYOR

CORPORATE OFFICER

CITY OF KAMLOOPS

BYLAW NO. 57-5

A BYLAW TO AUTHORIZE BORROWING TO FUND
PHASE III OF THE TRANQUILLE ROAD SANITARY MAIN AND
ROAD ENHANCEMENT PROJECT

WHEREAS it is deemed desirable and expedient to design, construct, and commission Phase III of the Tranquille Road Sanitary Main and Road Enhancement Project;

AND WHEREAS the estimated cost to design, construct, and commission Phase III of the Tranquille Road Sanitary Main and Road Enhancement Project, including expenses incidental thereto, is the sum of twenty-six million dollars (\$26,000,000), of which the sum of nine million dollars (\$9,000,000) is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the design, construction, and commissioning of Phase III of the Tranquille Road Sanitary Main and Road Enhancement Project, generally in accordance with general plans on file in the Municipal Office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding nine million dollars (\$9,000,000); and
 - b) To acquire all such real property, easements, rights-of-way, licences, rights, or authorities as may be requisite or desirable for or in connection with the construction of Phase III of the Tranquille Road Sanitary Main and Road Enhancement Project.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is thirty (30) years.
3. This bylaw may be cited as "*Tranquille Phase III Loan Authorization Bylaw No. 57-5, 2025*".

READ A FIRST TIME the 12th day of August 2025.

READ A SECOND TIME the 12th day of August 2025.

READ A THIRD TIME the 12th day of August 2025.

RECEIVED THE APPROVAL of the INSPECTOR OF MUNICIPALITIES 24th day of September 2025.

RECEIVED THE APPROVAL OF THE ELECTORS the 29th day of May 2026.

ADOPTED this day of , .

MAYOR

CORPORATE OFFICER

June 9, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

MEMORANDUM OF UNDERSTANDING WITH THE KAMLOOPS CENTRE FOR THE ARTS SOCIETY

PURPOSE

The purpose of this report is to seek Council's authorization for the finalized memorandum of understanding with the Kamloops Centre for the Arts Society to support the development of a new operating society for the Kamloops Centre for the Arts.

COUNCIL STRATEGIC PLAN

This report supports Council's strategic priorities and areas of focus regarding:

- **Governance and Service Excellence**
 - Community Engagement: We promote purposeful, available, and innovative engagement opportunities to ensure a range of voices are heard, thus informing decisions, creating transparency, and cultivating relationships.
 - Fiscal Responsibility: We are accountable to Kamloops residents and businesses in providing effective management, best value, and responsible use of tax dollars.
- **Livability and Sustainability**
 - Recreation and Culture: We prioritize the development of amenities to cultivate diverse and equitable opportunities for recreation, arts, and culture.
 - Healthy Community: We foster an environment that supports and promotes healthy living through community, recreation, and social connection.
 - Inclusivity: We reduce barriers for underrepresented groups to bring inclusivity, diversity, and fairness to our community.
- **Economic Health**
 - Business Development: We ensure our efforts and investments are measurable and accountable.
 - Economic Strength: We build strategies to increase our competitive advantage, cultivate growth, and support our residents.
 - Partnerships: We seek and foster the key relationships that will support our economic goals.
 - Growth Management: We are deliberate and purposeful in planning for the growth of our community.

SUMMARY

At the April 13, 2026, Build Kamloops Select Committee meeting, staff presented a report outlining a draft memorandum of understanding with the Kamloops Centre for the Arts Society, along with a timeline for recruiting board members for a new operating society for the Kamloops Centre for the Arts.

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The memorandum of understanding (Attachment “A”) sets out a clear, non-binding framework for collaboration during the transition period and outlines the society’s advisory role in governance development, board recruitment, funding readiness, and communications.

The April 13, 2026, Build Kamloops Select Committee report included recommendations for the Committee of the Whole to recommend that Council provide guidance on the draft memorandum of understanding and direct staff to finalize it with the Kamloops Centre for the Arts Society and bring forward the final version for Council’s authorization.

Minor revisions were made to the final draft memorandum of understanding in response to feedback from the Build Kamloops Select Committee on April 13, 2026, including added clarity on equity, diversity, and inclusion principles as well as a clarification note from the Kamloops Centre for the Arts Society.

The revised draft was presented to the Kamloops Centre for the Arts Society for review on May 5, 2026, and was subsequently approved by the society.

The recommendations from the April 13, 2026, Build Kamloops Select Committee meeting were authorized by the Committee of the Whole on May 12, 2026, and by Council on May 26, 2026.

Following Council direction, staff finalized a draft memorandum of understanding with the Kamloops Centre for the Arts Society to support the establishment of a new, independent not-for-profit society to operate the Kamloops Centre for the Arts. Council’s authorization of the finalized memorandum of understanding will allow staff to continue working collaboratively with the Kamloops Centre for the Arts Society in this endeavour.

RECOMMENDATION:

That Council authorize the memorandum of understanding with the Kamloops Centre for the Arts Society.

SUPPORTING COUNCIL AND CORPORATE DIRECTION

- You Are Here Kamloops Cultural Strategic Plan 2024–2034
 - Strategic Direction 2: Improve Arts Infrastructure and Invest in Cultural Capital
 - Strategic Direction 3: Attract and Support Cultural Workers and Creative Entrepreneurs

COMMUNICATIONS PLAN

Council’s authorization of the memorandum of understanding has no immediate public communications impacts. As work progresses, staff will collaborate with the Kamloops Centre for the Arts Society to coordinate communications on governance transition milestones, including future board recruitment, in accordance with the communications principles outlined in the memorandum of understanding.

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C. Mazzotta, MA
Community and Culture Director



Approved for Council

DM/kjm

Attachment

Concurrence: J. Fretz, P.Eng., Civic Operations Director
K. Rodrigue, Communications and
Strategic Partnerships Director

Author: D. Magdolen, Cultural Services and Events
Manager

Memorandum of Understanding

Collaboration and Discussion on the Development of a New Society for the Operation of
the Kamloops Centre for the Arts

This Memorandum of Understanding is entered into by and between:

City of Kamloops, 7 Victoria Street West, Kamloops, BC, V2C 1A2

And

Kamloops Centre for the Arts Society, PO Box 43 Kamloops Main, Kamloops, BC, V2C 5K6

Each a "Party" and together the "Parties"

1. Purpose

The purpose of this Memorandum of Understanding is to establish a collaborative, non-binding framework through which the City of Kamloops ("the City") and the Kamloops Centre for the Arts Society will work together to support the establishment of a new, independent not-for-profit society to govern and operate the Kamloops Centre for the Arts ("the New Society").

This Memorandum of Understanding outlines how the parties will cooperate during a transitional period of approximately one (1) year to support governance development, community engagement, funding readiness, and board transition planning.

2. Guiding Principles

The City and Kamloops Centre for the Arts Society agree that all collaboration under this Memorandum of Understanding will be guided by the following principles:

- Good faith and mutual respect;
- Transparency and timely information sharing;
- Commitment to community benefit, accessibility, diversity, equity, and inclusion;
- Sound governance and best practices;
- Recognition of each Party's autonomy and decision-making authority; and
- Prudent stewardship of public and community resources.

3. Scope of Collaboration

Kamloops Centre for the Arts Society will support the City in an advisory and transitional capacity. This Memorandum of Understanding does not establish Kamloops Centre for the Arts Society as the future operator of the Kamloops Centre for the Arts.

3.1 Grant and Funding Support

Until the New Society is formally incorporated and eligible to apply independently, Kamloops Centre for the Arts Society may:

- Act as an interim not-for-profit partner where required for eligible grants;
- Provide advice on grant readiness, timelines, and alignment with governance development; and
- Support transition planning to ensure funding continuity once the New Society is established.

3.2 Governance and Board Development

Kamloops Centre for the Arts Society will provide advisory feedback and best-practice guidance related to:

- Proposed Board roles and responsibilities for the New Society;
- Board job descriptions, including officer roles;
- Skills matrix development to inform board recruitment;
- Ensuring that the principles of diversity, equity, and inclusion are incorporated into the process;
- Interview questions and evaluation criteria for prospective board members; and
- Lessons learned from Kamloops Centre for the Arts Society's own governance experience, where relevant.

3.3 Board Transition Planning

The Parties will collaborate on a structured transition approach, including:

- Advice on sequencing and timing for establishing the New Society's Board;
- Identifying the name for the New Society, considering mandate, role, and community identity;
- Supporting a transition from interim governance arrangements to the New Board; and
- Planning for a public expression of interest process to support board recruitment.

3.4 Community and Interest Holder Communications

The Parties will collaborate on high-level communications planning, including:

- Messaging related to the governance transition;
- Public explanation of the purpose and benefits of the New Society;
- Alignment of communications prior to the expression of interest process; and
- Ensuring clarity that the Kamloops Centre for the Arts Society's role for the purposes of this Memorandum of Understanding is transitional and advisory.

Any public communications that reference both Parties will be jointly reviewed, where feasible.

4. Roles and Responsibilities

4.1 The City of Kamloops will:

- Lead the incorporation of the New Society;
- Retain decision-making authority regarding governance structure, timelines, and appointments;
- Manage legal, policy, and Council-related approvals;

- Lead the expression of interest and recruitment process for the New Board; and
- Via the Community and Culture Director, designate two (2) City staff to a joint working group that will collaborate on the delivery of the items in this Memorandum of Understanding and provide progress updates to the Build Kamloops Select Committee.

4.2 Kamloops Centre for the Arts Society will:

- Act in an advisory and supportive role;
- Provide governance, funding opportunity and process, and communications input;
- Participate in meetings and working sessions as reasonably required; and
- Via the Kamloops Centre for the Arts Society Chair, designate two (2) board members to a joint working group that will collaborate on the delivery of the items in this Memorandum of Understanding and provide progress updates to the Kamloops Centre for the Arts Society Board.

5. Term and Transition Period

This Memorandum of Understanding will commence upon signing and remain in effect for a period of approximately twelve (12) months, unless extended by mutual written agreement.

The Memorandum of Understanding may be terminated by either Party with 30 days' written notice.

6. General

This Memorandum of Understanding is intended to express the shared intentions of the Parties and does not create legally binding obligations, liabilities, financial commitments, or an agency relationship or partnership, except where explicitly stated. The Parties agree that the following sections of this Memorandum of Understanding are legally binding and enforceable:

- 6. General
- 8. Confidentiality
- 9. Amendments

Neither Party may assign rights or obligations under this Memorandum of Understanding without prior written consent of the other Party.

This Memorandum of Understanding will be governed by the laws of the Province of British Columbia and the laws of Canada applicable therein.

7. Funding and Costs

The City will bear the costs of establishing a New Society and recruiting a Board of Directors for said New Society.

8. Confidentiality

The Parties agree to maintain the confidentiality of draft governance materials, grant strategies, and internal planning documents unless otherwise agreed or required by law.

9. Amendments

This Memorandum of Understanding may only be amended by mutual written agreement of the Parties.

10. Primary Contacts

For City of Kamloops:

Carmin Mazzotta
Community and Culture Director
P: 250-828-3728
cmazzotta@kamloops.ca

Dušan Magdolen
Cultural Services and Events Manager
P: 250-828-3663
dmagdolen@kamloops.ca

For Kamloops Centre for the Arts Society:

Brenda Aynsley
Chair
P: 778-997-0676
brendajaysley@gmail.com

Alisa Coquet
Vice-Chair
P: 778-220-8050
alisacoquet@gmail.com

11. Signatures

Authorized representatives of the Parties have executed this Memorandum of Understanding as of the Effective Date.

CITY OF KAMLOOPS,
by its authorized representatives:

Name:

Name:

KAMLOOPS CENTRE FOR THE ARTS SOCIETY,

by its authorized representatives:

Name:

Name:

DRAFT

COUNCIL MEMO

Date: June 9, 2026
To: Mayor and Council
From: J. Fretz, P.Eng., Civic Operations Director
RE: Solid Waste Disposal and Diversion Statistics

COUNCIL STRATEGIC PLAN

This memo supports Council's strategic priorities and areas of focus regarding:

- **Livability and Sustainability**
 - Climate Action: We practice discipline in our environmental responsibility by enhancing the City's resiliency and capacity for mitigating climate change. We actively implement actions to reduce our environmental impacts.

The purpose of this memo is to provide council with updated solid waste disposal and diversion statistics.

Background

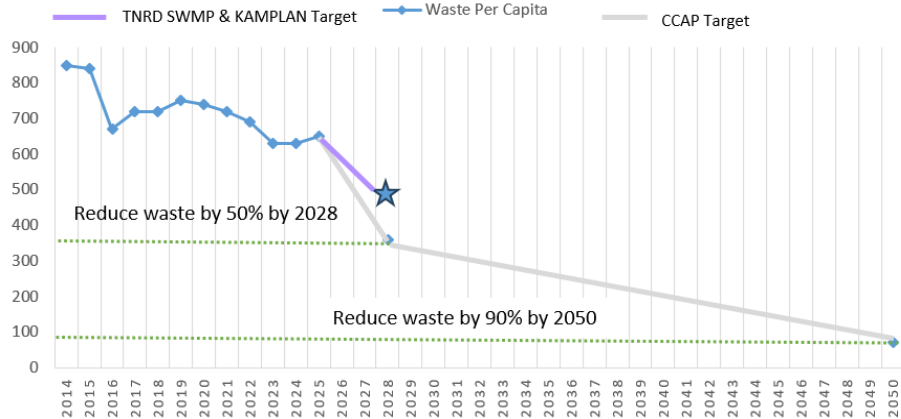
The Community Climate Action Plan, KAMPLAN: City of Kamloops Official Community Plan, and the Thompson-Nicola Regional District Solid Waste Management Plan establish targets for waste reduction and diversion.

The Community Climate Action Plan targets a 50% reduction in per capita waste disposal (below 2017 levels) by 2028 and a 90% reduction by 2050. In 2017, per capita waste disposal was 720 kg per person. By 2025, this figure had declined to 650 kg per person, representing an 11% reduction.

The Thompson-Nicola Regional District Solid Waste Management Plan and KAMPLAN are aligned with a target of 500 kg per person by 2028, 10 years into plan implementation.

The following chart illustrates historical per capita disposal rates from 2014 to 2025 and projected trends required to meet the Community Climate Action Plan targets for 2028 (360 kg per person) and 2050 (72 kg per person), and the Thompson-Nicola Regional District Solid Waste Management Plan and KAMPLAN targets.

**WASTE DISPOSAL RATE (2014 - 2025)
TRENDS TO MEET TARGETS (2028, 2050)**



Summary of Disposal and Diversion

The City supports diversion through collection (including residential curbside recycling and organics collection, multi-family recycling collection, and commercial cardboard collection), landfill and yard waste site drop-off programs, and special collection events. Waste reduction and diversion are also promoted through resident education, communications, and direct engagement.

The following summarizes solid waste statistics for the City’s residential and commercial collection programs, construction and demolition waste diversion at landfills, and contamination levels in recycling and organics programs.

Overall Waste Streams

The following chart shows the waste streams managed by the City from 2021 to 2025.



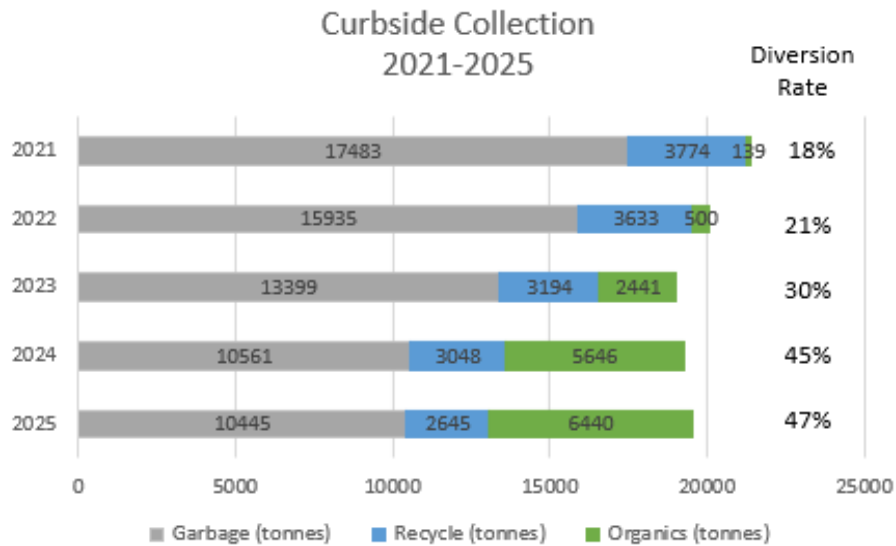
Between 2021 and 2025, overall landfill disposal decreased steadily, indicating a downward trend in waste sent to the landfill. The most significant drop from 2022 to 2023 was due to the establishment of the Stswékstem Engineered Waste Management Facility in August 2023, which introduced greater competition for local landfill services.

Clean fill tonnages declined significantly after 2021 and remained relatively stable at lower levels through 2025, a result of increasing the tipping fees for clean fill. Yard waste fluctuated year-to-year, with volumes peaking in 2023 before declining in 2024 and 2025. Landfill diversion remained comparatively stable, with a modest decline over the period. Collection diversion increased overall, with higher diversion levels in 2024 and 2025 compared to earlier years, following the implementation of residential curbside organics collection in late August 2023.

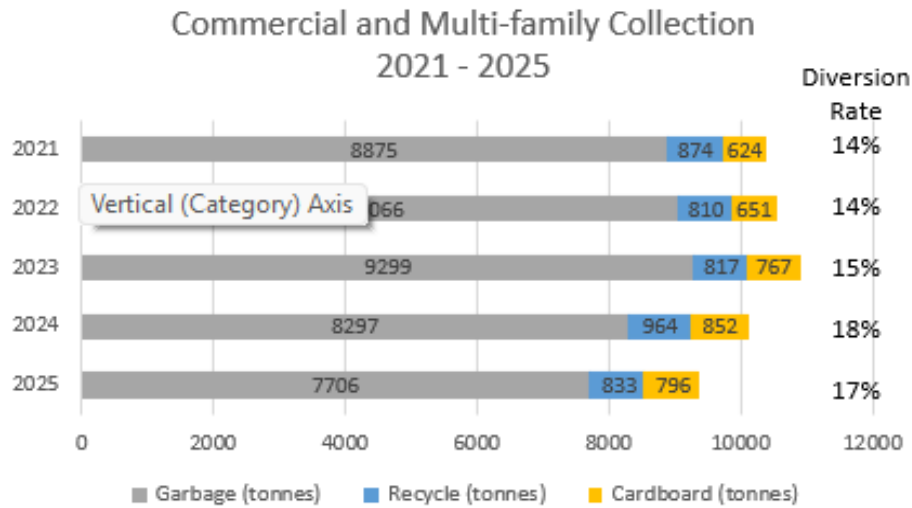
City Collection Programs

The City collects garbage, recycling, and organics through residential curbside programs and garbage, recycling, and cardboard from commercial and multi-family properties. The following charts illustrate data collected from 2021 to 2025 along with the corresponding annual diversion rates.

Curbside collection data from 2021 to 2025 show steadily improving diversion performance. In 2021, the diversion rate was approximately 18%, with recycling representing the primary diverted material. Diversion remained relatively modest through 2022 but increased significantly beginning in 2023 with the introduction of residential curbside organics collection. This program expansion resulted in a substantial increase in diverted organics tonnage in 2024 and 2025, driving a marked improvement in overall diversion rates while garbage tonnage declined. By 2025, the residential curbside collection diversion rate was nearly 50%.



Commercial and multi-family data collection from 2021 to 2025 shows a gradual improvement in diversion performance and a reduction in garbage tonnage. Diversion rates increased from 14% in 2021–2022 to 18% in 2024, before declining slightly to 17% in 2025. Over the same period, garbage collection decreased from approximately 8,875 tonnes to 7,706 tonnes, primarily due to fewer customers in the commercial and multi-family system rather than increased diversion alone. Cardboard and recycling tonnes include the material collected from the three City depots.



Organics Waste Diversion and Reduction

The City completed four waste composition studies during the organics program pilot and subsequent rollout to evaluate the contents of curbside garbage and organics carts, measure organics program participation, and estimate the amount of organic material diverted from garbage. Results are summarized in the following table. The winter 2021 and summer 2022 studies evaluated the pilot program, while the winter 2024 and summer 2025 studies evaluated the community-wide rollout.

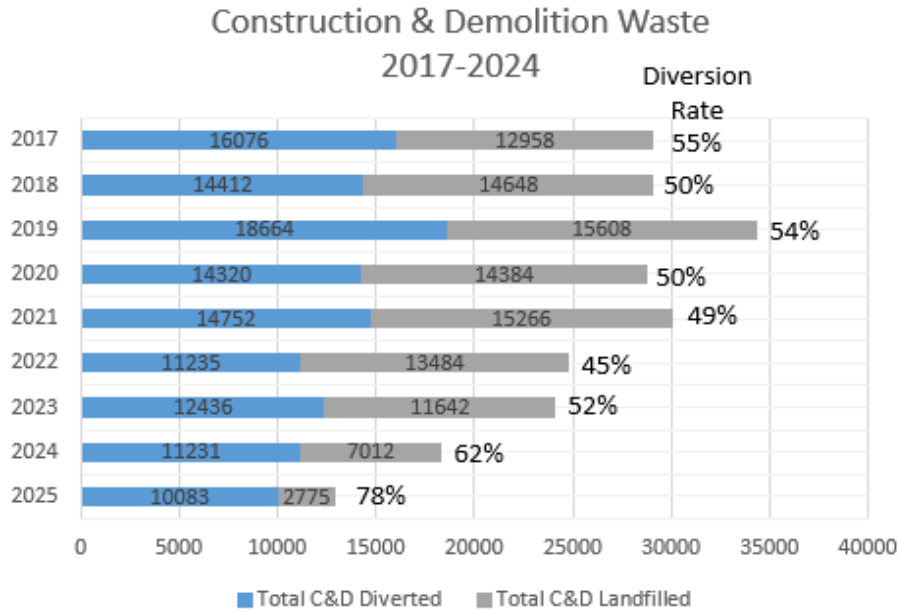
Metric	Winter 2021		Summer 2022		Winter 2024		Summer 2025	
	Pilot	Control	Pilot	Control	Pilot	Control	Pilot	Control
SSO Diverted (kg/HH/week)	3.3	-	5.6	-	3.4	4.2	7.3	8.7
Garbage Disposed (kg/HH/week)	8.5	14.9	9.5	20.5	10.0	9.3	11.3	10.0
Total Waste Generation – Garbage and SSO (kg/HH/week)	11.9	14.9	15.1	20.5	13.4	13.5	18.6	18.7
Organics Diversion Rate (excluding recyclables)	28%	0%	37%	0%	25%	31%	39%	47%
Compostable Materials in Garbage Stream (kg/HH/week)	3.0	7.4	3.9	10.9	3.9	3.1	4.1	4.1
Capture Rate of Organics	52%	-	59%	-	47%	57%	64%	68%
Contamination Rate of SSO Stream	2%	-	2%	-	4%	8%	2%	7%
SSO Set Out Rate	43%	-	54%	-	46%	64%	49%	78%

Organics diversion is higher in summer, averaging 41% versus 28% in winter. The organics capture rate follows the same pattern, averaging 64% in summer versus 52% in winter, largely due to higher volumes of yard waste during summer months. The control areas outperformed the pilot areas in diversion, capture, and set-out rates; however, the pilot areas reported lower contamination rates.

Landfill Diversion for Construction and Demolition

The City incentivizes construction and demolition waste diversion through differential tipping fees, whereby diverted materials are charged lower rates than buried materials. Wood, crushable material (concrete, asphalt), and shingles are the primary materials diverted at City landfills. The chart below shows the total waste diverted and sent landfilled, and the diversion rate from the construction and demolition sector at City landfills from 2017 to 2025. Metal is also diverted from the construction and demolition sector but is not included in the data below, as it is not tracked by sector.

Overall waste disposal decreased between 2021 and 2025, showing a clear downward trend in material sent to landfill. The most significant reduction occurred between 2022 and 2023, primarily due to the opening of the Stswékstem Engineered Waste Management Facility in August 2023, which redirected a substantial portion of construction and demolition waste outside the City system. Following this shift, disposal levels remained lower through 2025, while diversion streams remained relatively stable.



Contamination Levels

The City contracts with Recycle BC to collect residential packaging and printed paper and is focused on reducing contamination in the recycling stream to meet program requirements and avoid penalties. Overall, contamination in curbside recycling has been trending downward, with the not-accepted material rate decreasing from an average of 7.8% to 6.6% in the most recent quarter, although it remains above the 5% target. Multi-family recycling continues to have higher contamination rates, with not-accepted materials declining from 9.0% to 7.8%, showing some improvement but at a slower pace. In contrast, curbside organics has maintained relatively low contamination at around 2.05%, though some non-accepted items such as plastic bags, compostable plastics, food packaging, and personal hygiene products are still commonly found.

Opportunities to Improve on Waste Diversion

Looking at the most recent study completed in 2021, here are some ways to improve waste diversion:

- Improve recycling rates in curbside and multi-family sectors by prioritizing education and public awareness initiatives, supported by targeted incentives. Where necessary, these efforts may be complemented by curbside inspections and enforcement measures (e.g. fines for improper disposal of recyclable materials in garbage).
- Develop a commercial recycling program (beyond cardboard).
- Expand organics to multi-family and or commercial customers (32% of multi-family garbage and 29% of commercial garbage is compostable organics).
- Increase diversion of recyclable materials in the construction and demolition sector (drywall, wood waste, cardboard).
- Develop a textiles diversion program (10% of residential and 12% of multi-family garbage).

Opportunities to Improve on Contamination

Many communities have shown reduced contamination rates from installing smart camera technology in their collection trucks (Kelowna, Abbotsford, Surrey). The technology scans every cart as it is being tipped and generates an automated postcard, which is reviewed by staff and then sent to the resident with an image of the missorted item in their recycling bin. City staff put forward a business case for this technology in 2024, which council did not support at the time. Staff will bring an update proposal back to Council when the timing is appropriate.

Monitoring, enforcement, education, and training continue to be effective strategies to reduce contamination, as shown in the Recycle BC contamination scorecards, and we are trending in a positive direction.

Updates to Landfill Lifespan

Since the opening of the Stswékstem Engineered Waste Management Facility in 2023, both the Mission Flats Landfill and the Kamloops Resource Recovery Centre have seen significant reductions in the amount of waste landfilled each year. This includes approximately 9,000 tonnes of waste previously disposed of annually at the Mission Flats Landfill by the Thompson-Nicola Regional District (approximately 15% of all waste received at this location). A recent study was conducted by the City's landfill consultant to determine the impact of this decrease in waste on the overall landfill life expectancy. This analysis provides revised projections for the Mission Flats Landfill and the Kamloops Resource Recovery Centre based on updated 2024 data and 2025 forecasts. The analysis indicates significantly extended site lifespans at both landfills, with Kamloops Resource Recovery Centre's total remaining capacity increasing from 43 years to 75, and Mission Flats Landfill extending from 38 years to 62.



J. Fretz, P.Eng.
Civic Operations Director



Approved for Council

MD/DS/kjm

Author: M. Dick Solid Waste Reduction
Coordinator
Danielle Sparks, A.Ag. Environmental
Services Supervisor

Reviewed by: A. Michener, P.Ag., Environmental
Services Supervisor

COUNCIL MEMO

Date: June 9, 2026
To: Mayor and Council
From: K. Rodrigue, Communications and Strategic Partnerships Director
RE: Community Engagement, Collaboration Activities, and Advocacy Update

FEATURED ENGAGEMENT OPPORTUNITIES

- Provincial Engagement Session: Tkemlúps te Secwépemc–City of Kamloops Transportation Network Improvements Project, which includes options to replace the Red Bridge. Everyone is encouraged to attend this public session to support the engagement process, connect with the provincial project team, and participate in meaningful discussions.
 - June 11, 4:00–7:00 pm - City of Kamloops engagement session in the Kia Lounge at Sandman Centre, 300 Lorne Street

ADVOCACY UPDATE

- Letters have been sent to Rechie Valdez, federal Minister of Women and Gender Equality and Secretary of State (Small Business and Tourism), and Marc Miller, federal Minister of Canadian Identity and Culture and Minister responsible for Official Languages, to request in-person meetings to discuss alignment opportunities between shovel-ready Build Kamloops capital projects and federal priorities.

COMMUNITY COLLABORATION ACTIVITIES

- The City and Tourism Kamloops are pleased to announce that Kamloops has been selected as one of 35 Canadian communities to host Canada Celebrates during the FIFA World Cup 2026™. This free event will take place at Riverside Park on June 18, bringing together residents, visitors, and football fans for live match viewing, music, culture, and community. Full programming details for the Canada Celebrates event, including the match schedule, performers, and local partners, will be released closer to the event. Details will be listed on the Tourism Kamloops website.
- In addition to Canada Celebrates on June 18, the City will be hosting Riverside Park Watch Parties for every match from June 11 to July 19. During that time, games will be broadcast on a large screen at the Rotary Bandshell, with enhanced events planned around Team Canada matches and the World Cup final. These events will feature family- and soccer-focused activities, live entertainment, food trucks, and beer gardens. Further details will be announced in the coming weeks.

- Kamloops Pride and the City are joining forces to host an unforgettable day of inclusivity, joy, and unity. This event is a wonderful opportunity for the 2SLGBTQPIA+ community to explore programs and initiatives focused on building inclusivity and creating safe spaces.
 - Friday, June 12, 3:00–6:00 pm – Pride Open House at the east end of Riverside Park
 - Sunday, June 14, 11:00 am–12:00 pm – Pride Parade along Victoria Street from 2nd Avenue to 5th Avenue

FOLLOW ON LET’S TALK WEBSITE

Subscribe to ongoing projects to be notified when engagement opportunities arise:

- [Build Kamloops](#)
- [Budget 2026](#)
- [Capital Projects](#)
 - [Tranquille Phase 3](#)
 - [Kamloops Centre for the Arts](#)
 - [4th Avenue Sewer Upgrades](#)
 - [Hillside Corridor Upgrades](#)



K. Rodrigue
Communications and Strategic
Partnerships Director



Approved for Council

QH/kjm

Author:

Q. Hatch, Communications Supervisor
S. Candido, Indigenous and External
Relations Manager

May 26, 2026

Presented by Councillor Bass

Notice of Motion for June 9, 2026

Re: Cooling Requirements Amid Extreme Heat Events

WHEREAS the majority of the 19 heat-related deaths in Kamloops during the 2021 Western North America heat dome extreme weather event occurred in areas with higher material and social deprivation, often featuring lower amounts of green space and higher building density, as often found in multi-unit rental residential buildings;

AND WHEREAS Section 9.33.3.1.(2) of the British Columbia Building Code 2024 mandates that: "At the outside summer design temperature, required cooling facilities shall be capable of maintaining an indoor air temperature of not more than 26°C in at least one living space in each dwelling unit";

AND WHEREAS extreme weather events are becoming more frequent and are increasing vulnerabilities in the built environment, and deaths were concentrated in homes that lacked air conditioning or adequate cooling, with many victims being elderly, living alone, having underlying health conditions, or belonging to lower-income households;

THEREFORE, BE IT RESOLVED that Council direct staff to explore the tools available for the City to adopt a bylaw that requires existing rental units to have cooling equipment, or passive means, that prevent at least one room of the unit from exceeding the standard recommendation of 26°C (79°F).

May 26, 2026

Presented by Councillor Bass and Councillor Beppe

Notice of Motion for June 9, 2026

Re: Data Centres

WHEREAS data centres, including for resource-intensive AI applications, are crucial infrastructure for digital activities;

AND WHEREAS there are a lack of national standards, intergovernmental co-ordination mechanisms or municipal tools related to the impact of data centres;


THEREFORE, BE IT RESOLVED that Council request the Federation of Canadian Municipalities, advocate to the federal government for development of a co-ordinated policy framework respecting data centres, including considerations related to infrastructure capacity and jurisdictional responsibilities;

AND BE IT FURTHER RESOLVED that the Federation of Canadian Municipalities consult with municipalities to identify emerging challenges, best practices and policy recommendations respecting AI infrastructure development in Canadian communities.

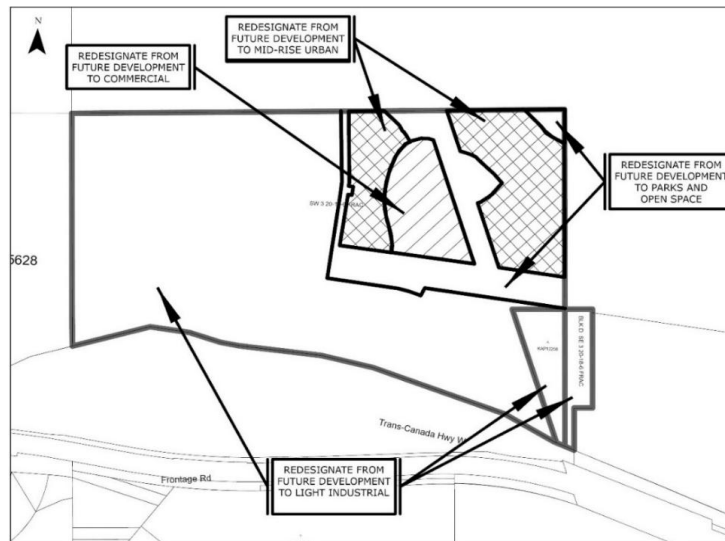



When? **Tuesday, June 9, 2026, 7:00 pm**
Where? **Council Chambers, City Hall, 7 Victoria Street West**
Why? City Council will hold a public hearing to consider the following:
Official Community Plan Amendment Bylaw No. 68-2

Application No: **OCP00160**

Property Location: 
 2440, 2450 and 2600 Trans-Canada Highway West

Purpose:
 To amend KAMPLAN: City of Kamloops Official Community Plan by redesignating the properties from Future Development Area to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space to facilitate rezoning, subdivision and developments of the lands.



Questions?  For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.

The proposed bylaw can be viewed as attached to the Council report for [OCP Amendment Application OCP00160 \(2440, 2450 and 2600 Trans-Canada Highway West\)](#), part of the May 26, 2026 regular Council meeting agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday-Friday (excluding statutory holidays).

Have Your Say:

Email



legislate@kamloops.ca

Mail



7 Victoria Street West
 Kamloops BC V2C 1A2

During the Meeting



Join via Zoom by visiting Kamloops.ca/Participate on **June 9, 2026**, at 7:00 pm.



Speak in person at the meeting

Written submissions are to include your name and address, and must be received no later than 12:00 pm on June 5, 2026.

Written submissions, including your name and address, are included in the Council Agenda and will be posted on the City's website and form part of the permanent public record. **Please note** that the City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information in accordance with Sections 26 and 33.1 of the *Freedom of Information and Protection of Privacy Act (BC)*.

City Hall is located on the following transit routes: No. 1 - Tranquille, No. 2 - Parkcrest, and No. 3 - Westsyde.

FORM_252208

When? **Tuesday, June 9, 2026, 7:00 pm**
Where? **Council Chambers, City Hall, 7 Victoria Street West**
Why? City Council will hold a public hearing to consider the following:
Zoning Amendment Bylaw No. 55-117

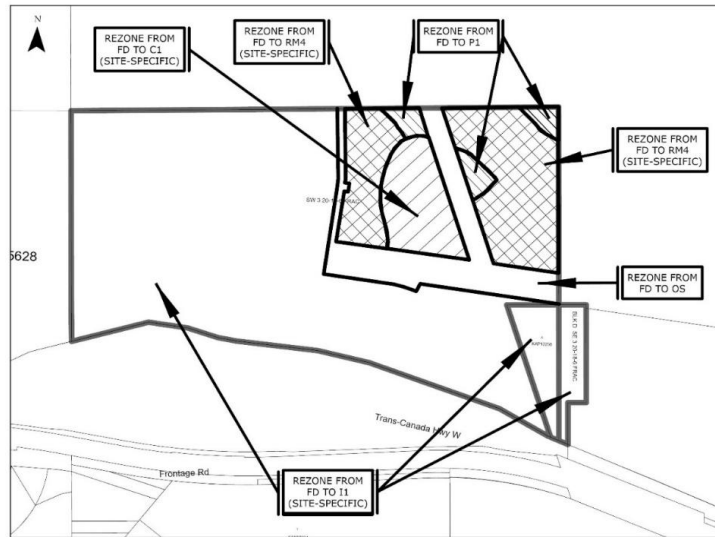
Application No: **REZ00860**

Property Location: 

2440, 2450 and 2600 Trans-Canada Highway West

Purpose:

To rezone the subject properties from FD (Future Development) to I1 (Light Industrial) site specific, C1 (General Commercial) site specific, RM4 (Multi-Unit 4 – Medium-High Density) site specific, P1 (Parks and Recreation) and OS (Open Space) to facilitate subdivision and development of light industrial, residential, mixed use commercial / residential and park uses.



Questions? For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.



The proposed bylaw can be viewed as attached to the Council report for [Rezoning Application REZ00860 \(2440, 2450 and 2600 Trans-Canada Highway West\)](#), part of the May 26, 2026 regular Council meeting agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday–Friday (excluding statutory holidays).

Have Your Say:

Email



legislate@kamloops.ca

Mail



7 Victoria Street West
Kamloops BC V2C 1A2

During the Meeting



Join via Zoom by visiting Kamloops.ca/Participate on **June 9, 2026**, at 7:00 pm.



Speak in person at the meeting

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FORM_252208

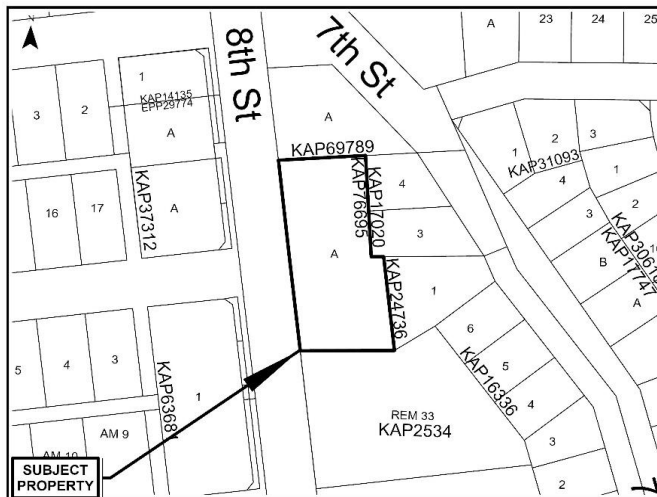
When? Tuesday, June 9, 2026, 7:00 pm
Where? Council Chambers, City Hall, 7 Victoria Street West
Why? City Council will hold a public hearing to consider the following:
Zoning Amendment Bylaw No. 55-113


Application No(s): REZ00866

Property Location: 

1048/1050 8th Street

Purpose:
To amend the C8 (Neighbourhood Pub Commercial) zone on a site specific basis to allow Retail Trade as a permitted use for a proposed vape business.



Questions?  For relevant background material, contact the Planning and Development Division at 250-828-3561 or planning@kamloops.ca.

The proposed bylaw can be viewed as attached to the Council report for [Rezoning Application REZ00866 \(1048/1050 8th Street\)](#), part of the May 26, 2026 regular Council meeting agenda, found at Kamloops.ca/CouncilAgenda, or at City Hall, 7 Victoria Street West, between the hours of 8:00 am and 4:00 pm, Monday–Friday (excluding statutory holidays).

Have Your Say:

Email



legislate@kamloops.ca

Mail



7 Victoria Street West
Kamloops BC V2C 1A2

During the Meeting



Join via Zoom by visiting
Kamloops.ca/Participate on
June 9, 2026, at 7:00 pm.



Speak in person at the meeting

Written submissions are to include your name and address, and must be received no later than 12:00 pm on June 5, 2026.

Written submissions, including your name and address, are included in the Council Agenda and will be posted on the City's website and form part of the permanent public record. **Please note** that the City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information in accordance with Sections 26 and 33.1 of the *Freedom of Information and Protection of Privacy Act (BC)*.

City Hall is located on the following transit routes: No. 1 - Tranquille, No. 2 - Parkcrest, and No. 3 - Westsyde.

May 26, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

**REZONING APPLICATION NO. REZ00866
1048/1050 8TH STREET
OWNER: 1127258 BC LTD.
APPLICANT: LAYTON HARRIS**

PURPOSE

The purpose of this report is to amend the C8 (Neighbourhood Pub Commercial) zone on a site-specific basis to allow retail trade as a permitted use for a proposed vape business.

SUMMARY

The subject property is located on the east side of 8th Street in the North Kamloops neighbourhood, is approximately 2,877 m² in area, and is zoned C8. The nearest bus stop is approximately 25 m away on 8th Street. The building is currently occupied by Bailey's Pub, and the proposed vape business will occupy the vacant former Liquor Depot retail store in the southern building on the property. The space to be used for the vape business has a gross leasable area of approximately 97.5 m².

Although the C8 zone does not include the full range of retail trade, it permits similar commercial uses, such as retail cannabis sales and retail liquor sales. Further, the C6 (Arterial Commercial) zoning of the adjacent property to the north (1120 8th Street) and properties to the west (1075 and 1105 8th Street) permit retail trade. The property owner wishes to have a tenant occupy the vacant space, but is currently restricted by the limited permitted uses of the C8 zone. By adding retail trade as a permitted use, a vape business or other future retail trade businesses would be permitted on the property.

Traffic impacts are expected to be similar or less intense than the previous liquor store use. A parking calculation of three spaces per 100 m² of gross leasable area is required for this use or any other retail trade use. As such, three parking spaces are required and are available on the site.

The Development, Engineering, and Sustainability Department supports rezoning the property for a retail trade use on a site-specific basis, as this would increase the number of permitted uses on a property, which is currently restricted in the existing zone; would increase the amount of retail space/inventory in the city; and would be consistent with the adjacent C6-zoned properties. As such, staff advises Council to proceed as outlined in the recommendation.

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RECOMMENDATION:

That Council authorize:

- a) **Zoning Amendment Bylaw No. 55-113 to be introduced and read a first and second time**
- b) **a public hearing to consider Zoning Amendment Bylaw No. 55-113**

SITE CONDITIONS AND BACKGROUND

- Neighbourhood - North Kamloops
- KAMPLAN Designation - Mid-Rise Commercial
- Current Zoning/Use - C8 (Neighbourhood Pub Commercial)/neighbourhood pub
- Proposed Zoning/Use - C8 (Neighbourhood Pub Commercial), site-specific to permit retail trade
- Surrounding Uses - Arterial commercial uses (north), single-detached residential dwellings (east), church (south), and 8th Street (west)
- Application Date - April 1, 2026
- Restrictive Covenant - n/a
- Project Evaluation Team (PET) - April 17, 2026
- Parcel Size - Approximately 2,877 m²
- MOTT Referral - n/a



M. Kwiatkowski, P.Eng.
Development, Engineering, and
Sustainability Director

Author: E. Chorlton, RPP, MCIP, Planner II
Reviewed by: E. Beach, RPP, MCIP, Current Planning Manager
R. J. Martin, RPP, MCIP, Planning and Development Manager/Approving Officer

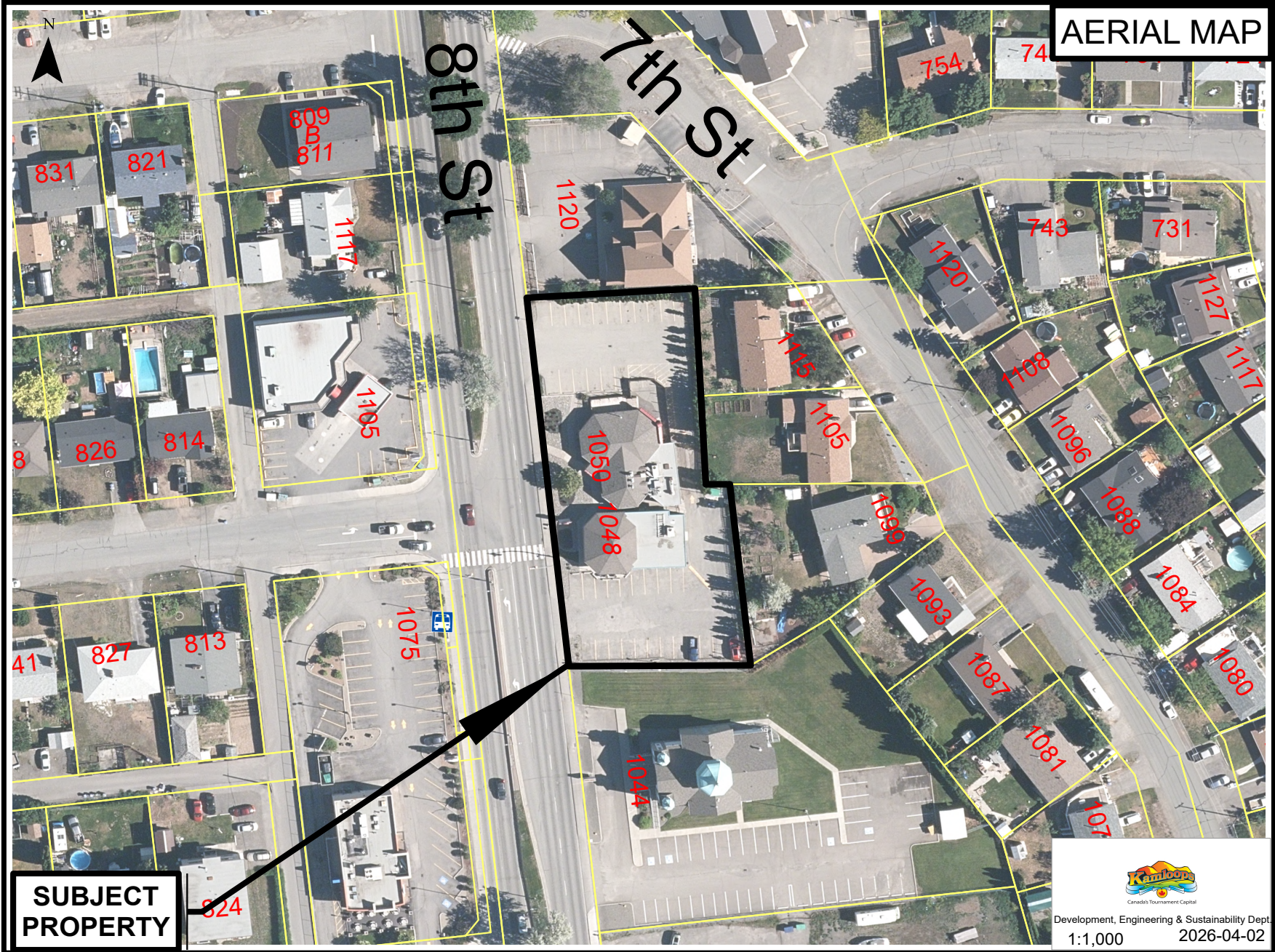


Approved for Council

EC/kjm

Attachments

AERIAL MAP

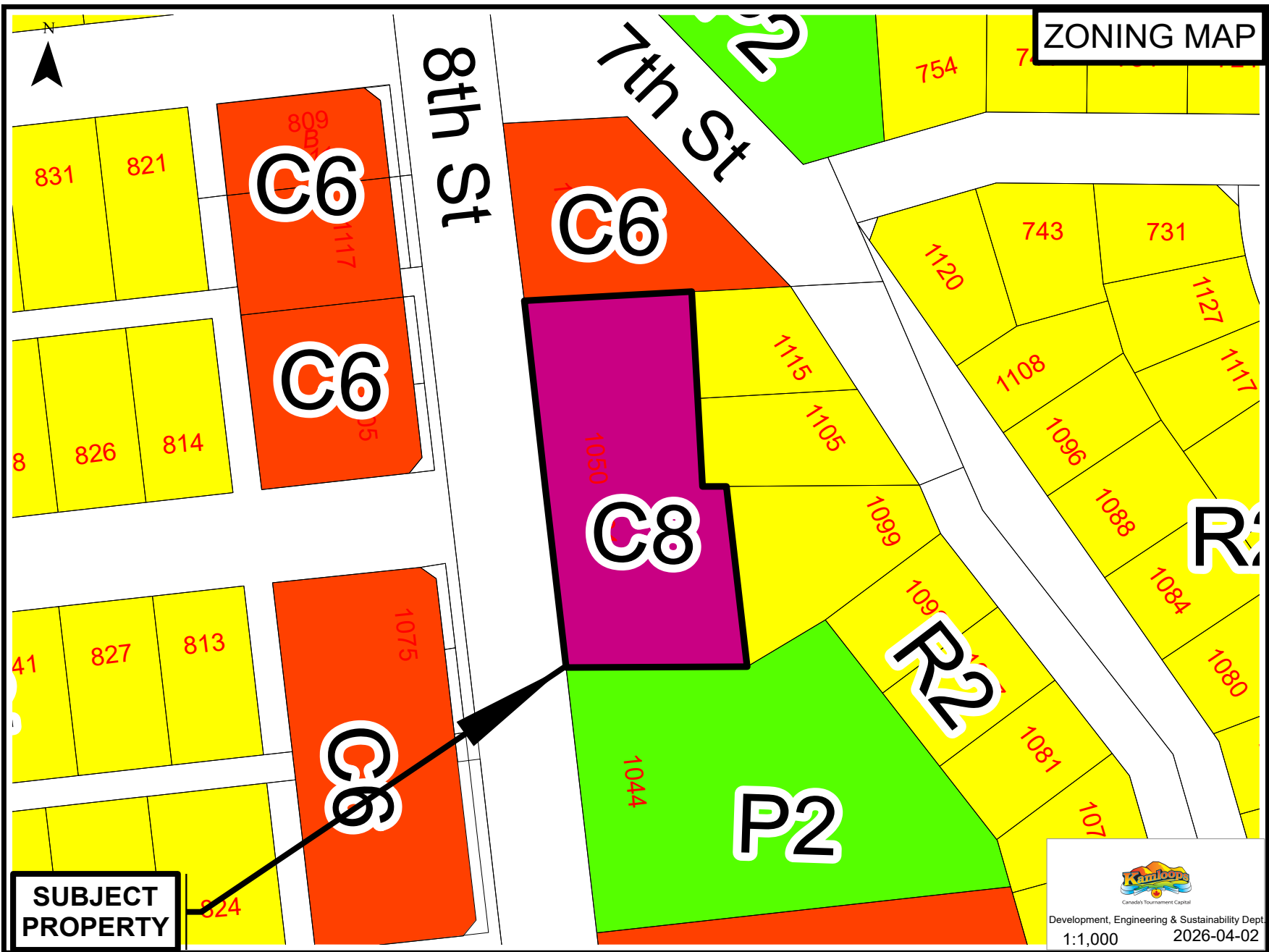


**SUBJECT
PROPERTY**



Development, Engineering & Sustainability Dept.
1:1,000 2026-04-02

ZONING MAP



SUBJECT PROPERTY



Development, Engineering & Sustainability Dept.
1:1,000 2026-04-02

CITY OF KAMLOOPS

BYLAW NO. 55-113

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

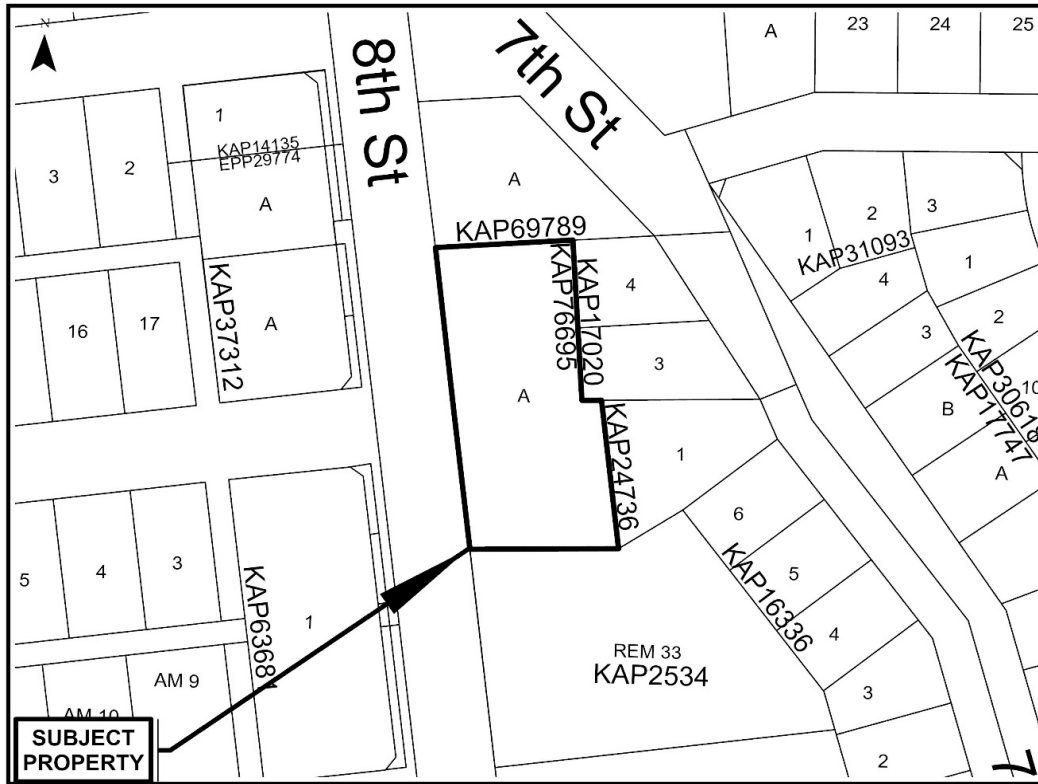
1. This bylaw may be cited as “*Zoning Amendment Bylaw No. 55-113, 2026*”.
2. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 10: Commercial Zones, Section 10.10, C8 (Neighbourhood Pub Commercial), Subsection 10.10.3, Permitted Uses – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:
 - (c) Retail Trade in the case of Lot A, D.L. 257, K.D.Y.D., Plan KAP76695 (1048 and 1050, 8th Street).

READ A FIRST TIME the	day of	.
READ A SECOND TIME the	day of	.
PUBLIC HEARING held the	day of	.
READ A THIRD TIME the	day of	.
ADOPTED this	day of	.

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 55-113:



PUBLIC HEARING CORRESPONDENCE
June 9, 2026

(Received by Submissions Deadline of Friday, June 5, 2026, 12:00 pm)

All correspondence received to date may be viewed at City Hall by contacting
Legislative Services at 250-828-3483 during regular business hours.

Rezoning Application No. REZ00866

(1048/1050 8th Street)

Correspondence was received opposing this application from:

- Deborah Matthews, 857 Sherbrooke Avenue, Kamloops
- Susan Petrovcic, Kamloops Resident

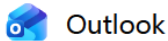
REZ00866

From Deborah Matthews [REDACTED]
Date Mon 6/1/2026 1:00 PM
To Legislative Services <legislate@kamloops.ca>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You don't often get email from [REDACTED] [Learn why this is important](#)

My name is Deborah Matthews, and I live at 857 Sherbrooke Ave, Kamloops.
I would like to say I am NOT in favour of the proposed zoning amendment on 8th Street, North Shore.
I understand that not everyone who vapes has a less than desirable life style, but I do know that many do. We all have noticed the unhoused encroaching into Kamloops neighbourhoods; ours is no exception. I even have a notice on my mailbox for a specific young girl to stop rifling through my mail, and that I have her on video doing so and if she does it again, I will call the RCMP. The church that is situated right on 8th and Sherbrooke has changed all its grassy areas to rocks now. They were having many unhoused people spending a lot of time there. It was not good. Please consider our neighbourhood and do not allow a vape store. Thank you for this opportunity to have a say.



RECEIVED
JUNE 3, 2026
KID_382531

Fw: No rezoning - No Vape shop allowed

From Planning <Planning@kamloops.ca>
Date Wed 6/3/2026 1:09 PM
To Legislative Services <legislate@kamloops.ca>
Cc Evan Chorlton [REDACTED]

Please see below RE REZ00866.

Thank you/Kukwstsétsemc,

Planning and Development

105 Seymour St, Kamloops BC, V2C 2C6

P: 250-828-3561 | Kamloops.ca | LetsTalk.Kamloops.ca

[Facebook](#) | [Instagram](#) | [Threads](#) | [Bluesky](#) | [YouTube](#) | [LinkedIn](#)



**MAKING
KAMLOOPS
SHINE**

From: Susan Petrovcic [REDACTED]
Sent: Wednesday, June 3, 2026 12:05 PM
To: Planning <Planning@kamloops.ca>
Subject: No rezoning - No Vape shop allowed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You don't often get email from [REDACTED] [Learn why this is important](#)

We do not need another vape/cannabis related business in an area where they are building new apartments and promoting senior, family and low income tenancy on 8th street. There is already a cannabis outlet in Fortune Shopping Centre, only a couple of blocks from this proposed location for a vape shop. My concern is if this variance is allowed... will this open the door to allow outside Vape Cafes to pollute our neighbourhood environment? Will it attract more crime and homeless to our neighbourhood? Traffic concerns? Safety concerns? We have had it with crime and the drug addicted homelessness in our city, especially on the North Shore. Let's not add to the problems.

I do not support this request for rezoning.

North Shore Neighbour

S. Petrovcic

May 26, 2026

ADMINISTRATIVE REPORT TO COUNCIL

ON

**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP00160
REZONING APPLICATION NO. REZ00860
2440, 2450, AND 2600 TRANS-CANADA HIGHWAY WEST
OWNERS: S. MCGILLIVRAY AND R. MICHELL
APPLICANT: PLACEMARK DESIGN STUDIO INC.**

PURPOSE

The purpose of this report is to amend KAMPLAN: City of Kamloops Official Community Plan by redesignating the subject properties from Iron Mask North Future Development Area to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space and to rezone the property from FD (Future Development) to I1 (Light Industrial) site specific, C1 (General Commercial) site specific, RM4 (Multi-Unit 4 - Medium-High Density) site specific, P1 (Parks and Recreation), and OS (Open Space) to facilitate subdivision and development of light industrial, residential, mixed-use commercial/residential and park uses.

SUMMARY

The properties involved in this Official Community Plan and zoning amendment application initially came to Council under a previous Official Community Plan amendment application ([OCP00145](#)), which was defeated by Council at the January 13, 2026, meeting. The development site comprises three parcels totalling 36.4 ha located in the Iron Mask neighbourhood on the north side of the Trans-Canada Highway West at the western entrance corridor to the city and is designated Iron Mask North Future Development Area and zoned FD (Future Development). The properties are bounded by Kenna Cartwright Nature Park to the north; the Kamloops Regional Correctional Centre to the east; privately owned, FD (Future Development)-zoned lands to the west; and the Trans-Canada Highway West to the south. Access to the property is via the Trans-Canada Highway West frontage road. Dufferin Elementary School is approximately 1.3 km to the east on Hillside Drive. The City's future arena multiplex will be located approximately 500 m east of the subject lands. Transit services are currently available approximately 1.3 km away on Hillside Drive.

This application is to redesignate the lands from Iron Mask North Future Development to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space (Bylaw No. 68-2). The applicant revised its proposal in response to the feedback provided by Council on January 13, 2026. The revamped application has removed the Medium/Heavy Industrial land use designation, expanded the area for light industrial, and reduced the mixed-use area (commercial and residential). Along with the smaller mixed-use area, the applicant has reduced the maximum number of residential units from 1,350 to 900, which

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represents a 33% decrease in density. The applicant has also submitted a concurrent rezoning application to rezone (Bylaw No. 55-117) from FD (Future Development) to:

- I1 (Light Industrial) site specific to add the same additional uses that were approved for Comet Industries industrial subdivision (i.e. General Industry; RV Sales, Service, and/or Rentals; and Laundry and Dry Cleaning)
- C1 (General Commercial) site specific to cap the number of residential units at 270, increase the maximum building height from 4 to 6 storeys for buildings comprising or including residential, and require residential units above the ground floor where at least 40% of the ground floor is commercial space
- RM4 (Multi-Unit 4 - Medium-High Density) site specific to cap the number of residential units to 630; increase the maximum Floor Area Ratio from 1.5 to 2.5; and increase the maximum building height from 4 storeys/15 m to 6 storeys/22 m, except for row houses, where the maximum height is increased from 2 storeys to 3 storeys
- P1 (Parks and Recreation)
- OS (Open Space)

Redesignating the land use and rezoning the properties will facilitate development to create a light industrial park, a maximum of 900 residential units, neighbourhood commercial, neighbourhood parks, and greenways connecting to the adjacent Kenna Cartwright Nature Park (Concept Plan). The request for site-specific amendments provides greater flexibility in the subdivision and design of the commercial and multi-family components of the development, while the density cap ensures no more than 900 residential units are created.

KAMPLAN requires a comprehensive plan for the development of Future Development Areas. In the case of the Iron Mask North Future Development Area, the proponent will be required to address transportation, utility servicing, proposed uses, and archaeological and environmental considerations through the rezoning and subsequent subdivision applications. A preliminary geotechnical review, an environmental assessment, and an archaeological impact assessment were completed and submitted with the previous Official Community Plan amendment application. Servicing will be through a combination of City-initiated capital projects funded by development cost charges and developer-funded service upgrades. Due to capacity limitations in the City's water network, controls on water usage will be implemented at the subdivision stage. Tkemlúps te Secwépemc has also been engaged in conjunction with the previous application, and the applicant has reiterated their commitment to ongoing collaboration with Tkemlúps te Secwépemc in the development of the lands with regard to the feedback provided. These recommendations will be addressed with the future subdivision applications.

The applicant's proposed KAMPLAN designation amendments and concurrent rezoning meet the policies for the Iron Mask North Future Development Area, which states that areas outside the Agricultural Land Reserve are reserved for industrial development and residential and commercial uses in areas adjacent to Kenna Cartwright Nature Park. The proposal will expand the existing Iron Mask industrial area and accommodate future industrial development in the Southwest Sector, providing prime industrial land with a strong location and proximity to the Trans-Canada Highway and the Coquihalla Highway. The proposed industrial land use designation is also consistent with KAMPLAN's growth plan to ensure an adequate supply of industrial land is provided to meet anticipated future needs, while the proposed I1 site-specific zoning is consistent with what has already been supported with the Comet Industries development across the highway from the subject properties. School District No. 73 has indicated that future development in the Dufferin Elementary School catchment area, including

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this proposal, may create sufficient demand to warrant an additional elementary school. In conjunction with future development applications, the appropriate location for a second elementary school will be determined that can best serve the neighbourhood.

The Development, Engineering and Sustainability Department supports the proposed Official Community Plan and zoning amendments, as they comply with KAMPLAN's growth plan and land use policies, and advises Council to proceed as outlined in the recommendation.

RECOMMENDATION:

That Council authorize:

- a) **Official Community Plan Amendment Bylaw No. 68-2 to be introduced and read a first and second time**
- b) **Zoning Amendment Bylaw No. 55-117 to be introduced and read a first and second time**
- c) **A public hearing to consider Bylaw Nos. 68-2 and 55-117**

Note: Bylaw No. 55-117 will be held at third reading pending the following:

- **registration of a restrictive covenant in favour of the City requiring submission and approval of a traffic impact assessment plan prior to development of the site**
- **registration of a restrictive covenant in favour of the City restricting the maximum number of dwelling units to 270 in the C1 (General Commercial) zone and 630 in the RM4 (Multi-Unit 4 - Medium-High Density) zone**

SUPPORTING COUNCIL AND CORPORATE DIRECTION

- KAMPLAN
 - Section C, Growth Management
 - o Land Use Plan
 - o Future Development Areas, Iron Mask North
 - Section D-1, Land Management and Development
 - o General Land Use Policies
 - o Area-Specific Land Use Policies - Mid-Rise Commercial, Urban, Industrial
 - Section D-2, Environment
 - Section D-5, Housing
 - Section D-6, Parks and Recreation
 - Section D-7, Arts, Culture and Heritage

SITE CONDITIONS AND BACKGROUND

- Neighbourhood
 - Iron Mask
- Current KAMPLAN Designation
 - Iron Mask North Future Development Area
- Proposed KAMPLAN Designation
 - Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space
- Current Zoning/Use
 - FD (Future Development)/vacant

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- Proposed Zoning/Use
 - • I1 (Light Industrial) site specific to allow General Industry; RV Sales, Service, and/or Rental; and Laundry and Dry Cleaning
 - C1 (General Commercial) specific to increase the maximum building height to 6 storeys where the development comprises or includes multi-unit residential, restrict the maximum density of residential units to 270, and dwelling units will be located above the ground floor where a minimum of 40% of the ground floor is commercial
 - RM4 (Multi-Unit 4 - Medium–High Density) site specific to increase the maximum Floor Area Ratio to 2.5; increase the maximum building height to 6 storeys/22 m, except for row houses where the maximum building height will be increased to 3 storeys; and restrict the maximum number of dwelling units to 630
 - P1 (Parks and Recreation)
 - OS (Open Space)
- Proposed Variance
 - n/a
- Surrounding Uses
 - Park, institutional, vacant future development
- Application Date
 - February 23, 2026
- Restrictive Covenant
 - Restrictive covenant restricting the maximum number of dwelling units to 270 in the C1 (General Commercial) zone and 630 in the RM4 (Multi-Unit 4 - Medium–High Density) zone
- Project Evaluation Team (PET)
 - March 6, 2026
- Parcel Size
 - 36.3 ha (combined)
- MOTT Referral
 - n/a

DISCUSSION

The subject properties consist of three lots totalling 36.3 ha, located in the Iron Mask neighbourhood on the north side of the Trans-Canada Highway West at the western entrance corridor to the city. The lands are designated a Future Development Area in KAMPLAN and zoned FD (Future Development). The properties are bounded by Kenna Cartwright Nature Park to the north; the Kamloops Regional Correctional Centre to the east; privately owned, FD (Future Development)-zoned lands to the west; and the Trans-Canada Highway West to the south. Access to the property is via the Trans-Canada Highway West frontage road. Dufferin Elementary School is approximately 1.3 km to the east on Hillside Drive. The City’s future arena multiplex will be located less than 500 m east of the subject lands. Transit services are currently available approximately 1.3 km away on Hillside Drive. However, with the construction of this development and the arena multiplex, transit will be extended to service both areas.

A previous Official Community Plan amendment application ([OCP00145](#)) for the same properties was defeated by Council after the January 13, 2026, public hearing. The Council report for the previous Official Community Plan amendment application provides further background and context for this report.



Current Proposal

The applicant listened to Council's feedback and concerns at the January 13, 2026, meeting and revised their proposal. The new application proposes an expanded light industrial area, eliminates the medium industrial area altogether, reduces the commercial and residential areas, and reduces the proposed total number of dwelling units from approximately 1,350 to a maximum of 900.

The applicant is proposing to amend KAMPLAN by redesignating the lands from Iron Mask North Future Development Area to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space (Bylaw No. 68-2) and rezone from FD (Future Development) to I1 (Light Industrial) site specific, C1 (General Commercial) site specific, RM4 (Multi-Unit 4 - Medium-High Density) site specific, P1 (Parks and Recreation), and OS (Open Space) (Bylaw No. 55-117). Approximately 24.6 ha of the site will be for light industrial, 2.1 ha for mixed-use commercial and residential, 5.5 ha for residential, and 4.2 ha for parks and open space in a combination of a neighbourhood park and greenway linkages to the adjacent Kenna Cartwright Nature Park (Concept Plan).

Land Use, Zoning, and Density

KAMPLAN designates the properties as Future Development Area. Properties with this designation and not in the Agricultural Land Reserve (excluded December 1, 2016) are identified for industrial and other complementary uses to facilitate future growth. Additionally, KAMPLAN designates the lands as Iron Mask North, and specific policies support residential and commercial uses for lands directly abutting Kenna Cartwright Nature Park, as is the case with the larger parcel.

To allow subsequent development applications to proceed, an Official Community Plan amendment application is required to define the specific land uses for the area. The southern and western portions of the development site, which make up approximately 24.6 ha of the 36.3 ha total area (68%), are proposed for Light Industrial, while the northeastern 11.7 ha (32%) remainder that directly abuts Kenna Cartwright Nature Park is proposed for Mid-Rise Urban (mix of apartments and townhouses), Mid-Rise Commercial (mixed-use commercial and residential), and Parks and Open Space (dedicated park and open space). The dedicated parks and undeveloped open space will provide linkages to the adjoining nature park.

Given the location within the city's entrance corridor, the potential impact on visual quality and factors such as noise, dust, and traffic must be considered. Development must also address constraints, including environmentally sensitive areas, steep slopes, availability of City servicing, potential archaeological sites, and access.

In conjunction with the Official Community Plan land use changes, the subject properties would be rezoned from FD (Future Development) to I1 (Light Industrial), RM4 (Multi-Unit 4 - Medium-High Density), C1 (General Commercial), P1 (Parks and Recreation), and OS (Open

Space). The I1 (Light Industrial), RM4 (Multi-Unit 4 - Medium–High Density), and C1 (General Commercial) zones would be site specific as follows:

- I1 (Light Industrial) - match the permitted uses in the I1 (Light Industrial) zone for what was previously supported for Comet Industries rezoning across the highway from the development site (i.e. General Industry; RV Sales, Service, and/or Rentals; and Laundry and Dry Cleaning)
- RM4 (Multi-Unit 4 - Medium–High Density) - increase the maximum floor area ratio from 1.5 to 2.5; increase the maximum building height from 4 to 6 storeys and the maximum building height from 15 m to 22 m, except for row houses where the maximum building height is increased from 2 to 3 storeys; and restrict the maximum number of dwelling units to 630
- C1 (General Commercial) - increase the maximum building height from 4 to 6 storeys where the development comprises or includes multi-unit residential, restrict the maximum density of residential units to 270, and specify that dwelling units will be located above the ground floor where a minimum of 40% of the ground floor is commercial

The requested site-specific amendments provide greater flexibility in the subdivision and design of the commercial and multi-family components of the development, while the density cap ensures no more than 900 residential units are created. All P1 (Parks and Recreation)- and OS (Open Space)-zoned lands will be dedicated to the City as either park or open space as a condition of subdivision approval.

Engagement

As with the public open house the applicant held on site in August 2025 for the previous Official Community Plan application, 129 notices were sent out to the Dufferin Neighbourhood Association and residents within a 2 km radius of the subject properties, well beyond the required 100 m notification buffer for public hearings. A total of 14 residents attended last year's open house, with feedback centring on traffic concerns, namely volume and speed on Hillside Drive at the intersection with Copperhead Drive east of the subject properties.

The applicant conducted the same engagement approach for this proposal; however, no members of the public attended the April 13, 2026, open house for the revised application. It is likely that traffic impacts from development in the area will remain a primary concern for the neighbourhood, which will be addressed through the development process (see the Technical Considerations section of this report). An additional opportunity for public consultation will be provided through the required public hearing process for the Official Community Plan amendment and rezoning applications.

Indigenous Consultation

The applicant confirmed its continued commitment to future collaboration with Tkemlúps te Secwépemc during development of the site. A summary of the feedback received from Tkemlúps te Secwépemc Kúkpi7 and Council on October 21, 2025, is outlined in the [previous Council report](#).

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Technical Considerations

Detailed servicing studies and evaluations will occur at the subdivision stage of development. The construction of all required on-site works and services will be the developer's responsibility and carried out in conjunction with future subdivision applications. It should be noted that components of the servicing will result in off-site upgrades.

A new Traffic Impact Assessment will be required for the revised proposal. The results of the Traffic Impact Assessment will be reviewed and approved by the City and the Ministry of Transportation and Transit, and will be incorporated into a larger transportation study that considers the impacts of additional growth in the surrounding area, including the City's arena multiplex project. Together, these projects will trigger upgrades at the Trans-Canada Highway West interchanges with Copperhead Drive and Hillside Drive, which will require developer contributions. Transit is proposed to be extended to this area when the level of development has progressed to the point where it is warranted. All off-site upgrades not identified in the Development Cost Charges Bylaw will be the responsibility of the applicant.

These lands were originally identified as a future industrial area in the Southwest Sector Industrial Master Plan, adopted by Council in 2018. They were envisioned as low-water-use development to mitigate the strain on off-site water infrastructure and to delay required improvements. As this proposal would require significantly more water than originally envisioned in the Southwest Sector Industrial Master Plan, upgrades will be required. In addition, controls on water usage will be implemented through restrictive covenants at the subdivision stage, as was also done for the Comet Industries industrial development.

School District No. 73 has indicated that the proposed number of dwelling units may create enough demand to warrant an additional elementary school in the Dufferin neighbourhood. There are many factors that determine the need for an additional school including the demographics of the new residential development in Kenna Village, the buildout of the undeveloped lands in the current Dufferin catchment area as well as the capacity of the existing Dufferin Elementary school. As a result, in conjunction with future development applications, the appropriate location for a second school will be determined that can best serve the neighbourhood.

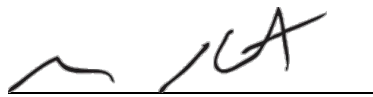
FINANCIAL IMPLICATIONS

If the proposed changes in land use and zoning for the subject properties are approved, they, along with other proposed developments in the southwest sector, will significantly accelerate off-site infrastructure improvements to multiple components of the Southwest Sector water supply system (three booster stations and approximately 10 km of large-diameter water main). Those improvements would require significant (\$100 million) additional projects to be added to a future Development Cost Charges Bylaw.

The City has already funded the short- and medium-term upgrades from development cost charges, and it is anticipated that the City has over a decade to bring in additional projects as growth continues in the area. In the short term, transportation upgrades are a more pressing issue, with expected improvements likely requiring implementation sooner than can be accommodated in a future Development Cost Charges Bylaw.

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With no road project currently included in the Development Cost Charges Bylaw, upgrades (on- and off-site) triggered by this development will likely be assigned directly to the developer, including, but not limited to, extending the multi-use pathway from the City's arena multiplex site to the subject properties and along its frontage, intersection upgrades at Hillside Drive and Copperhead Drive, and Trans-Canada Highway West on- and off-ramp upgrades. It should be noted that other developments in the area, such as the City's arena multiplex, will also need to contribute towards upgrades triggered by that project. The City is exploring grant funding opportunities for the road project.



M. Kwiatkowski, P.Eng.
Development, Engineering, and
Sustainability Director

Author: J. Mazzardis, RPP, MCIP, Senior Planner

Reviewed by: E. Beach, RPP, MCIP, Current Planning
Manager

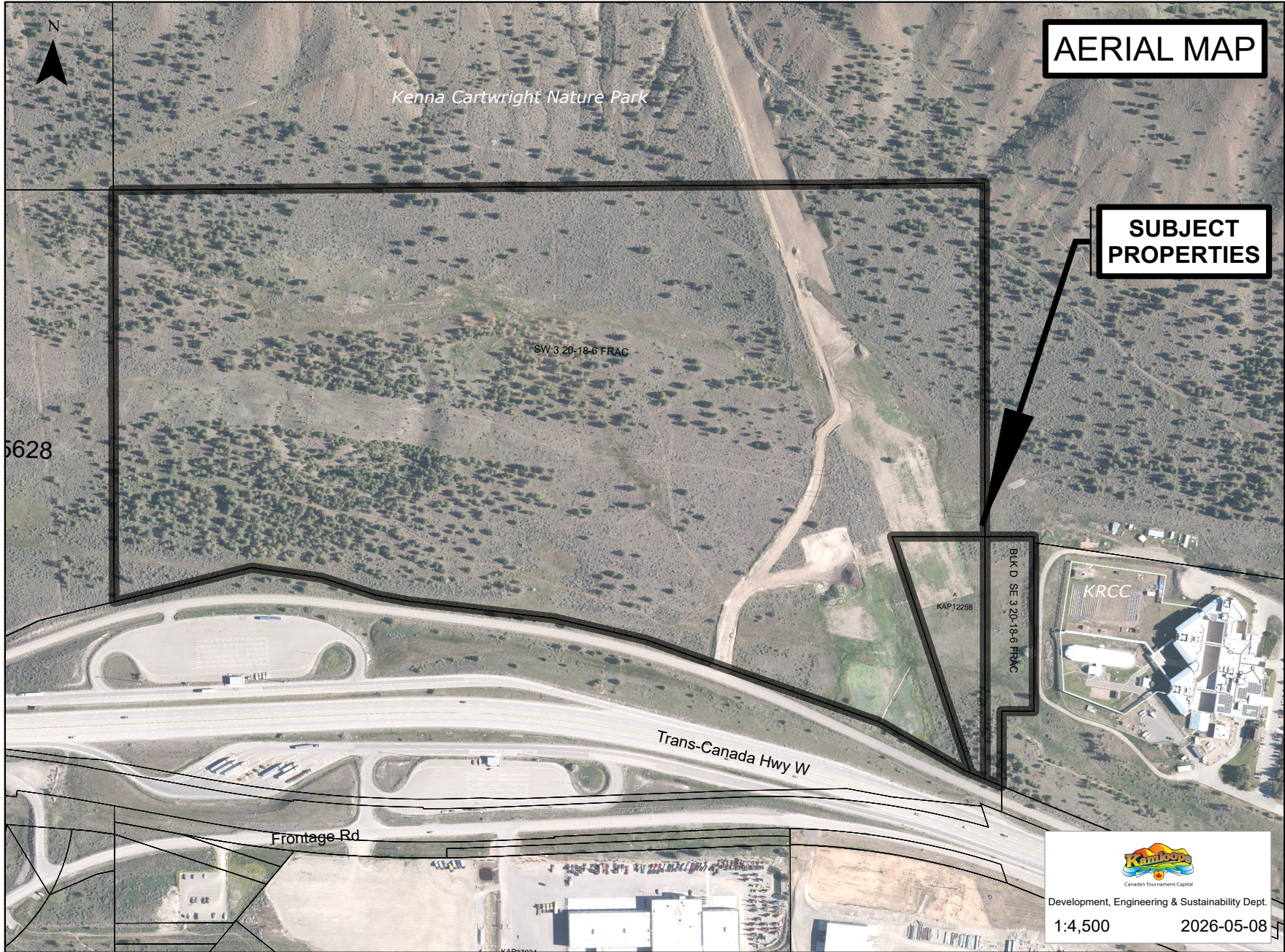
R. J. Martin, RPP, MCIP, Planning and
Development Manager/Approving Officer



Approved for Council

JM/kjm

Attachments



AERIAL MAP

SUBJECT PROPERTIES

Kenna Cartwright Nature Park

SW 3 20-18-6 FRAC

KAP 12258
BLK D SE 3 20-18-6 FRAC

Trans-Canada Hwy W

Frontage Rd



Development, Engineering & Sustainability Dept.
1:4,500 2026-05-08



LAND USE MAP

Parks and Open Space

SUBJECT PROPERTIES

SW 3 20-18-6 FRAC

Future Development Area

5628

A
KAP12258

BLK D SE 3 20-18-6 FRAC

Educational/Institutional

Trans-Canada Hwy W

Frontage Rd

Medium and Heavy Industrial

Medium and Heavy Industrial

Light Industrial

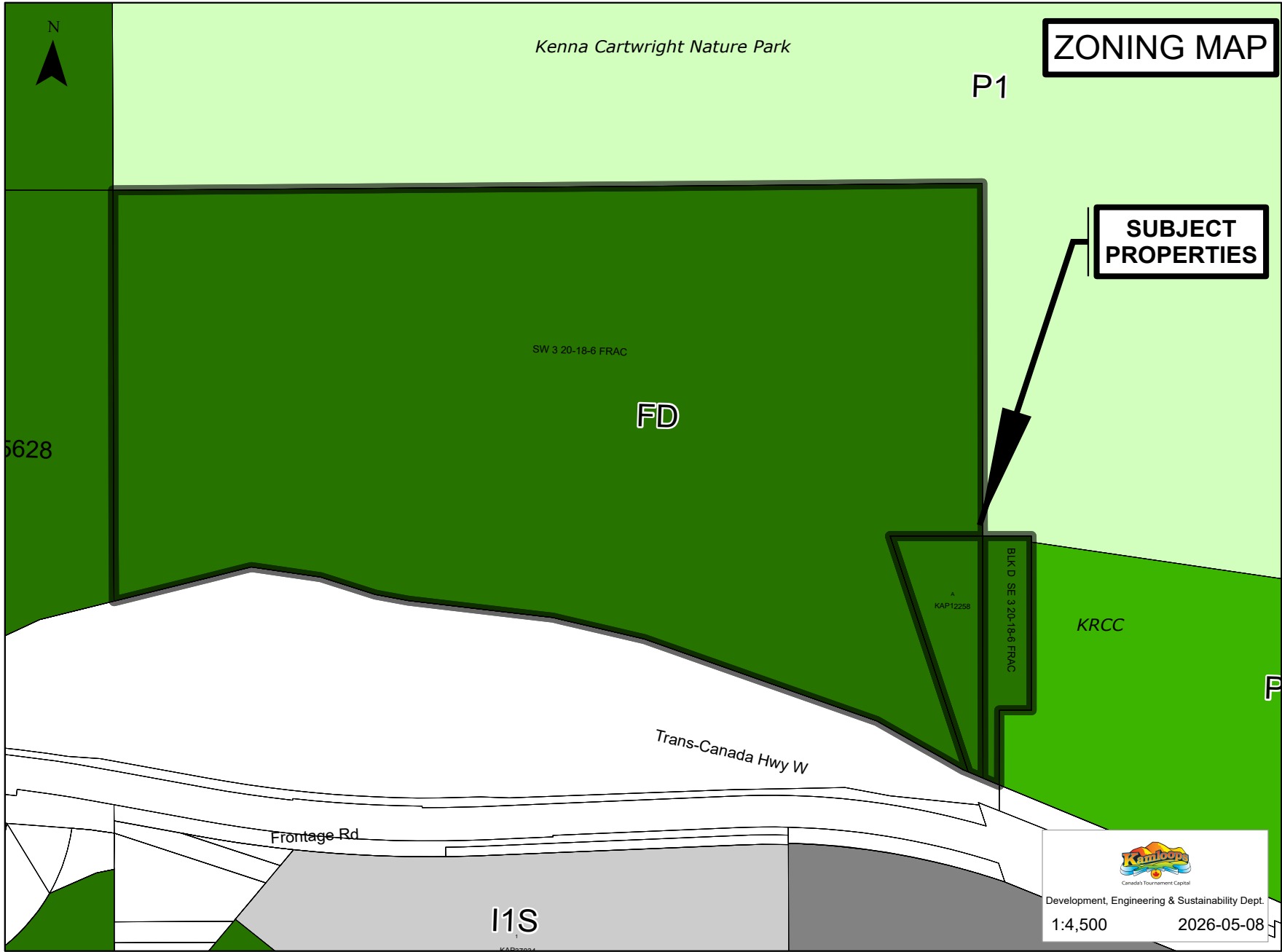
Medium and Heavy Industrial



Development, Engineering & Sustainability Dept.

1:4,500

2026-05-08




Canada's Tournament Capital
Development, Engineering & Sustainability Dept.
1:4,500 2026-05-08

PROPOSED LAND USE MAP

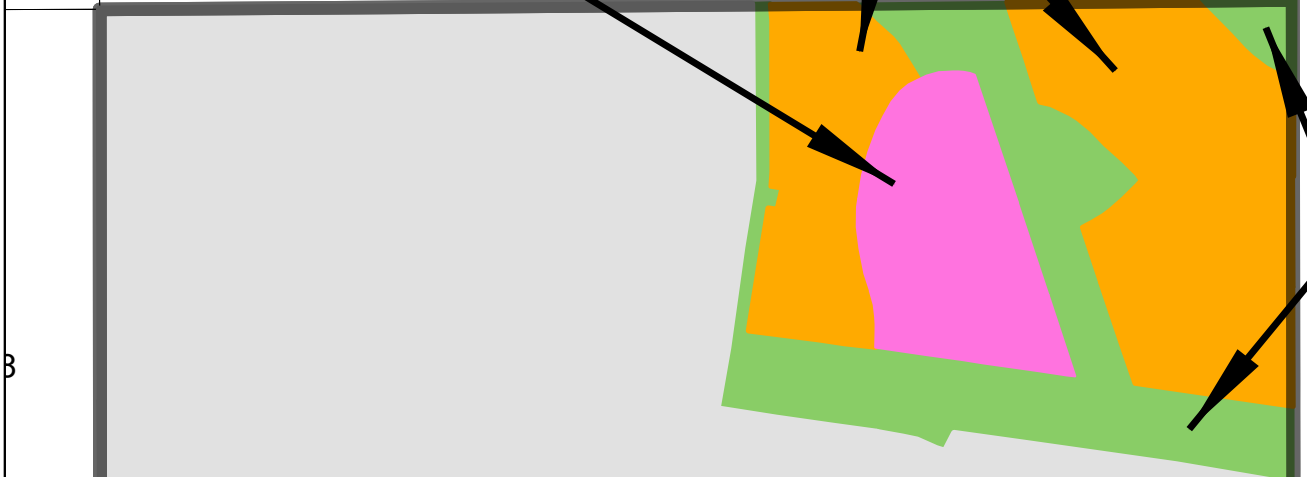


REDESIGNATE FROM
FUTURE DEVELOPMENT
AREA TO
MID-RISE COMMERCIAL

REDESIGNATE FROM
FUTURE DEVELOPMENT AREA
TO MID-RISE URBAN

REDESIGNATE FROM
FUTURE DEVELOPMENT AREA
TO PARKS AND OPEN SPACE

REDESIGNATE FROM
FUTURE DEVELOPMENT AREA
TO LIGHT INDUSTRIAL



Trans-Canada Hwy W

Frontage Rd



Development, Engineering & Sustainability Dept.
1:4,500 2026-05-11



PROPOSED ZONING MAP

REZONE FROM
FD TO C1
(SITE SPECIFIC)

REZONE FROM
FD TO RM4
(SITE SPECIFIC)

REZONE FROM
FD TO P1

REZONE FROM
FD TO OS

REZONE FROM
FD TO I1
(SITE SPECIFIC)



Development, Engineering & Sustainability Dept.

1:4,500

2026-05-12

CONCEPT PLAN

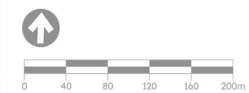


KENNA VILLAGE
 OCP + ZONING
 K A M L O O P S B C

ILLUSTRATIVE CONCEPT PLAN

LEGEND FEBRUARY 2026

- Site Boundary
- 5m Contour Interval



placemark
 DESIGN • DEVELOPMENT

CITY OF KAMLOOPS

BYLAW NO. 68-2

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Official Community Plan Amendment Bylaw No. 68-2, 2026*”.
2. *Official Community Plan Bylaw No. 68, 2025*, as amended, is hereby further amended on Map 1, Land Use, by changing the land use designation for the following legal descriptions as shown on the map attached to and forming part of this bylaw:
 - (a) Blk. D of the South East $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial;
 - (b) Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial; and,
 - (c) All that portion of the South West $\frac{1}{4}$ of Sec 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326 Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space.

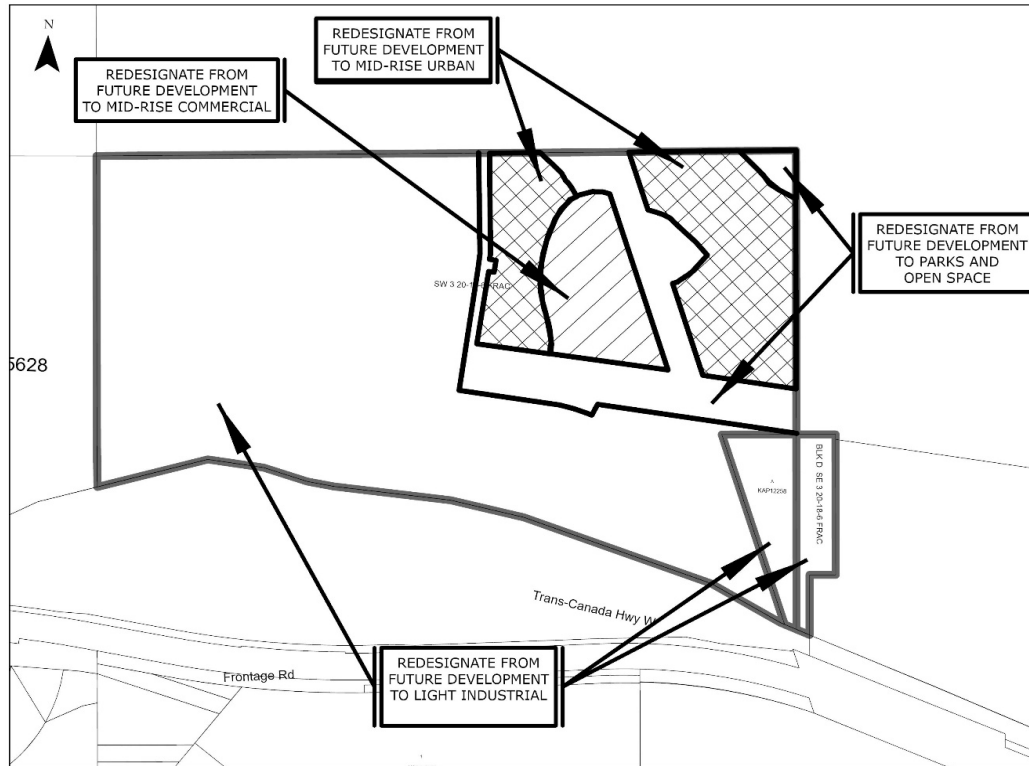
By an affirmative vote of the majority of all Council members:

READ A FIRST TIME the	day of	.
READ A SECOND TIME the	day of	.
PUBLIC HEARING held the	day of	.
READ A THIRD TIME the	day of	.
ADOPTED this	day of	.

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 68-2:



CITY OF KAMLOOPS

BYLAW NO. 55-117

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Zoning Amendment Bylaw No. 55-117, 2026*”.
2. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

Block D of the South East $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial).
3. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial).
4. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

All that portion of the South West $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial), C1 (General Commercial), RM4 (Multi-Unit 4 – Medium-High Density), P1 (Parks and Recreation) and OS (Open Space).
5. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 9, Multi-Unit Residential Zones, Section 9.4, RM4 (Multi-Unit 4 – Medium-High Density), Subsection 9.4.6, Regulations – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:
 - (t) In the case of All that portion of the South West $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), the maximum Floor Area Ratio shall be 2.5, the maximum building height shall be 6 storeys to a maximum of 22 m, except Row House with interior Side Yard Setback less than 4.5 m 3 storeys, and the maximum density shall be 630 units.

- 6. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 10, Commercial Zones, Section 10.3, C1 (General Commercial), which shall add the following, as shown on the map attached to and forming part of this bylaw:

10.3.10 Regulations – Site Specific

- (a) In the case of All that portion of the South West ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), the Maximum Building Height, where development comprises or includes Hotels/motels or Multi-Unit Residential Dwellings shall be 6 storeys, the maximum density shall be 270 multi-unit residential units, and the dwelling units shall be located above the ground floor, where a minimum of 40% of the ground floor is any commercial uses.

- 7. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 11, Industrial and Transportation Zones, Section 11.1, I1 (Light Industrial), Subsection 11.1.3, Permitted Uses – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:

- (k) General Industry; RV Sales, Service, and/or Rental; and Laundry and Dry Cleaning, in the case of Block D of the South East ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West); Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West); and, All that portion of the South West ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West).

READ A FIRST TIME the _____ day of _____, _____.

READ A SECOND TIME the _____ day of _____, _____.

PUBLIC HEARING held the _____ day of _____, _____.

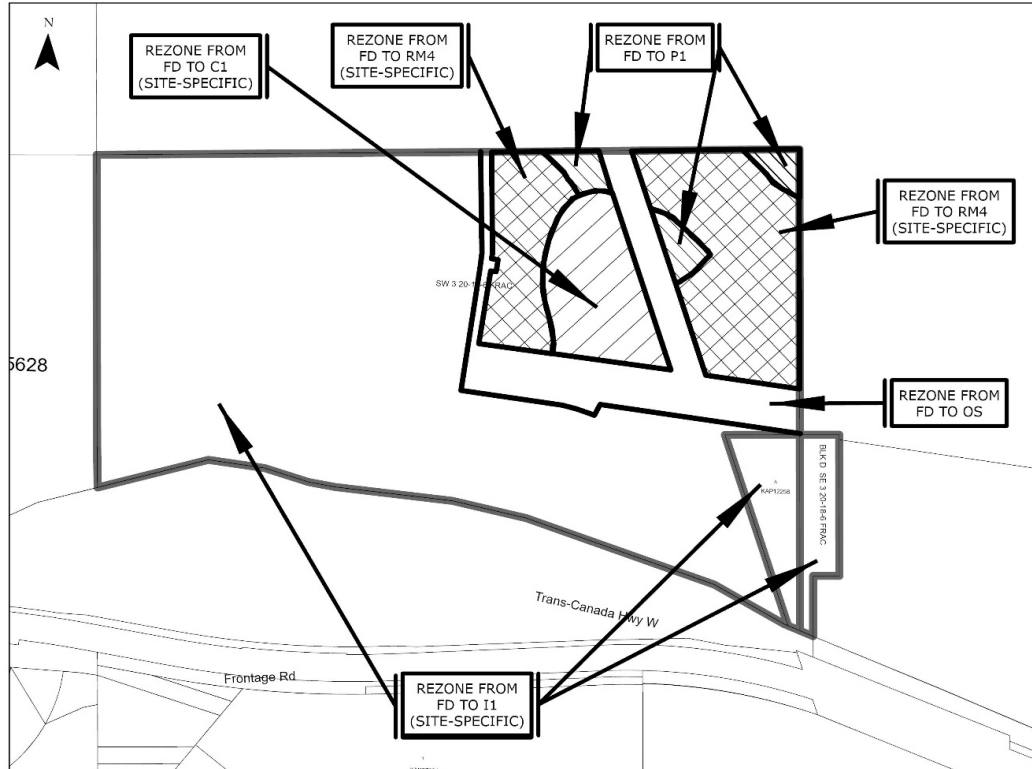
READ A THIRD TIME the _____ day of _____, _____.

ADOPTED this _____ day of _____, _____.

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 55-117:



PUBLIC HEARING CORRESPONDENCE
June 9, 2026

(Received by Submissions Deadline of Friday, June 5, 2026, 12:00 pm)

**All correspondence received to date may be viewed at City Hall by contacting
Legislative Services at 250-828-3483 during regular business hours.**

**Official Community Plan Amendment Application No. OCP00160;
Rezoning Application No. REZ00860**

(2440, 2450, and 2600 Trans-Canada Highway West)

Correspondence was received supporting this application from:

- Stu Cartwright, 2842 Capilano Drive, Kamloops
- John Zubak, 162 Waddington Drive, Kamloops
- Frederico Puscar, WSP, 989 McGill Place, Kamloops
- Ken Ellerbeck, 255 Battle Street West, Kamloops
- Doug Randell, Fusion Consulting, Kamloops
- Trevor Finch, 1000 Clubhouse Drive, Kamloops
- Wayne Wittal, DW Builders, 2118 Crosshill Drive, Kamloops
- Scott Douglas, Con-Ex Civil Contractors, 1417A Lorne Street, Kamloops
- Chris Owen, Interior Plumbing and Heating Ltd, 782 Laval Crescent, Kamloops
- Kevin Fulmer, Project Manager, Placemark

Correspondence was received opposing this application from:

- Rhonna Smetaniuk, Kamloops Resident
- Jacqueline Irwin, 1517 Butte Place, Kamloops
- Makenzi Irwin, 40-1950 Braeview Place, Kamloops
- Skye Bandora-Griffore, 1325 Midway Street, Kamloops
- Damon Willis, Kamloops Resident
- Kamloops Resident
- Kamloops Resident
- Kamloops Resident
- Kamloops Resident
- Kamloops Resident
- Kamloops Resident

Correspondence was received expressing concerns regarding this application from:

- Mo Branch, Transition Kamloops
- Dawn Carlson, Kamloops Resident
- Damon Willis, Kamloops Resident
- Hayley Waring, Kamloops Resident
- Karolyn Hendra, Kamloops Resident
- Anne Grube, Kamloops Resident
- Coreena McBurnie, 219 Evans Avenue, Kamloops
- Barbara Jackson, Kamloops Resident
- Andrea Burrows, 283 St. Paul Street West, Kamloops
- Anne Neave, Kamloops Area Preservation Association, 2068 Sifton Avenue, Kamloops
- Randy Sunderman, 666 Braemar Drive, Kamloops
- Patrick Snell and Lourine Babcock, 883 St. Paul Street, Kamloops
- Erin Maze, Kamloops, BC
- Ashley Marshall, 440 8th Avenue, Kamloops BC
- Kamloops Resident
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RECEIVED
JUNE 1, 2026
KID_382522

Kenna Village OCP & Rezoning (OCP00160, REZ00860)

From Kim and Stu Cartwright [REDACTED]
Date Mon 6/1/2026 1:13 PM
To Legislative Services <legislate@kamloops.ca>

1 attachment (24 KB)
City of Kamloops ltr re Kenna Village June 1, 2026.pdf;

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Dear Members of Council:

Attached is my letter regarding the subject matter noted above.

Should you have any questions, please do not hesitate to contact me.

Sincerely, Stu Cartwright

KID_382522

June 1, 2026

Stu Cartwright
2842 Capilano Drive
Kamloops, BC V2E 2L6

To: City of Kamloops – City Clerk
Email: legislate@kamloops.ca
Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860)

Dear Members of Council:

Kenna strongly believed Kamloops should be known as a family-oriented community that provides diverse indoor and outdoor recreational opportunities for all to enjoy. She wanted to ensure the city maintained a healthy environment for its citizens, and for the unique flora and fauna we are so lucky to have.


Kenna also believed strongly in attracting and promoting economic opportunities for Kamloops – particularly well-planned developments like this one. This proposal promotes a healthy mix for both business and residents.

Upon review, there is no doubt this development will be an attractive and vibrant new community which will benefit the City of Kamloops and its residents.

Knowing the extent of planning and effort that has gone into this development proposal to date, I believe Kenna would have supported this project wholeheartedly. She would have been humbled to have it recognized in her honour.

Sincerely,



Stu Cartwright
2842 Capilano Drive, Kamloops BC V2E 2L6
Phone: 

RECEIVED
MAY 30, 2026
KID_382523

 Outlook

Kenna Village OCP + Rezoning (OCP00160, REZ00860)

From John Zubak [REDACTED]
Date Sat 5/30/2026 4:36 PM
To Legislative Services <legislate@kamloops.ca>

 1 attachment (49 KB)
John_Zubak_Kenna_Village_Public_Hearing_Submission.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

Please find attached my written submission in support of the Kenna Village OCP Amendment and related rezoning application.

Full name: John Zubak
Civic address: 162 Waddington Drive, Kamloops, BC V2E 1M4

Thank you,

John Zubak
[Zubak & Associates](#)
[REDACTED]

KID_382523

John Zubak

Zubak & Associates
162 Waddington Drive, Kamloops, BC V2E 1M4

Public Hearing Submission

May 30, 2026

Mayor and Council
City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2

Attention: Corporate Officer / City Clerk

Re: Kenna Village OCP Amendment and Rezoning (OCP00160 / REZ00860)

Dear Mayor and Members of Council,

My name is John Zubak, and I am writing to express my strong support for the Kenna Village OCP Amendment and related rezoning application for the lands at 2440, 2450, and 2600 Trans-Canada Highway West.

I have lived in Kamloops for more than 25 years. My wife and I raised our family here, built our lives here, and watched this city grow through many important stages of change. I have also spent much of my professional life working with entrepreneurs, technology companies, business owners, and innovation-focused organizations in this region. That perspective shapes how I view this proposal.

To me, Kenna Village is not simply a development application. It is a long-term city-building decision.

Kamloops is at an important point in its growth. We need more housing options, more employment lands, better long-range infrastructure planning, and complete communities that allow people to live, work, move, and gather in ways that are practical and sustainable. Kenna Village responds to those needs in a coordinated way.

The official notice describes the purpose of the amendment as redesignating the properties from Future Development Area to Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space to facilitate rezoning, subdivision, and development of the lands. In my view, that combination matters. It reflects a more complete approach to growth than simply adding housing in isolation or employment lands in isolation.

From what I have reviewed, the revised application has moved in a responsible direction. The removal of medium/heavy industrial land use, the increase in light industrial lands, the reduction in proposed residential units from approximately 1,350 to 900, and the inclusion of a concurrent rezoning application all indicate a serious effort to refine the proposal and respond to community and planning considerations.

I support that approach.

Kamloops does not benefit from fragmented growth that solves one issue while creating several others. We need thoughtful planning that brings together housing diversity, employment opportunity, parks, trails, commercial services, and infrastructure in a way that can be reviewed, phased, and managed properly over time. Kenna Village has the potential to help create that kind of complete community.

I also believe the employment lands component is especially important. In my work today, I focus heavily on artificial intelligence adoption, business modernization, workflow automation, and practical technology implementation. I work with organizations that are trying to understand how AI and emerging technologies will change the way they operate, hire, train, communicate, and compete.

One thing is very clear: communities that want to succeed in the next economy need to plan for modern employment capacity. That includes space for light industrial activity, trades, technology, research and development, creative workspaces, business services, and future-facing infrastructure. These are not abstract needs. They are the foundation for retaining talent, attracting investment, creating local jobs, and giving young people a reason to build their futures here.

Kamloops has already made significant progress as an innovation-oriented city. Thompson Rivers University, the local business community, our entrepreneurial ecosystem, and the companies that have grown out of this region have all helped position Kamloops as more than a pass-through community. We are increasingly seen as a place where serious work can happen, where people can build companies, and where quality of life still matters.

But that momentum needs land use planning to match it.

The communities that thrive over the next decade will be the ones that prepare early. They will be the places that understand housing, employment, infrastructure, and livability are connected. They will be the places that do not wait until the pressure is overwhelming before making room for growth. That is why I see Kenna Village as a meaningful opportunity for Kamloops.

I also appreciate that this OCP amendment is not the final word on every technical detail. Questions related to servicing, traffic, environmental considerations, phasing, infrastructure, and detailed design will continue to be addressed through the appropriate rezoning, subdivision, permitting, and development review processes. My support is grounded in the belief that this amendment sets the right policy direction and allows that detailed work to proceed in a structured and accountable way.

In my view, Council's role at this stage is to consider whether this is the kind of growth direction Kamloops should be enabling. I believe it is.

The project is located in an area already identified for future development. It is positioned near important transportation corridors, existing and planned infrastructure, Kenna Cartwright Park, nearby commercial areas, and the future Arena Multiplex. That combination creates a rare opportunity to plan a western gateway community that supports both livability and economic growth.

I also want to speak personally to the people behind the proposal. I have known Mike Rink and his family for many years, and I have seen their long-standing commitment to Kamloops through innovation, business development, job creation, and community contribution. I respect their willingness to take on ambitious projects and their belief in what Kamloops can become.

Not every major community decision is easy. In fact, the most important long-term decisions rarely are. Years ago, local leaders supported the creation and growth of what became Thompson Rivers University. That kind of decision required vision. It required people to think beyond the immediate moment and ask what future generations would need.

I believe Kamloops is facing that same kind of question now.

If we want our children, our future families, our students, our workers, and our entrepreneurs to see Kamloops as a place where they can build a life, then we need to support planning decisions that create capacity for that future.

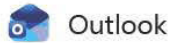
For these reasons, I respectfully encourage Mayor and Council to support the Kenna Village OCP Amendment and related rezoning application.

Sincerely,

John Zubak

Zubak & Associates
162 Waddington Drive
Kamloops, BC V2E 1M4

RECEIVED
JUNE 3, 2026
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Kenna Village OCP + Rezoning (OCP00160, REZ00860)

From Puscar, Federico [REDACTED]
Date Wed 6/3/2026 2:15 PM
To Legislative Services <legislate@kamloops.ca>

1 attachment (166 KB)
KennaVillageOCPAmendment_WSP_June2026.pdf;

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To whom it may concern,

I wish to submit the attached letter in support of the Kenna Village OCP + Rezoning (OCP00160, REZ00860), for consideration in the upcoming Public Hearing on June 9, 2026.

Thank you,

Fede Puscar
Manager, Mobility Advisory and Planning (BC)
MASc, P.Eng. (BC), PTOE, PMP, FITE



WSP
840 Howe Street, Unit 1000
Vancouver, British Columbia
V6Z 2M1 Canada

wsp.com



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2026-06-03

Mayor and Members of Kamloops City Council

City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2

Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860)

Honourable Mayor and Council Members:

I am writing to you as the Lead Transportation Engineer for the Kenna Village project at 2600 Trans-Canada Highway West, on behalf of Kenna Village Development Inc. (the Developer) and its project team. As you consider this development at the upcoming Public Hearing, I would like to share a summary of the transportation work completed and the key findings from our Transportation Impact Assessment (TIA).

Purpose and Approach

The City of Kamloops (the City) requested a comprehensive TIA to ensure that the proposed Kenna Village, a mixed-use community with new homes, businesses, and light industrial spaces, will be properly integrated into the City’s transportation network. The Developer retained WSP Canada Inc. (WSP) to identify any potential traffic issues and recommend practical solutions that keep Kamloops moving safely and efficiently. The TIA requirements were established with the City and the BC Ministry of Transportation and Transit (the Ministry) before the preparation and submission of the TIA report.

Key Findings

- **Traffic Growth and Impact:** We carefully studied current and future traffic conditions in the area, including the busiest morning and afternoon hours. Our analysis looked at how much new traffic Kenna Village would generate as it is built in phases, extending into future study scenarios up to 2047. We also considered the development of the nearby Comet-Davenport industrial project to ensure a complete picture of future traffic.
- **Identified Issues:** The study found that, while the existing road network can handle current traffic, some intersections will need upgrades as population and employment in the area grow. Even if Kenna Village does not move forward, without capacity improvements, the intersections along the Copperhead Drive interchange would experience longer delays and congestion during peak hours under the growth assumptions set by the City and the Ministry.
- **Proposed Improvements:** To address these challenges, we have identified a series of effective targeted upgrades, including:
 - New traffic signals at the Copperhead Drive intersections with Hillside Drive and the eastbound highway ramps.
 - Additional turning lanes and longer storage areas for vehicles waiting to turn.
 - Improved sidewalks and connections for people walking or cycling.
 - Minor adjustments to traffic signal timings to keep vehicles moving smoothly.

These improvements are recommended to facilitate safe and effective traffic flow, both for new and existing residents, employees, and visitors in the area.



Updated Application and Anticipated Changes to TIA Findings

Following the Public Hearing and Third Reading from January 2026, the proposed densities at Kenna Village were updated, focusing on:

- Removal of Medium/Heavy Industrial land use.
- Expansion of Light Industrial lands (increase of ~3.5 acres overall).
- Reduction in residential units from 1,350 to 900 (approximately 33%).

The proposed changes result in an overall site traffic reduction of approximately 16 to 18% by Full Build-Out (FBO), assumed by 2032. Therefore, the FBO analysis in the TIA and its findings may be deemed conservative, as they over-represent the anticipated site traffic volumes.

Kenna Village Commitment to Responsible Growth

Since 2022, WSP and the Project Team have been working closely with the City and the Ministry, culminating in the submission of the TIA report. Our analysis shows that Kenna Village could be successfully integrated into Kamloops' transportation network, provided the recommended improvements are implemented. Both City and Ministry staff have already reviewed the contents of the draft TIA with positive feedback. The final, signed-and-sealed TIA was issued on February 10, 2026, addressing the minor comments received from the City and Ministry staff.

Roads are built to enable growth, not to limit it. As Kamloops expands, the logical approach is to invest in smart improvements to the multi-modal transportation network (roads, sidewalks, bike lanes, transit routes and stops, and more), ensuring it keeps pace with new development, rather than holding back progress due to current capacity limitations. By planning upgrades alongside growth, we create communities that remain accessible, vibrant, and ready for the future.

Importantly, the cost of these off-site transportation improvements will be covered by the developers in the area, working in close coordination with the City and the Ministry. This means that the upgrades needed to support Kenna Village and other surrounding developments should not be a burden on existing taxpayers. Instead, they will be delivered as part of a collaborative approach to responsible, sustainable growth.

Thank you for your consideration of this important project. Should you have any questions or require further details, I would be pleased to provide additional information.

Yours sincerely,


Federico Puscar, MAsc, P.Eng., PTOE, PMP, FITE
Manager, Mobility Advisory & Planning (British Columbia)
WSP Canada Inc.

Vancouver Office: 840 Howe Street, Unit 1000, Vancouver, British Columbia, V6Z 2M1

Kamloops Office: 989 McGill Place, Kamloops, British Columbia, V2C 6N9

Kenna Village OCP + Rezoning (OCP00160, REZ00860)

From Ken Ellerbeck [REDACTED]
Date Wed 6/3/2026 3:49 PM
To Legislative Services <legislate@kamloops.ca>

 1 attachment (101 KB)
Ken Ellerbeck to COK May 15 2026.pdf;

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Ken Ellerbeck, PMP
[REDACTED]

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Mayor and Council
City of Kamloops
Kamloops, British Columbia

May 15, 2026

Re: Kenna Village OCP Amendment – Market Perspective and Economic Opportunity

Mayor and Council,

My name is Ken Ellerbeck, and I am a licensed Real Estate Representative with Colliers in Kamloops, BC, specializing in industrial, commercial, development, and investment real estate in Kamloops and the Thompson-Nicola region. I am writing to provide a market-based perspective on the proposed Kenna Village development and the specific economic opportunity it represents for the City of Kamloops.

As a licensed Real Estate Representative in British Columbia (since 2004), located in Kamloops BC, the nature of my business is to be in contact with both buyers and sellers of industrial and commercial lands (both developed and undeveloped) and development lands to understand the marketplace and the needs for those lands. Over the past four years, I have been directly involved in analyzing and identifying the highest and best use for the Kenna Village lands. During this time, I have had a broad range of exposure to significant and substantial local, regional and national industrial and commercial buyers and tenants looking to expand their Canadian enterprises or who are actively seeking new locations in British Columbia.

Venture Kamloops provides one excellent point of first contact for the above noted significant companies and their associated Site Selectors that are assessing the merits of Kamloops BC as a “Canadian home base” or business expansion location. Venture Kamloops makes every effort to gather market intelligence from the local real estate community to provide decision-making data to the Site Selectors. In my experience, and I’m sure it’s like that of Venture Kamloops, Kamloops’ existing inventory of commercial and industrial properties available for the Site Selectors has mostly fallen short of the variety, types, sizes and natures of their requirements.

The Kenna Village proposed development represents a unique and strategic opportunity for Kamloops to attract a calibre of enterprises that the City has historically struggled to accommodate due to a shortage of appropriately zoned, serviced, well-located, and sufficiently large lands that National Brand enterprises are typically seeking. In fact, one would be hard pressed to find such an opportunity anywhere between Vancouver and Calgary where sites of 5, 10, 20 acres of industrial or commercial designated lands are available in a “campus” type cluster setting.

Looking to the future, Kamloops needs to facilitate and welcome businesses and industries from areas such as technology, clean industry, logistics, and advanced manufacturing users. Many of these organizations require larger, campus-style parcels with certainty around servicing, access to major transportation corridors, and the ability to scale operations over time. In many cases, Kamloops has simply not had suitable product available when these opportunities arise.

The proposed Kenna Village lands are uniquely positioned to attract these “lighter” industries and businesses because the scale and master-planned nature of the site allow for flexibility in parcel configuration and size, something next to impossible in older, established industrial areas. The proximity of Kenna Village to the Trans-Canada Highway and other established and planned regional infrastructure creates logistical efficiency that is increasingly critical to modern businesses. Supplemental attributes of the proposed project are the proposed integration of residential land use and the adjacent Kenna Cartwright Park recreational lands within a broader mixed-use community, all of which are sought by today’s employers who are competing for skilled labour and prioritizing quality of place.

The type of employment that Kenna Village could attract seems aligned with Kamloops’ long-term economic objectives. A healthy economic community requires technology oriented, higher-paying jobs that strengthen the municipal tax base, support local service industries, and provide meaningful career opportunities for residents. Over time, this kind of employment growth helps stabilize housing demand, supports public infrastructure investment, and reduces economic leakage to larger urban centres.

Support for the Kenna Village proposed development is not simply a land use decision. It is a vote for the long-term economic health of this City that we all call home.

Thank you for the opportunity to share my perspective. I appreciate the thoughtful consideration Council, City staff, and the community are giving to this application, and I believe Kenna Village represents a meaningful step forward in strengthening Kamloops’ economic future.

Respectfully submitted,

Ken Ellerbeck, PMP
Licensed Real Estate Representative
Colliers
Kamloops, British Columbia

255 Battle Street West, Kamloops BC V2C 1G8



Kenna Village OCP + Rezoning (OCP00160, REZ00860)

From Doug Randell [REDACTED]
Date Wed 6/3/2026 7:56 PM
To Legislative Services <legislate@kamloops.ca>

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June 3, 2026
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1 attachment (96 KB)

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Good Evening,

Please find the attached letter in support of the above noted project.

Thanks,

Doug Randell, P.L.Eng., PMP

[REDACTED]
FusionConsultingLtd.ca





Mayor and Council
City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2

June 3, 2026

Attention: Corporate Officer / City Clerk

**Subject: Kenna Village – Kenna Village OCP + Rezoning (OCP00160, REZ00860)
2440, 2450, and 2600 Trans-Canada Highway West – Servicing Context and DCC Framework**

Mayor and members of council,

My name is Doug Randell, P.L.Eng, PMP and I am a Project Manager and Civil Engineer with Fusion Consulting. Our team has been working with the applicant and project team through the technical due diligence and application process. I am writing to provide my support for the OCP Amendment and clarify the servicing strategy for the project. We focused on the feasibility of Roads, Water, Sanitary and Drainage infrastructure.

For context, in October 2018, the City of Kamloops staff prepared a report on the South West Sector Land Strategy (SWS) which included two sites, the Iron Mask West and Iron Mask North expansion areas. The subject parcel lies within the Iron Mask North expansion area. The SWS outlined land supply and demand, infrastructure upgrades and funding strategies specific to these expansion areas. The report recommended council authorize the Land Strategy and include the Iron Mask water and sanitary upgrades in the Development Cost Charges (DCC) Bylaw review. The proposed water and sewer upgrade projects supported both the 10 and 25 year build-out horizons for the SWS. The DCC funding option was preferred to ensure timeliness of development and to not saddle one landowner with a high initial burden for the off-site works that will benefit multiple owners. Ultimately council supported these recommendations and these water and sanitary projects were added to the DCC bylaw bringing benefits to the entire City in terms of generating employment and other fiscal and economic benefits.

Currently the DCC sanitary upgrades to support the Iron Mask area are under construction and anticipated to be completed this summer. This DCC project includes constructing a new sanitary main from the West Iron Mask area, underneath the TransCanada Highway, north through Domtar and Paper Excellence lands, to the existing City of Kamloops Sewage Treatment Centre and includes a sanitary main connection point to support the North Iron Mask area. The sanitary connection point is located approximately 600m west of the proposed development. To service the subject property with sanitary sewer we are proposing to extend this sanitary main east through the development, terminating near the east boundary of the project site. This will provide sanitary servicing throughout the Iron Mask North expansion area, proposed development as well as provide an opportunity to connect the existing KRCC sanitary service and potentially the future Arena complex to the system.

In 2025 the DCC water upgrades to support the Iron Mask expansion areas were completed and included a watermain crossing underneath the TransCanada Highway to service the Iron Mask North area. The existing water connection point is located approximately 140m west of the development. To service the proposed development with domestic water and fire flow we are proposing to extend this watermain connection point along the Hillside frontage road east and through the development, terminating near the east boundary of the project site. This will provide water servicing throughout the



Iron Mask North expansion area, proposed development and potentially support the future Arena complex.

In terms of drainage, the existing site generally slopes east to west with large contributory areas from Kenna Cartright park to the north and east of the site and a smaller contributory area from the TransCanada Highway to the south. The natural drainage path starts at the midpoint of the west property boundary and flows north west through the Domtar and Paper Excellence lands to the Thompsom River through an established drainage course. We have developed a stormwater management plan that maintains pre-development discharge rates from the development to the natural drainage course. The design considers snow melt from adjacent lands, snow storage, attenuation and increased frequency and intensity of storm events observed over the last 20 years. This approach will exceed minimum requirements outlined in the City of Kamloops Design Criteria Manual and provide a robust drainage system, maintain natural drainage paths and minimize erosion to downstream systems.

The above noted proposed infrastructure works including the roadways will be designed and constructed by the applicant at their own cost of approximately fifteen million dollars.

Having worked closely with the applicant and project team through over two years of rigorous technical due diligence, I can state with full confidence that the Kenna Village development is not only technically feasible but exceptionally well-planned. The servicing strategy is logical, phased, and directly aligned with the backbone infrastructure the City has already invested in — making this one of the most shovel-ready and fiscally responsible development proposals to come before Council in this expansion area. The applicant has demonstrated a serious and committed approach, with approximately fifteen million dollars in on-site infrastructure investment at their own cost. From an engineering standpoint, there are no outstanding technical barriers to approval. I wholeheartedly recommend that Council support the OCP Amendment and take this important policy step with confidence — it is the right decision for the City of Kamloops, its residents, and the long-term vision of the South West Sector.

If Council have technical questions regarding the servicing design, timing or the standard sequence from OCP to rezoning to subdivision and detailed design, I would be pleased to respond.

Respectfully submitted,



Doug Randell, P.L.Eng., PMP
743 Singh Street
Kamloops, BC V2B 5C5



RECEIVED
June 4, 2026
KID 382541

From: Trevor Finch [REDACTED]
Sent: June 4, 2026 12:25 PM
To: Legislative Services <legislate@kamloops.ca>
Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860)

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Dear Mayor and Council,

I am writing in support of the Kenna Village Neighbourhood Official Community Plan Amendment and Rezoning Application.

As a real estate professional serving the Kamloops market for nearly two decades, I have had the opportunity to work with hundreds of families, first-time homebuyers, downsizers, and individuals relocating to our community. Throughout that time, I have witnessed firsthand how housing availability and affordability have become increasingly significant challenges for many residents seeking to establish or remain in Kamloops.

One of the most common concerns I hear from clients is the limited availability of housing options that meet their needs and budgets. Whether it is a young family looking to purchase their first home, a local worker seeking rental accommodation, or an older resident looking to downsize within their community, the lack of housing choice continues to place pressure on the market. For this reason, I believe projects such as Kenna Village are an important part of the solution.

The proposed neighbourhood introduces 900 new homes through a range of housing types, including townhomes, duplexes, and apartments. Providing a diversity of housing options is critical to ensuring that Kamloops remains a community where people at different stages of life can find suitable housing and continue contributing to our local economy and neighbourhoods.

Beyond my professional experience, I have spent my life in Kamloops and have watched the city grow and evolve over the years. Growth creates opportunities to strengthen our community when it is planned thoughtfully. In my view, Kenna Village represents the type of growth that can help address existing housing pressures while creating a complete neighbourhood that will serve residents for generations.

While no single development can solve the housing challenges facing Kamloops, projects of this scale make a meaningful contribution by adding new homes, increasing choice, and helping to meet the needs of current and future residents.

Based on my experience working in the Kamloops real estate market and as a long-time resident of this community, I respectfully encourage Council to support the Kenna Village Neighbourhood OCP Amendment and Rezoning Application.

Sincerely, Trevor Finch

Be Great!



Trevor E Finch PREC,
REALTOR®, CNE, CHSA
ICON AGENT



 kamloopshousehunter.com



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Located at 1000 Clubhouse Drive (lower) in Kamloops BC V2H 1T9

RECEIVED
JUNE 5, 2026
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 Outlook

Kenna Village OCP + Rezoning (OCP00160, REZ00860)

From Wayne Wittal [REDACTED]
Date Fri 6/5/2026 8:03 AM
To Legislative Services <legislate@kamloops.ca>

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Support Letter.docx;

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Good morning,

Please see attached support letter for the Kenna Village Project.

Let's make this happen.

Wayne Wittal
President



[REDACTED]
102 – 925 Laval Cres, Kamloops, BC, V2C 5P4
[REDACTED]

KID_382546

June 5, 2026

Attention: Corporate Officer / City Clerk Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860) 2440, 2450, and 2600 Trans-Canada Highway West – Letter of Support

Dear Mayor and Members of Council,

I am writing to express my full support for the Kenna Village OCP Amendment. Having called Kamloops home for over 40 years, I've seen firsthand the positive evolution of the Dufferin area and Kenna Cartwright Park, as well as the invaluable role it plays in our community. Incorporating a residential component into the Kenna Village master plan will foster a complete and connected community, with convenient access to employment, services, and recreational amenities.

As the owner of DW Builders and a board member of the Canadian Home Builders Association Central Interior, I am acutely aware of the need to expand Kamloops' housing inventory in response to provincial requirements. The addition of a development such as Kenna Village would meaningfully contribute to closing that mandated housing shortfall.

I also appreciate and support the recent revisions included in this application, such as:

- The removal of Medium/Heavy Industrial land use
- The expansion of Light Industrial lands, adding roughly 3.5 acres overall
- A reduction in residential units from 1,350 to 900 (approximately a 33% decrease)
- The addition of a concurrent Rezoning Application

These adjustments demonstrate a thoughtful and balanced approach to land use planning that better aligns with current market demands while maintaining opportunities for employment and sustainable growth.

We have worked collaboratively with Mike Rink for many years, completing several million dollars' worth of construction projects together. In my experience, Mike and his team have consistently demonstrated the capability to deliver complex, multi-phased projects, and we welcome the opportunity to continue our working relationship on the build-out of Kenna Village.

Kamloops is at an important crossroads, and the decisions Council makes today will shape the community for generations to come. Kenna Village represents exactly the kind of thoughtful, balanced, and forward-looking development our city needs — one that addresses housing demand, expands employment lands, and creates a complete community that residents can be proud of. Having worked alongside Mike Rink and his team for many years, I have full confidence in their ability to deliver on this vision. I respectfully and wholeheartedly call on Council to approve the Kenna Village OCP Amendment and Rezoning (OCP00160, REZ00860) — it is the right decision for

Kamloops, its residents, and the future we are all working towards, plus I feel this is a wicked addition to the multiplex project.

As our community continues to grow, it is important that we evolve our approach to land use planning and focus on solutions that address future demands.

Thank you once again for the opportunity to provide my comments.

Respectfully submitted,

Wayne Wittal

2118 Crosshill Drive, Kamloops, B.C., V1S 0C6






RECEIVED
JUNE 5, 2026
KID_382548

Kenna Village OCP Amendment Letter of Support

From Scott Douglas [REDACTED]
Date Fri 6/5/2026 9:44 AM
To Legislative Services <legislate@kamloops.ca>

 1 attachment (1 MB)
Kenna Village OCP Amendment support letter.pdf;

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Mayor and Council,

Please find attached our letter of support for the Kenna Village OCP Amendment

Scott Douglas, ASCT., G.S.C Vice-President
1417A Lorne Street
Kamloops, B.C.
V2C 1X3



KID_382548



1417A Lorne St.
Kamloops, B.C.
V2E 2R8

June 5, 2026

Mayor and Council
City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2
Attention: Corporate Officer / City Clerk

Re: Kenna Village – OCP Amendment Bylaw No. 68-1, 2025 (OCP00145) 2440, 2450, and 2600 Trans-Canada Highway West – Servicing Context and DCC Framework

Dear Mayor and Members of Council,

My name is Scott Douglas, and I am a co-owner of Con-Ex Civil Contractors Ltd. I have been active in the Kamloops construction industry for many years and have had the opportunity to work on a wide range of civil infrastructure and development projects throughout the region. I am writing in support of the Kenna Village development complex.

I spent 13 years as the Chief Estimator and Project Manager for BA Dawson Blacktop and the last 23 years as the majority owner of Con-Ex Civil Contractors Ltd. During the last 36 years I spent many years on the board of directors of the Southern Interior Construction Association and twice Chairman of the Board. I have also spent 16 years on the Board of Directors for MMCD as well as Chair of the Marketing and Education Committee.

As a civil contractor, my perspective is shaped by how projects function on the ground, how infrastructure is planned, sequenced, and delivered over time. In my experience, developments that are thoughtfully master-planned from the outset are far more successful than those that evolve in a piecemeal or reactive manner.

Professional Experience with the Developer

I have worked with Mike Rink and his development team for many years and have completed millions of dollars' worth of civil construction work across multiple projects. We are also currently engaged on active projects together.

From my perspective, Mike is a highly credible developer who understands the importance of proper planning, realistic scheduling, and collaboration with contractors and consultants. Our long-standing working relationship has been built on trust, clear expectations, and a shared commitment to delivering projects properly. These are critical qualities when advancing large, multi-phase developments, and they are a significant reason I am supportive of this project.



1417A Lorne St.
Kamloops, B.C.
V2E 2R8



Support for the Refined Application

I am particularly supportive of the developer's recent adjustments to the application, which demonstrate a balanced approach to the community's needs. Specifically, the updated proposal reduces the Medium/Heavy Industrial land use, ensuring the commercial and industrial spaces remain highly compatible with the adjacent Kenna Cartwright Park and existing residential neighborhoods. Additionally, the expansion of Light Industrial lands by approximately 3.5 acres brings the total dedicated light industrial space to over 60 acres to support a robust Business Campus.

Exceptional Urban Design and Connectivity

Beyond the civil infrastructure benefits, the master plan showcases several exceptional urban design features that elevate this project from a standard development into a complete community. By co-locating a Light Industrial Business Campus alongside a mixed-use residential village, the design achieves a true live-work balance, reducing commuter strain on local highways by allowing residents to live within a short walk of regional employment. Furthermore, the plan utilizes a classic transit-oriented "five-minute walk" framework, clustering commercial spaces, neighborhood services, and housing into a walkable Village Heart. The integration of the Kenna Village Greenway and a dedicated park seamlessly transitions the built environment into the trails of Kenna Cartwright Park. Finally, strategically linking the site's multi-use networks directly to the future Arena Multiplex ensures the community is tied into Kamloops' broader civic fabric from day one.

Why Kenna Village Works from a Civil Infrastructure Perspective

Kenna Village stands out because it brings together industrial lands, housing, and infrastructure within a single, coordinated framework. This 90-acre development serves as a critical gateway to Kamloops and anchors the Dufferin West neighborhood. From a civil construction standpoint, this approach allows servicing, transportation, and site development to be planned logically and delivered efficiently over time.

Large, contiguous industrial sites of this nature are increasingly difficult to deliver, yet they are essential for supporting employment, logistics, and long-term economic growth. At the same time, the inclusion of up to 900 homes ranging from townhomes to purpose-built rentals helps ensure that people working in these sectors can continue to live in the community. This balance is not common and, in my view, represents a significant opportunity for Kamloops.

Long-Term Value for Trades, Suppliers, and the City

A development of this scale and duration delivers long-term value by supporting steady employment, enabling coordinated infrastructure delivery, and providing the stability local



1417A Lorne St.
Kamloops, B.C.
V2E 2R8



contractors need to invest in people, training, and equipment. The estimated generation of 4,800 permanent and temporary construction jobs, alongside an eventual \$7.4 million in annual city tax revenue, highlights the substantial economic engine this project represents.

From a broader city-building perspective, developments like Kenna Village support predictable growth rather than reactive expansion. When infrastructure investment is aligned with long-term planning, municipalities are better able to manage servicing costs, transportation needs, and employment land supply. In my experience, this leads to stronger outcomes, better use of public and private investment, and a community that is prepared for growth rather than strained by it. For these reasons, I believe the Kenna Village OCP Amendment represents a positive opportunity for Kamloops. It supports employment, housing, and infrastructure in a coordinated way, and it is being advanced by a development team with the experience and credibility required to deliver a project of this scale responsibly. I respectfully encourage Council to support the amendment.

Thank you for your time and consideration.
Respectfully submitted,

Con-Ex Civil Contractors Ltd.



/Scott Douglas, AScT., GSC. Vice President

RECEIVED
JUNE 5, 2026
KID_382551

From: Chris Owen [REDACTED] >
Sent: June 5, 2026 11:23 AM
To: Legislative Services <legislate@kamloops.ca>
Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860)
Attachments: Kenna Village - Chris Owen Endorsement.pdf

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Please find the attached letter of endorsement.

CHRIS OWEN PE, GSC
President

[REDACTED]
250-372-3441 (work)



June 6, 2026

Mayor and Council
City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2

Attention: Corporate Officer / City Clerk
Subject: Kenna Village OCP + Rezoning (OCP00160, REZ00860)
2440, 2450, and 2600 Trans-Canada Highway West – Letter of Support

Dear Mayor and Members of Council,

My name is Chris Owen, and I am one of the owners of Interior Plumbing & Heating (IPH). Born and raised in Kamloops, I have spent most of my professional career working in the city's construction and development sector, and I am proud to live, work, and raise my family in this community.

Interior Plumbing & Heating is a locally founded company, established in 1949 by my grandfather, Maurice Owen, built up by my father and uncle, and carried forward by the next generation. Today, IPH employs approximately 250 people and supports hundreds of local families through steady, long-term employment. Our work spans residential, commercial, and industrial projects across Kamloops and throughout British Columbia, and we take seriously our responsibility to contribute positively to the city's economic health.

Earlier this year, our company was honoured to receive a Certificate of Appreciation from the City of Kamloops recognizing our contribution to the local economy. I mention this not for recognition, but to underscore that our perspective comes from long-term, hands-on involvement in building this city and employing its residents.

A Long-Standing Professional Relationship

Interior Plumbing & Heating has worked with Mike Rink and his associated companies for many years— dating back to projects completed by my father and uncle and continuing through my own leadership of the company. This relationship has been built on trust, clear communication, and a shared commitment to doing projects properly.

I have personally enjoyed working with Mike for many years. Early in my career, I firsthand experienced his ability to combine creativity and vision, delivered with a level of charisma that helped bring complex ideas to life. That impression has held over time. Mike approaches development with a long-term mindset and a clear appreciation for coordination, realistic planning, and accountability—qualities that are essential to local contractors and tradespeople who depend on well-managed, stable projects to support their livelihoods.

Why Kenna Village Matters

I am writing in support of the proposed Kenna Village development because it addresses several challenges that Kamloops is currently facing in a practical and forward-looking way.

As a large local employer, one of the most significant issues we face is the ability to attract and retain skilled tradespeople, project managers, and their families. Housing availability, employment opportunities, and overall community design all play a role in whether people choose to remain in Kamloops over the long term.

Kenna Village's mixed-use, master-planned approach—integrating diverse housing options with significant employment lands, neighbourhood commercial services, and access to parks and trails—directly supports the kind of complete community that working families are looking for. The inclusion of substantial industrial and employment lands is particularly important, as it helps ensure that people can live closer to where they work and that Kamloops continues to grow its local job base.

Long-Term Stability for Local Employers and Workers

From a construction and employment perspective, the scale and phased nature of Kenna Village is also meaningful. A development of this magnitude, anticipated to build out over many years, provides stability and predictability for local businesses and their employees. This allows companies like ours to invest in apprenticeships, training, and long-term workforce development with greater confidence.

Projects that create both housing and employment opportunities are essential if Kamloops is to remain competitive as a place for families to settle and for businesses to grow.

A Clear Recommendation

Having observed this city grow and evolve over decades and having worked alongside the people and businesses that make Kamloops what it is, I can say with full confidence that Kenna Village is the kind of development our community needs and deserves. It is thoughtfully planned, economically sound, and backed by a developer with a proven track record of delivering on his commitments.

I wholeheartedly and respectfully urge Council to approve the Kenna Village OCP Amendment and Rezoning (OCP00160, REZ00860). This is a generational opportunity for Kamloops — one that will create lasting employment, support working families, and strengthen the economic foundation of a city we are all proud to call home.

Respectfully submitted,


CHRIS OWEN PENG, PE, GSC
President

Home: 1912 Galore Crescent, Kamloops, B.C., V2E 0A7 **Mobile:** [REDACTED] **Email:** [REDACTED]

While the purpose of the upcoming Public Hearing is to consider amendments to the OCP Land Use Designation and Zoning Bylaw, we recognize there is interest in the potential development of a data centre on the lands. Although the specific design and operation of any future development would be determined through subsequent Development Permit and Building Permit processes, the following information is provided to address questions that have been raised regarding infrastructure and servicing considerations.

Should the proposed Kenna Village data centre proceed, it will implement the following systems reducing demand on municipal services and infrastructure and create opportunities for future community benefits. These systems have already been successfully implemented on other projects within Kamloops by the project team.

1. Closed-Loop Cooling

- A closed-loop cooling system circulates liquid through a sealed system to collect and remove heat, without being consumed or discharged.
- Air-source chilling releases the heat allowing the same liquid to circulate back through the cooling system.
- As a result, data centres do not require municipal water for ongoing cooling operations. Municipal water use can be limited to normal building uses, such as washrooms, cleaning, maintenance, and fire protection.

2. District Energy

- Data centres generate heat as part of their operations. While that heat can be released through air-source chilling noted above, it also presents opportunity for a District Energy system.
- A district energy system captures and redistributes heat produced from the data centre to nearby development, such as Kenna Village, providing heating and energy to homes and businesses.
- This allows data centres to contribute not only to economic development and employment, but also to long-term community energy infrastructure.

In direct response to the questions raised:

If the policy is that the data centre would have comparable water restrictions, how would that impact their ability to keep the servers cool?

- It would not impact the ability to keep the servers cool as the cooling system does not use municipal water for ongoing cooling – it is a closed loop which reuses the same water, significantly reducing water consumption.

If they're unable to keep their servers cool, what is the potential risk of those servers overheating?

- City water restrictions do not affect the data centres ability to cool the servers and does not cause a potential risk of overheating.

(No subject)

From Rhonna Smetaniuk [REDACTED]
Date Sun 5/31/2026 3:03 PM
To Legislative Services <legislate@kamloops.ca>

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Hi,

I have lived

in Kamloops for over 4 years now. I am a young student attending Thompson Rivers University, and I have grown to love the area, especially the nature surrounding the city. When family and friends from where I'm from ask how I like Kamloops, I always speak positively, but I fear I can no longer praise the area when our government aids in its destruction. The people of Kamloops were not properly consulted concerning the plans for the development of a new AI data center. This makes me lose faith in this beautiful city I now call home. I can no longer appreciate the things I love when our planners and government allow companies to move and pillage the parts that matter. We are all aware of the environmental impacts of these data centers: water loss in an area already prone to water instability and habitat loss for rattlesnakes and burrowing owls, among other factors that are important to maintaining Kamloops' natural beauty. There is also a blatant disregard for the citizens of Kamloops, like myself. Not only do data centers increase electricity and water prices, but they also emit obnoxious noise and unethically sell people's data. As someone who is almost finished with their degree at TRU, it is so disheartening to see people relying on AI to pass classes that I worked hard at. It makes me lose faith in future graduates, and I worry that the dependency on AI will only worsen the ability of people to make their own decisions. I can't even trust teachers and sources due to such an infiltration of AI into everyday life. I don't want datacenters to take over the things I care about anymore, and I know I'm not the only person. Countless of my peers feel the same way, and it is against the whole system of democracy to force something so invasive and so unnecessary down our throats. This is not something we need; humanity has done fine without AI and will continue to do so. It's not progression its only going to set us back and make the world worse off for us and our future children and grandchildren. I am begging, please don't ruin the place I love. Please halt plans for the data center.

Thank you

KID_382534



RECEIVED
JUNE 2, 2026
KID_382529

Submission to the June 9, 2025 Public Hearing and Rezoning Application REZ00860 (By-law No.55-117) - Kenna Village

From Jacq Irwin [REDACTED]
Date Tue 6/2/2026 8:34 PM
To ALL CityCouncil <ALL_CityCouncil@kamloops.ca>
Cc Legislative Services <legislate@kamloops.ca>

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Dear Kamloops City Councillors and Mayor,

I am writing to voice my concern about the proposed mixed residential and industrial development that includes an AI data centre.

Please accept this letter as opposition to the development proposed for the Kenna Cartright Village which includes an AI data centre. With the municipal election just around the corner, the position of candidates on this topic will be important in casting my vote.

I ask the council to defer this decision ...

- until the impacts of this development are meaningfully considered alongside the impacts of additional AI data centres being considered and/or developed.
- because KAMPLAN does not currently have regulation or land use requirements specifically for AI Data Centres
- because of its impact on the environment, community and infrastructure
- and support Transition Kamloops submission and request for more information and meaningful consideration before AI data centre development is considered
- We are in a years-long drought and are geographically considered a semi-desert with high risk of wildfire.

Thank you.

Respectfully submitted,

Jacqueline Irwin
1517 Butte Pl, Kamloops, BC V2E 1A5

KID_382529

Submission to the June 9, 2026 Public Hearing Re: Official Community Plan Amendment
Application OCP00160 (Bylaw No. 68-2) - Kenna Village

From Makenzi Irwin [REDACTED]
Date Tue 6/2/2026 10:01 PM
To Legislative Services <legislate@kamloops.ca>

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Dear Kamloops City Councillors and Mayor,

I am writing to voice my concern about the proposed mixed residential and industrial development that includes AI Data Centres.

Please accept this letter as opposition to the development proposed for the Kenna Cartright Village which includes an AI Data Centre. With the municipal election just around the corner, the position of candidates on this topic will be important in casting my vote.

I ask council to defer this decision...

- Until the impacts of this development are meaningfully considered alongside the impacts of additional AI Data Centres being considered and/or developed
- Because KAMPLAN does not currently have regulation or land use requirements specifically for AI Data Centres
- Because of its impact on the environment, community, and infrastructure
- And support Transition Kamloops submission and request for more information and meaningful consideration before AI Data Centre development is considered
- We are in a years-long drought and are geographically considered a semi-desert with high risk of wildfire

Thank you for your time and consideration.

Respectfully submitted,

Makenzi Irwin
40-1950 Braeview Place
Kamloops, B.C.
V1S 1R8

KID_382530

Submission to the June 9th, 2026 Public Hearing

Skye Bandora-Griffone
1325 Midway St. V2B 2V4

RECEIVED
June 3, 2026
KID 382539

I am writing with concern and care for the Tk'umle's land use being dedicated to the AI Data Centers. There are so many unknowns. As a geography and environmental studies major, I am deeply concerned for the various impacts on our environment, community and landscape. As a semi-arid desert with existing drought issues, data center implementation is extremely unnecessary and risky. I do not support this and urge AI data center building to be stopped before it begins here in Kamloops.

Thank you for your time and consideration
Skye

Concerning AI data Centre proposal

From Damon Willis [REDACTED]
Date Sun 5/31/2026 3:41 PM
To Legislative Services <legislate@kamloops.ca>

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Dear, Kamloops Council

I am writing to voice my concerns regarding the proposed AI data centre project in Kamloops. First I have little faith in the AI centre ability to benefit the city of Kamloops and the community in any long lasting or meaningful ways. AI is taking peoples jobs, ruining the environment, and using the drinking water while leaving behind its horrific audible humming noise. The community doesn't want a data centre and the scar that it will leave on the landscape. AI does not benefit the working class people of Kamloops, it benefits the land developers and the rich. AI has been known to steal and trade data, students use it to pass their classes and the rampant use of AI has made it difficult to find reliable sources on the internet. I am concerned for the future generations of Kamloops who will have to deal with repercussions of AI. We are in a tipping point where the people have the power to fight back against the use of AI and the data centres they require to operate.

Thanks,

Damon Willis

RECEIVED
JUNE 2, 2026
KID_382558

[REDACTED]

Submission to the June 9, 2026 Public Hearing
Re: Official Community Plan Amendment Application
OCPO0160

I am writing in concern of the proposed mixed residential and industrial development that includes an AI data center.

Reasons I am NOT in support of AI data centers in Kamloops

- The reservation has already struggled to have clean drinking water and AI uses an excessive amount of water
- AI steals art from artists who have not consented to their art being used.
- we have a small but thriving community of artists in Kamloops it's not the place to bring this SLOP
- AI isn't safe and it's not being regulated
- images are being created of people naked including children and nobody is stopping anyone.

This is the last thing this city needs!

KID_382558

Thank you for reading, [REDACTED]

RECEIVED
JUNE 2, 2026
KID_382562



Submission to the June 9, 2026
Public Hearing
Re: official Community Plan
Amendment Application OCP00
(Bylaw No 66-2) - Kenna Village 160

To Whom It Concerns -

I strongly urge you to halt
immediately any plan for
a Data Centre!

Concerns include:

- environmental impacts have not been fully considered
- KAMPLAN has no place for this
- the water use of data centres is not tenable in a drought-stricken region

KID_382562

-there is no record of
a public need for
this centre

It is time to do the right
thing and stop the
pursuit of such
short-sighted
and reckless development.

Sincerely,
[Redacted]

RECEIVED
JUNE 2, 2026
KID_382563



Submission to the June 9, 2026 Public Hearing
Re: Rezoning Application RE-200869

Please reconsider the construction of
Data centres in the Kamloops area
I'm opposed to the environmental impacts they create.

Thank you.



[REDACTED]

Submission to June 9, 2026 public Hearing
Re: Official Community Plan Amendment Application
OCPO0160 (Bylaw No. 68-2) - Kenna Village

The proposed mixed residential and industrial development especially the AI data centre is appalling!

Though the results of large scale datacentres are yet to be discovered;

it is clear facts surfacing around risks to local environments are concerning.

At minimum KAMPLAN should have specific

regulation around AI data centres to hold those implementing them accountable to risks

associated. Kamloops as a semidesert with

high risk of wildfires could be especially

affected by the heat and water usage of datacentres.

More research and care is needed for this issue. [REDACTED]


RECEIVED
JUNE 2, 2026
KID_382569

Regarding Rezoning Application
REZ0086 (Bylaw No. 55-117) Kenna Village

I am a citizen of Kamloops, the
unceded territory of Tk'emlúps te
Secwépemc. I write with deep concern
~~about~~ about the proposed Generative AI
Data Centres in relation to this public
hearing. Multiple Data Centres already exist
in town without consultation from the public.
The social and environmental consequences
in the United States have been studied and
are devastating to local communities.

Kamloops is a Semi Arid Desert at risk
to Drought and Wildfires YEARLY. We can
not responsibly sustain these centres, there
are no long term economic benefits and
the lack of consultation of the local
community and indigenous peoples is
spit in the faces of all Kamloopians

Cancel the Data centres and turn the
existing constructions into projects that
address community needs.

Concerned citizen


From: [REDACTED]
To: [Legislative Services](#)
Cc: [REDACTED]
Subject: Submissions regarding the June 9 public hearings on Kenna Village
Date: May 31, 2026 12:06:25 AM
Attachments: [TK Submission to Public Hearing Re Official Community Plan Amendment Application OCP00160 \(Bylaw No. 68-2\) - Kenna Village.pdf](#)
[TK Submission to Public Hearing Re Rezoning Application REZ00860 \(Bylaw No. 55-117\) - Kenna Village.pdf](#)

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Dear City of Kamloops staff and Council,

Transition Kamloops submits the attached two letters for your consideration in advance of the June 9 public hearings on the Kenna Village project (one each for the OCP amendment and the rezoning application).

We understand that these submissions will be entered into the public record regarding these applications.

Thank you very much.



Transition Kamloops is an organization focused on increasing local resilience and self-sufficiency in food, water, energy, culture and wellness. We emphasize a local economy, healthy ecosystems, and grassroots community building, while reducing our dependence on fossil fuels.

Learn more at www.transitionkamloops.net. Follow us on [Facebook!](#)

Received
May 31, 2026
KID_382517



May 31, 2026

City of Kamloops
Corporate Officer / Legislative Services
7 Victoria Street West
Kamloops, BC V2C 1A2

Submission to the June 9, 2026 [Public Hearing](#) re: Official Community Plan Amendment Application OCP00160 (Bylaw No. 68-2) – Kenna Village

Dear Mayor and Council,

Thank you for the opportunity to make a written submission regarding Official Community Plan Amendment Application OCP00160 for the Kenna Village development.

Transition Kamloops is a community organization whose AI Data Centres action team is exploring the implications of large-scale AI data centre development in Kamloops and potential approaches to land use governance.

We ask Council to defer Official Community Plan Amendment Application OCP00160 and direct staff to prepare a KAMPLAN amendment defining large-scale AI and hyperscale data centres as a distinct land use category before considering Official Community Plan amendments intended to permit such facilities.

While Council is not being asked to approve a specific data centre through this OCP amendment, Council is being asked to redesignate lands intended to facilitate a large-scale AI data centre and related industrial development. Earlier reporting in January 2026 identified Bell Canada as the prospective operator of the proposed facility.

Large-scale AI data centres differ significantly from traditional industrial uses in their scale, infrastructure requirements, and potential community impacts. Despite these differences, KAMPLAN does not currently recognize large-scale AI data centres as a distinct land use and does not contain policies specific to their evaluation.

The proposed data centre in Kenna Village is occurring alongside a separate expansion at Telus's existing Bunker Road data centre, which is expected to grow substantially over the

330 Greenstone Drive, Kamloops, BC V2C 1N7 www.transitionkamloops.net [REDACTED]

coming years. Together, these facilities represent a significant change in Kamloops's industrial profile, one that KAMPLAN adopted in December 2025 does not specifically address.

In our view, Council should first determine how large-scale AI data centres will be classified and evaluated within KAMPLAN before redesignating land intended to accommodate them. Establishing that policy framework first would allow future applications to be assessed against clear and consistent criteria rather than on a case-by-case basis, and, equally importantly, would take into consideration the impact of multiple data centres operating simultaneously in our community.

We take no position in this submission on the housing, commercial, or park components of the Kenna Village proposal. Our concern is limited to the AI data centre component and the absence of a planning framework specific to that use.

We are not asking Council to oppose AI infrastructure in our community. We are asking Council to establish a regulatory and planning framework before considering the redesignation of land to facilitate large-scale AI data centres. This would protect the interests of our residents by ensuring the proposals are appropriate and consistent with Kamloops's long-term planning objectives.

Thank you for your consideration.

Respectfully,

Mo Branch
Project Lead, Transition Kamloops AI Data Centre Action Team

RECEIVED
MAY 31, 2026
KID_382526



Submissions regarding the June 9 public hearings on Kenna Village

From [REDACTED]
Date Sun 5/31/2026 12:06 AM
To Legislative Services <legislate@kamloops.ca>
Cc [REDACTED]

2 attachments (492 KB)

TK Submission to Public Hearing Re Official Community Plan Amendment Application OCP00160 (Bylaw No. 68-2) - Kenna Village.pdf; TK Submission to Public Hearing Re Rezoning Application REZ00860 (Bylaw No. 55-117) - Kenna Village.pdf;

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Dear City of Kamloops staff and Council,

Transition Kamloops submits the attached two letters for your consideration in advance of the June 9 public hearings on the Kenna Village project (one each for the OCP amendment and the rezoning application).

We understand that these submissions will be entered into the public record regarding these applications.

Thank you very much.



Transition Kamloops is an organization focused on increasing local resilience and self-sufficiency in food, water, energy, culture and wellness. We emphasize a local economy, healthy ecosystems, and grassroots community building, while reducing our dependence on fossil fuels.

Learn more at www.transitionkamloops.net. Follow us on [Facebook!](#)

KID_382526



May 31, 2026

City of Kamloops
Corporate Officer / Legislative Services
7 Victoria Street West
Kamloops, BC V2C 1A2

Submission to the June 9, 2026 [Public Hearing](#) re: Rezoning Application REZ00860 (Bylaw No. 55-117) – Kenna Village

Dear Mayor and Council,

Thank you for the opportunity to make a written submission regarding Rezoning Application REZ00860 for the Kenna Village development.

Transition Kamloops is a registered not-for-profit dedicated to building a more resilient community. Our AI Data Centres action team is exploring the implications of AI data centre development in Kamloops. We are advocating for greater transparency and accountability regarding the impacts of these facilities on local communities.

We ask Council to defer Rezoning Application REZ00860 until the applicant, proposed operator, and City staff have provided satisfactory answers to key questions regarding the proposed AI data centre and its cumulative impacts alongside the ongoing expansion of the Telus Bunker Road facility.

The proposed data centre in Kenna Village is occurring alongside a separate expansion at Telus' existing Bunker Road data centre, which is scaling from approximately 25 MW toward 150 MW by 2032 under the federal Sovereign AI Factory program. There are additional AI data centres proposed and in development including Bell's AI data centre at TRU, and other projects in the region. Together, these facilities have the potential to affect municipal infrastructure, electricity demand, water resources, nearby residents, and the broader community.

330 Greenstone Drive, Kamloops, BC V2C 1N7 www.transitionkamloops.net [REDACTED]

~~KDB 001526~~

During Council's earlier consideration of this proposal, concerns were raised regarding the number of unanswered questions surrounding the project. We share those concerns and believe Council should have this information before making a rezoning decision.

Before approving zoning intended to facilitate a large-scale AI data centre, we ask that the following questions be answered on the public record:

- What is the projected daily water consumption of the proposed facility at expected operation and peak operation?
- What is the proposed water source for the facility? What impacts would that water use have on municipal infrastructure, community water security, and drought resilience?
- What is the projected electrical load of the data centre at expected typical and peak operation levels? What grid upgrades may be required to support it?
- Has the proposed electrical load been registered through BC Hydro's data centre and AI project processes, and what implications may this have for local and provincial electricity infrastructure?
- What is the projected noise profile at the property line, particularly given the proximity of future residential development and Kenna Cartwright Nature Park?
- What is the projected heat output of the facility, and are there opportunities for productive waste-heat recovery or reuse within the broader development?
- Will the operator commit to ongoing public reporting and third-party verification of water consumption, electricity consumption, noise, and heat output once operational?
- What are the cumulative impacts of both the proposed Kenna Village facility and the ongoing expansion of the Telus Bunker Road data centre on Kamloops' water systems, electrical infrastructure, and community services?

These questions are specific, answerable, and directly relevant to Council's consideration of whether the proposed zoning is appropriate for this location. We ask that Council pause this rezoning application until these questions have been satisfactorily addressed on the public record.

We are asking Council to meaningfully explore the environmental, economic and community impacts of individual and multiple data centres in our community before rezoning for individual projects is approved or denied.

Thank you for your consideration.

Respectfully,

Mo Branch

Project Lead, Transition Kamloops AI Data Centre Action Team

AI Data Centres

From Dawn Carlson [REDACTED]
Date Sun 5/31/2026 2:10 PM
To Legislative Services <legislate@kamloops.ca>

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Transition Kamloops has sent out an email with information about the upcoming two public information sessions regarding the proposed AI data centre for Kenna Village. I agree with the recommendations being put forward by Transition Kamloops, but I have a question of my own that isn't explicitly answered in their question and answer brief. It is to do with water consumption. In the last few years we have had drought conditions whereby Kamloops homeowners have had severe water restrictions. I think that before any plans proceed with more AI Data centers in Kamloops, analysis needs to be done and policies written with regard to drought conditions and the impact on homeowners versus the data centres. It would not be fair if homeowners had to cut back or cut out watering their gardens but the data centre continued to use water without impact. If the policy is that the data centre would have comparable water restrictions, how would that impact their ability to keep the servers cool? If they're unable to keep their servers cool, what is the potential risk of those servers overheating?

Thanks,
Dawn Carlson

RECEIVED
June 5, 2026
KID 382553

From: Damon Willis [REDACTED]
Sent: June 5, 2026 11:01 AM
To: Legislative Services <legislate@kamloops.ca>
Subject: AI Data Centre proposal OCP00160

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Dear Kamloops City Council members,

Today I write to address the proposal to build an AI data centre in Kamloops (OCP00160). I believe this development plan will not be of any benefit to the people of Kamloops. AI and its data centres are too new of a technology to know the long lasting effects on the environment and to people, so I write to address what we do know on behalf of those who can't. I'm sure the western meadowlarks, sparrows, and the other singers and critters who call this place home would not appreciate the buzz of a data centre. Their homes would be taken and their breeding grounds would be moved to a more congested space where competition would make it harder for them to find mates and food. The animals will no longer visit this site with the lights and noise emitted from this display of technology. It may look like a simple plot of land, but to many it is where they live. It's where we live. This is not a fair deal for the taxpayers of Kamloops, and for the generations to come after us that will have to deal with the repercussions of our actions today. Does Kamloops want an AI data centre or do the rich and land developers want it? Data centres are known to emit noise, light and pollution. How will we mitigate these things at an affordable cost? I'm concerned about how much electricity this building will require to sustain its functions. These corporations don't care about us and the plants and animals we live with. They are disconnected from our community yet they want to take up our space and use Kamloops to their advantage. Are we going to let them leech off of our beautiful landscape, climate and community?

Cheers,

Damon Willis

866 McGillivray St,
Kamloops, BC, V2B 5R6

Received
May 31, 2026
KID_382521

From: [H.Waring](#)
To: [Legislative Services](#)
Subject: AI Data Centres in Kamloops - Letter of Concern
Date: May 31, 2026 9:22:28 PM
Attachments: [AI Data Centres in Kamloops.pdf](#)

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Hello:

Please find attached my letter of concern regarding AI Data Centres in Kamloops.

Thank you,

Hayley Waring

AI Data Centres in Kamloops-Concerns

Dear City Council of Kamloops:

Regarding the proposals for large-scale AI data centres in Kamloops, I urge you to defer the OCP amendment until KAMPLAN is amended to recognize large-scale AI and hyperscale data centres as a distinct land use category with an appropriate planning framework.

Moreover, I ask that rezoning applications for AI data centres be deferred until key questions regarding water use, electricity demand, noise, heat output, cumulative impacts, and ongoing public reporting have been satisfactorily addressed on the public record.

I and many other citizens of Kamloops have very real concerns about the water usage of AI data centres. As a water conscious citizen of Kamloops, I have done my small part to minimize my water use by using drip irrigation and re-placing my water thirsty from law with a meadow-like natural space. Do not negate these small actions but allowing water guzzling AI centers her in Kamloops without the proper public reporting has been addressed on the public record.

Sincerely,

Hayley Waring

Citizen of Kamloops

Proposed AI Data Centre in Kamloops

From karolyn hendra [REDACTED]
Date Mon 6/1/2026 9:20 AM
To Legislative Services <legislate@kamloops.ca>

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Hello Mayor and Council,

I am writing to to express my concerns regarding the AI Data centre opening in Kamloops later this year. I wonder how and why Kamloops would be chosen as a site given the enormous amount of environmental data, current/expected drought conditions in the region (<https://www.castanet.net/news/Vernon/616846/Maximum-drought-rating-in-the-Okanagan-announced-ahead-of-summer>), increased severity of forest fire activity, the list goes on. An AI data centre in Kamloops (anywhere really) is cause for concern and careful consideration on a number of levels and the communities they will be part of need to understand the issues and be able to speak to them before decisions are made (https://teaching.uwo.ca/genai/posts/2025/article_16.html).

I am concerned about greenwashing and what seems like an attempt to slip something of this magnitude into Kamloops. The emphasis on closed loop, heating buildings, etc. sounds innovative and interesting until you consider the multitude of other issues such as the immense amount of energy required, the immense amount of precious water required, potential noise pollution, and other health risks to the community, etc.

I support pausing the OCP amendment until until KAMPLAN is amended to recognize large-scale AI and hyperscale data centres as a distinct land use category with an appropriate planning framework (Transition Kamloops), and

I encourage Council to defer the rezoning application until questions regarding environmental and community impacts have been addressed.

I look forward to your response to this matter

Karolyn Hendra
Kamloops resident

--

"What's good for the land is also good for the people."
Robin Wall Kimmerer

RECEIVED
June 4, 2026
KID 382542

From: Anne Grube [REDACTED]
Sent: June 4, 2026 7:00 PM
To: Legislative Services <legislate@kamloops.ca>
Subject: Concerns related to proposed AI data centre

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Dear Council Members,

I am writing to state that I have read Transition Kamloops' two submissions regarding the proposed AI data centre:

OCP Amendment Submission

Rezoning Submission

I fully agree with all the points made in these submissions. There are many issues to be considered before any AI data centres are approved. I hope that you will be thoroughly reviewing all the points made before making any decisions.

Yours truly,
Anne Grube

RECEIVED
June 4, 2026
KID 382543

From: Coreena McBurnie [REDACTED]
Sent: June 4, 2026 7:07 PM
To: Legislative Services <legislate@kamloops.ca>
Subject: AI Data Centre proposal -- rezoning & community plan amendment

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Hello,

I am writing to express my concern about the proposed residential and industrial development that includes an AI data centre.

I don't believe that we have enough information to go forward with this proposal. I urge you to consider the full impacts of a data centre on the environment and on the community.

I am concerned about AI data centres for many reasons:

- they create noise and light pollution
- they use huge amounts of resources, such as water and electricity -- would their demands take away from the demands of the community?
- we live in a community of high drought and wildfire risks and we have a limited watershed
- I support Transition Kamloops and its submission to obtain more information before a data centre is considered
- KAMPLAN does not currently have regulation specifically for AI data centres

I feel like there is an overall lack of information which leads to a lack of confidence. From looking at data centres in other communities, people are upset about the noise and light and the vast consumption of water and electricity these centres consume. Please do not support this data centre, or at the very least, defer the decision until more information can be obtained and the people of Kamloops can be assured that our environment and community will not be adversely impacted.

Sincerely,
Coreena McBurnie
219 Evans Ave
Kamloops BC V2B 1J8

RECEIVED
June 4, 2026
KID 382544

From: [REDACTED]
Sent: June 4, 2026 10:11 PM
To: Legislative Services <legislate@kamloops.ca>
Subject: Fwd: City of Kamloops proposed data centre OCP Amendment Application OCP00160 and Zoning Amendment Application REZ00860

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Dear Mayor and Council,

Thank you for the opportunity to express my opinion regarding the OCP and Zoning amendments that would allow the location of a new AI Data Centre in Kenna Village.

Data centres are a relatively new type of facility, and our OCP, Zoning Bylaw, and related development permitting processes are not sufficiently developed to properly evaluate the impact that data centres will have on our community resources.

I am very concerned that we do not know what the water consumption of this data center will be. We do not know the water source; the water volume; or how the wastewater will be processed.

In light of the current potential for drought, and the numerous structural and wildland fires that we have already had in our city this year, I believe that it would be irresponsible to give carte blanche to a potentially huge water user when the safety of our community may be at stake.

Further - it is unlikely that much employment will be generated by these data centers beyond their construction period, yet their ongoing use of our resources may be very high (water, wastewater, electricity, heat, and other services).

We will likely have many more applications for data centres in the coming years. Let's not leap onto the Data Centre Bandwagon before we can properly assess if they will have a positive impact on our community.

Thank you for your attention.

Barbara Jackson
Land Use Planner (Rtd.) B.A., MEM

RECEIVED
June 5, 2026
KID 382545

From: Andrea Burrows [REDACTED]
Sent: June 5, 2026 6:34 AM
To: Legislative Services <legislate@kamloops.ca>; Andrea Burrows [REDACTED]
Subject: Written submission — Kenna Village public hearing (OCP00160 and REZ00860)
Attachments: Burrows_Kenna_Village_submission_June 5 2026.pdf

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Hello,

Please find attached my written submission for the Kenna Village public hearing (applications OCP00160 and REZ00860). I would be grateful if it could be included in the public record for Council's consideration.

My name and address are included in the attached letter.

Thank you,

Andrea Burrows

283 St. Paul Street West, Kamloops, BC V2C 1G2

Andrea Burrows, RN, PhD (c)
283 St. Paul Street West
Kamloops, BC V2C 1G2

June 5, 2026

Mayor and Council
City of Kamloops
7 Victoria Street West
Kamloops, BC V2C 1A2

Re: Public hearing for Kenna Village, 2440, 2450 and 2600 Trans-Canada Highway West: OCP Amendment Application OCP00160 and Rezoning Application REZ00860 (light-industrial component)

Dear Mayor Hamer-Jackson and Members of Council,

I am a Kamloops resident and a PhD candidate in nursing informatics, with expertise in the field of health data, its privacy, and the systems that store it. In this letter, I write about the light-industrial designation and the AI data centre uses it would permit. I take no position on the housing. I outline three concerns: the timing of decisions, how the project's public benefit is presented and its alignment with the national AI strategy.

On timing. The City's own reports on this application defer important decisions to a later stage. Water-use controls, for example, are to be set at subdivision through a restrictive covenant. The water network in this area is already at the limits of its capacity and these lands were originally planned for low water use to avoid straining off-site infrastructure. Servicing and environmental decisions are also pushed to rezoning and subdivision, and the range of permitted uses are written broadly now, with any narrowing left to later approvals. As a result, the question of whether a large-scale AI data centre belongs on this land, and on what conditions is not decided at a public decision point. These important details are sorted out privately afterward, which limits the public's ability for input and reduces transparency.

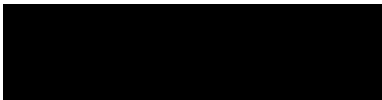
On public benefit. Letters to Council in January described benefits beyond the facility itself, in particular, a partnership with TRU and a district energy system that would reuse the data centre's waste heat. To my knowledge, these benefits were put forward by a prospective tenant, not by the applicant as part of the proposal and they carry no funding, timeline or commitment. They should not be weighed as benefits of this designation.

The broader claim that AI data centres benefit the community also deserves critique. Large AI data centres are often framed as a “sovereign”, Canadian-soil benefit. Yet, British Columbia removed its data-residency requirement in 2021, so public bodies, including health authorities, are no longer required to keep personal information on servers in Canada. In practice, these facilities rent computing capacity by the megawatt and the rack to a small number of large, mostly remote customers such as cloud providers, AI labs, and major enterprises. Local residents and businesses are not its customers. The facility’s product leaves the community while its demands — water, electricity, and land — stay here. The Province has reached a similar conclusion. It requires AI data centres to win a competitive review for access to electricity, and has itself noted that these projects deliver limited socio-economic and environmental benefit to British Columbians. As such, a facility here is a commercial choice. The law does not require it for the public good.

On alignment with the national AI strategy. This week’s national AI strategy is a useful guide to where the public benefit of AI is heading. The federal investment is in adoption, AI literacy, training, and a Compute Access Fund to help small and medium businesses use AI. The kind of AI that meets those needs is task-specific: small models that do one job well, such as, flagging a defect, forecasting irrigation, structuring clinical notes. These task specific smaller models run on ordinary hardware at a fraction of the resources the large, general-purpose systems require. Aligning with the national strategy means investing in skills and access so our businesses and workers can use AI. That work does not require a large data centre to be located in Kamloops.

I am not asking Council to oppose this development. I am asking for Council to direct staff to define large-scale AI data centres as a distinct land use, to ensure this decision is made deliberately and in public rather than deferred.

Respectfully,



Andrea Burrows, RN, PhD (c)
Kamloops resident since 2014

RECEIVED
June 5, 2026
KID 382547

From: Anne Neave [REDACTED]
Sent: June 5, 2026 7:32 AM
To: Legislative Services <legislate@kamloops.ca>
Subject: submission to June 9, 2026 Public Hearing

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City of Kamloops

Corporate Officer / Legislative Services

7 Victoria Street West

Kamloops, BC V2C 1A2

Submission to the June 9, 2026, Public Hearing

Re: Rezoning Application REZ00860 (Bylaw No. 55-117) – Kenna Village

Re: Official Community Plan Amendment Application OCP00160 (Bylaw No. 68-2) – Kenna Village

To Kamloops City Councillors:

Members of the Kamloops Area Preservation Association are concerned that the City of Kamloops is moving too quickly to accommodate another AI data centre in the Kenna Village development. Our association is committed to preserving and protecting our city's environment and adjacent environmentally-sensitive areas. We support economic activity which conforms with Kamloops' image as a healthy place in which to live, surrounded by a beautiful environment

Before the City of Kamloops amends the Official Community Plan and applies to rezone the Kenna Village area, it is important that our municipal government work to minimize the Data Center's environmental and social impacts. Kamloops is currently home to three of these data centres, with an additional three in the works. (*The Wren, Dec 4, 2025, Will Kamloops Become an AI Hub? – includes a map*) This proposed data centre in Kenna Village would be occurring

alongside a separate expansion at Telus' existing Bunker Road data centre and Bell's AI data centre at TRU.

Here are some questions for municipal government *(proposed by the Canadian Centre for Policy Alternatives)*:

- **Power Use:** Who will pay for increased electricity costs brought on by increased demand or the cost of grid upgrades and new electricity generation?
- **Water Use:** Will this data centre be required to disclose its daily water consumption to the public? What policies are in place to conserve and/or re-use water?
- **Noise Pollution:** What kinds of noise suppression systems will this data centre have in place? Will there be a distance requirement between this data centre and the Kenna Village development? Are current noise by-laws adequate to address the unique noise pollution of a 24-hour data centre?
- **Electronic Waste:** Servers, batteries, cooling systems and other hardware contain toxic materials and refrigerants that can leak harmful chemicals into soil and water when improperly handled or disposed of. Where will this hazardous waste go? Who is responsible for safe disposal? Will our local government be left to manage the long-term environmental risks?
- **Job Estimates:** How many permanent, full-time jobs will the data centre create? How many of these jobs will be high-skill and high-paid? How many of these jobs can be sourced from the local community?
- **Tax Revenues:** What kinds of incentives (tax breaks, land cost, power subsidies, regulatory relief) have we offered to developers to construct this data centre here? Will these incentives cover the cost of building and servicing the facility for however many years it is in operation?

Additionally, **we need municipal regulations** that can guarantee that the benefits of the data centres will be maximized and the costs to our community minimized.

Other communities have proposed ideas that are worth considering carefully before proceeding with amendments to the Official Community Plan and rezoning of the Kenna Village facility area. *(From the Canadian Centre for Policy Alternatives)*

- Utilities must provide rate protections or discounts to communities hosting new data centres to prevent residents from absorbing higher electricity and water costs driven by data centre demand. Data centres should pay a portion of the costs for grid upgrades or new generation capacity.
- A Mandatory Community Benefit Agreement before permits are issued would allow direct, meaningful representation from our community. Agreements should secure

concrete local benefits, not just consultation (job guarantees, skills training, local suppliers).

- Update noise by-laws to address the unique noise pollution of data centres. Require data centres to use sound baffling or other noise suppressants on equipment. Distance requirements from homes, schools, long-term care facilities, and hospitals should be considered.
- Require public reporting of energy use, water consumption, and emissions to ensure accountability and allow assessment of cumulative impacts.
- Require binding offset plans addressing land use, water stress, and emissions (could look like green infrastructure, reforestation, water conservation, etc). Offsets must be local, verifiable, and tied to an ongoing monitoring framework.

Finally, did you know that so far this year, 14 states have introduced moratoriums on the construction of new AI facilities, including Virginia, Maryland and New York? (*Tyee, May 19, 2026*) The hope is that the moratoriums will remain in place until laws are enacted to curb data centers' harmful effects. **We urge City Council to enact a moratorium on further AI facility construction until municipal regulations are in place.**

Thank you for your consideration.

Respectfully,

Anne Neave, Director, Kamloops Area Preservation Association

2068 Sifton Ave, Kamloops, V1S 1B1

RECEIVED
June 5, 2026
KID 382549

From: Randy Sunderman [REDACTED]
Sent: June 5, 2026 10:50 AM
To: ALL-CityCouncil <ALL-CityCouncil@kamloops.ca>
Cc: Reid Hamer-Jackson <rhamerjackson@kamloops.ca>; Dale Bass <dbass@kamloops.ca>; Nancy Beppele <nbeppele@kamloops.ca>; Stephen Karpuk <skarpuk@kamloops.ca>; Kelly Hall <khall@kamloops.ca>; Margot Middleton <mmiddleton@kamloops.ca>; Katie Neustaeter <kneustaeter@kamloops.ca>; Mike O'Reilly <moreilly@kamloops.ca>; Bill Sarai <bsarai@kamloops.ca>
Subject: Kenna Village Public Hearing

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Please find attached my submission on the Kenna Village proposal.

Sincerely,

Randy Sunderman

June 5, 2026

City of Kamloops
Corporate Officer / Legislative Services
7 Victoria Street West
Kamloops, BC V2C 1A2

Submission to the June 9, 2026, Public Hearing

Re: Rezoning Application REZ00860 (Bylaw No. 55-117) – Kenna Village
Re: Official Community Plan Amendment Application OCP00160 (Bylaw No. 68-2) – Kenna Village

To Kamloops City Councillors:

The Kenna Village proposal represents a significant development for the Dufferin area of the City. Specifically, the project will involve redesignating the land use and rezoning the properties to facilitate development that will create a light industrial park, a maximum of 900 residential units, neighbourhood commercial, neighbourhood parks, and greenways connecting to the adjacent Kenna Cartwright Nature Park (Concept Plan) (City of Kamloops. 2026).

Further, the project will require servicing through a combination of City-initiated capital projects funded by development cost charges and developer-funded service upgrades. However, due to capacity limitations in the City's water network, controls on water usage will be implemented at the subdivision stage. In addition, School District No. 73 has indicated that future development in the Dufferin Elementary School catchment area, including this proposal, may create sufficient demand to warrant an additional elementary school. (City of Kamloops. 2026)

While the administrative report to council does touch on the costs and mentions Development Cost Charges to be applied in the financial implications, the discussion of total costs to residents is missing, along with the timing of when costs will be incurred. Likewise, the administrative report does not outline the anticipated property tax revenue stream and other potential financial benefits that this project could contribute to the City. Looking at both the full costs and the anticipated municipal revenue benefits is a critical factor in understanding the contribution to the future of our City.

Overall, and given the size, the location and potential mix of residential, commercial, and light industrial of the Kenna Village project, it would be constructive to undertake a comprehensive analysis of these variables.

Therefore, in closing, it is suggested that the City undertake a full Lifecycle Costing Analysis of the project that would explore the revenues, indirect costs, operations, maintenance and lifecycle replacement, and utility implications of this new neighbourhood development. This is done in other communities in BC and would help in the overall understanding how the proposal will contribute to the City's revenue stream and compare against the associated costs and clearly outline who will be paying throughout the project lifecycle.

Sincerely,



Randy Sunderman

References

City of Kamloops. 2026. ADMINISTRATIVE REPORT TO COUNCIL ON OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP00160 REZONING APPLICATION NO. REZ00860 2440, 2450, AND 2600 TRANS-CANADA HIGHWAY WEST OWNERS: S. MCGILLIVRAY AND R. MICHELL APPLICANT: PLACEMARK DESIGN STUDIO INC. Dated May 26, 2026. Available at: <https://kamloops.civicweb.net/document/216321/>. Accessed June 5, 2026.

RECEIVED
June 5, 2026,
KID_382552

From: Patrick Snell [REDACTED] >
Sent: June 5, 2026 11:05 AM
To: Legislative Services <legislate@kamloops.ca>
CC: Reid Hamer-Jackson <rhamerjackson@kamloops.ca>; Mike O'Reilly <moreilly@kamloops.ca>; Margot Middleton <mmiddleton@kamloops.ca>; Katie Neustaeter <kneustaeter@kamloops.ca>; Bill Sarai <bsarai@kamloops.ca>; Kelly Hall <khall@kamloops.ca>; Nancy Beppele <nbeppele@kamloops.ca>; Dale Bass <dbass@kamloops.ca>; Stephen Karpuk <skarpuk@kamloops.ca>
Subject: AI Data Centers

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Hello:

We, as long-term Kamloops residents and taxpayers, have seen major increases in the tax base since 1995 and now you are proposing a number of new AI data centres. Here is a list of our concerns:

- It has been publicly discussed by environmentalists as to these data centres consuming incredible amounts of water and electricity as well as notable increased temperatures in the area around them.
- There are towns and municipalities in the USA right now not allowing AI data centres because of the concerns listed above plus the non-existence of proper conclusive information regarding all of the environmental impacts and health risks.
- We are concerned about the costs to build such centers, increased rates of hydro and water consumption and hydro and water restrictions that inevitably would be enforced on to the public and last but not least, the concerns of public privacy and how the information collected would affect each citizen.

We DO NOT agree with any other AI data centers being built until there is proper dialogue with the citizens of Kamloops so WE can make an informed decision on these projects moving forward.

Patrick Snell
Lourine Babcock

883 St. Paul Street
Kamloops, BC
V2C 2K6

RECEIVED
JUNE 5, 2026
KID_382550

From: Erin Maze [REDACTED] >
Sent: June 5, 2026 11:32 AM
To: Legislative Services <legislate@kamloops.ca>
Subject: proposed data centre

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I am writing to voice my concern about the proposed construction of another data centre in Kamloops. I am vehemently opposed to this prospect. As a longtime tax paying citizen of Kamloops, I am appalled at the lack of public engagement on this (and many other) projects. Kamloops has enough challenges to our water supply already without adding yet another big water user, regardless of plans to be "closed loop". Citizens are inevitably the ones who have to pay for this with further water restrictions while big businesses seem to be completely exempt from any of these considerations. Another concern with data centres is the question of electromagnetic frequencies (EMF). We are bombarded constantly with EMF from a multitude of sources and the idea of such a huge emitter in addition is objectionable. There are numerous other concerns with these data AI centres and I am including a link from a website that lists several more.

<https://ehsciences.org/ai-data-center-health-impacts/>

I am unable to attend the meeting due to a prior commitment out of town so I am voicing my concern and FIRM objection in this email.

In all sincerity, Erin Maze, Kamloops BC

Sent with [Proton Mail](#) secure email.

RECEIVED
June 1, 2026
KID_382565

From: Ashley Marshall [REDACTED] >
Sent: June 1, 2026 1:05 PM
To: Legislative Services <legislate@kamloops.ca>
Subject: Submission to the June 9, 2026 Public Hearing Re: Rezoning Application REZ00860

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I am writing to voice my concern about the proposed development that includes an AI data centre. I ask council to defer this decision until the environmental impacts are meaningfully considered. Ideally, this proposal would be rejected outright since it negatively impacts the city and its inhabitants.

It has been widely reported that AI data centres are causing air, water, and noise pollution while also using enormous amounts of electricity. Statements have been made that the proposed centres use a closed-loop system that does not rely on municipal water beyond the initial charging of the system. Though that may be true, closed systems are still a drain on our resources. It is simply trading the potable water for electricity and increasing the amount used by approximately 10%-40%. This leads to higher electricity rates that will greatly impact our city, which is already facing frequent power outages. Research conducted by the Environmental Data & Governance Initiative has shown that communities within one mile of AI data centres have rates of nitrogen dioxide, fine particulate matter, and diesel particulate matter substantially above the national average in the United States. We should not be following in their footsteps and poisoning ourselves. This is a major health concern and has already led to deaths in these areas. There have been many conversations about sustainability at TRU and yet they agree to make a deal with the very corporations that will increase emissions, amplify climate change and risk the health of everyone person and animal living nearby. We cannot afford to lose any amount of water, energy, or clean air to these data centres.

Thank you for taking the time to read this and consider the objections that I, and many others, have voiced. I ask that you seriously consider whether the building of this data centre is truly worth the cost of our energy, air, water and overall quality of life.

Sincerely,
Ashley Marshall
440 8th Avenue
Kamloops, BC

Rec'd June 2 2026

RECEIVED
JUNE 2, 2026
KID_382554



Submission to the June 9, 2026 Public
Hearing Re: Rezoning Application REZ 00869

Why in the world would you bring AT to
BC after the Tumbler Ridge massacre?
That GPT radicalized our first school
shooter, Read Palantir's manifesto for
HEAVEN'S sake! These people want us dead!

I ask that the manifesto be read in full.

Palantir manifesto

1. Silicon Valley owes a moral debt to the country that made its rise possible. The engineering elite of Silicon Valley has an affirmative obligation to participate in the defense of the nation.
2. We must rebel against the tyranny of the apps. Is the iPhone our greatest creative if not crowning achievement as a civilization? The object has changed our lives, but it may also now be limiting and constraining our sense of the possible.
3. Free email is not enough. The decadence of a culture or civilization, and indeed its ruling class, will be forgiven only if that culture is capable of delivering economic growth and security for the public.
4. The limits of soft power, of soaring rhetoric alone, have been exposed. The ability of free and democratic societies to prevail requires something more than moral appeal. It requires hard power, and hard power in this century will be built on software.
5. The question is not whether A.I. weapons will be built; it is who will build them and for what purpose. Our adversaries will not pause to indulge in theatrical debates about the merits of developing technologies with critical military and national security applications. They will proceed.
6. National service should be a universal duty. We should, as a society, seriously consider moving away from an all-volunteer force and only fight the next war if everyone shares in the risk and the cost.
7. If a U.S. Marine asks for a better rifle, we should build it; and the same goes for software. We should as a country be capable of continuing a debate about the appropriateness of military action abroad while remaining unflinching in our commitment to those we have asked to step into harm's way.
8. Public servants need not be our priests. Any business that compensated its employees in the way that the federal government compensates public servants would struggle to survive.
9. We should show far more grace towards those who have subjected themselves to public life. The eradication of any space for forgiveness—a jettisoning of any tolerance for the complexities and contradictions of the human psyche—may leave us with a cast of characters at the helm we will grow to regret.
10. The psychologization of modern politics is leading us astray. Those who look to the political arena to nourish their soul and sense of self, who rely too heavily on their internal life finding expression in people they may never meet, will be left disappointed.
11. Our society has grown too eager to hasten, and is often gleeful at, the demise of its enemies. The vanquishing of an opponent is a moment to pause, not rejoice.

12. The atomic age is ending. One age of deterrence, the atomic age, is ending, and a new era of deterrence built on A.I. is set to begin.
13. No other country in the history of the world has advanced progressive values more than this one. The United States is far from perfect. But it is easy to forget how much more opportunity exists in this country for those who are not hereditary elites than in any other nation on the planet.
14. American power has made possible an extraordinarily long peace. Too many have forgotten or perhaps take for granted that nearly a century of some version of peace has prevailed in the world without a great power military conflict. At least three generations — billions of people and their children and now grandchildren — have never known a world war.
15. The postwar neutering of Germany and Japan must be undone. The defanging of Germany was an overcorrection for which Europe is now paying a heavy price. A similar and highly theatrical commitment to Japanese pacifism will, if maintained, also threaten to shift the balance of power in Asia.
16. We should applaud those who attempt to build where the market has failed to act. The culture almost snickers at Musk's interest in grand narrative, as if billionaires ought to simply stay in their lane of enriching themselves Any curiosity or genuine interest in the value of what he has created is essentially dismissed, or perhaps lurks from beneath a thinly veiled scorn.
17. Silicon Valley must play a role in addressing violent crime. Many politicians across the United States have essentially shrugged when it comes to violent crime, abandoning any serious efforts to address the problem or take on any risk with their constituencies or donors in coming up with solutions and experiments in what should be a desperate bid to save lives.
18. The ruthless exposure of the private lives of public figures drives far too much talent away from government service. The public arena—and the shallow and petty assaults against those who dare to do something other than enrich themselves—has become so unforgiving that the republic is left with a significant roster of ineffectual, empty vessels whose ambition one would forgive if there were any genuine belief structure lurking within.
19. The caution in public life that we unwittingly encourage is corrosive. Those who say nothing wrong often say nothing much at all.
20. The pervasive intolerance of religious belief in certain circles must be resisted. The elite's intolerance of religious belief is perhaps one of the most telling signs that its political project constitutes a less open intellectual movement than many within it would claim.
21. Some cultures have produced vital advances; others remain dysfunctional and regressive. All cultures are now equal. Criticism and value judgments are forbidden. Yet this new dogma glosses over the fact that certain cultures and indeed subcultures . . . have produced wonders. Others have proven middling, and worse, regressive and harmful.

22. We must resist the shallow temptation of a vacant and hollow pluralism. We, in America and more broadly the West, have for the past half century resisted defining national cultures in the name of inclusivity. But inclusion into what?

[REDACTED]

Submission to the June 9, 2026 Public Hearing Re: Rezoning
Application RE200860

I am writing to voice concern about the proposed AI data centre in Kamloops. This would cause significant environmental and community damage. Data centres cause air, water and noise pollution. Kamloops cannot risk losing any amount of water in our drought-prone climate. ~~It~~ It would inevitably impact our citizens and animals. We have already seen the damage caused to American cities and it would be foolish to bring this to our city.

Generative AI is also damaging to the mental health of people and should be regulated. There is no benefit to using it aside from lining the pockets of investors. Studies have shown it causes brain atrophy and psychosis. #

Thank you for taking the time to read this and consider these concerns.

[REDACTED]

Submission to the June 9, 2026 Public Hearing
Re: Official Community Plan Amendment Application
OCPO0160 (Bylaw No. 68-2) - Kenna Village

I am writing in order to express my concerns regarding the mixed residential and industrial development which includes an AI data center. As a long-term citizen of Kamloops I request Council to defer this decision at minimum:
• until the full ramifications of such a development have been considered

- because KAMPLAN does not yet have regulation or land use requirements specifically regarding AI data centers and their duty to the public.
- because of the undeniable impact on the environment, community, and infrastructure.
- and support Transition Kamloops submission and request for more information and meaningful consideration before AI data centre development is adequately considered.
- as we are in a years-long drought and are geographically considered a semi-desert with high risk of wildfires.

KID_382556

Thank you for your time [REDACTED]

RECEIVED
JUNE 2, 2026
KID_382557

[REDACTED]

Submission to the June 9th, 2026 Public
Hearing Re: Rezoning Application REZ00860

I feel the choices Kamloops is making with the proposed Data Centres has an incredible lack of foresight. I have many concerns about the impact on the environment and populations in close proximity. Including but not limited the noise, air and water pollution. How it may affect potential students learning environment with constant disruption, how it will affect utility prices, and homes values in areas nearby. I am incredibly disappointed by this choice considering Kamloops's new decision to protect the riparian zone followed by the intention of Building 3 new data centres. With average summer temperatures between 25c-30c in Kamloops with highs of 40c° it seems to me to be a horrible choice for systems which need constant cooling and temperature monitoring. Considering the intention of finding cooler climate places for these devastating infrastrucures it shows a lack of forethought.

Thank-you for your time and consideration.
Please take care of your citazens.

KID_382557



Submission to the June 9th 2026 Public Hearing
Re: Official Community Plan Amendment Application
OCPO0160 (Bylaw No. 68-2) - Kenna Village

Dear City Council,

I am writing to voice my concerns about the proposed mixed residential and industrial development that includes an AI data centre.

I have serious and substantial concerns about the long term future of the area in and around the proposed data centre. It will have substantial effects to the local wildlife in terms of light and noise pollution, which will be excessive and unacceptable levels and also for residents. Long term noise pollutions have very real potential for extremely serious health outcomes in the general population such as sleep disruptions, heart disease and extreme stress on the population. If you cannot avoid the environmental and quality of life impacts that are likely to occur with the construction of the proposed or future proposed data centres, the general public will not allow this to continue on. You have a moral obligation to not harm human life and other life

and environmental habitats.

Sincerely,



RECEIVED
JUNE 2, 2026
KID_382560

[REDACTED]

Submission to the June 9, 2026 Public
Hearing
Re: Official Community Plan Amendment Application
OCP 00160 (Bylaw No. 68-2) - Kenna Village

I am writing to urge the council to defer
this decision regarding the proposed mixed
residential and industrial development that includes
an AI data centre.

The effects seen around the world regarding
the construction of AI data centres is undeniable.
Polluted waters, droughts, and the emission of
harmful and disruptive frequencies is just
the beginning of a future with AI that is
not welcome here in Kamloops, or anywhere.

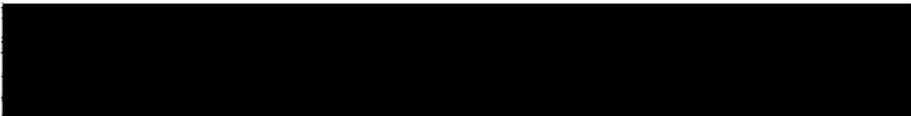
KID_382560

As a semi-arid desert, Kamloops cannot afford such rampant water use. We have been in a years-long drought and already have a high risk of wildfire. Surely, you're aware of this.

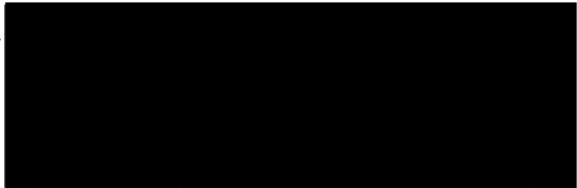
We are living in a time where the last refuges of peace, growth, stability, and what makes us human are being extracted for capital. You must know, but I'll make this clear: The construction of data centres only furthers the agenda of the Epstein class.

Please reconsider.

RECEIVED
JUNE 2, 2026
KID_382561



I am writing in regards to the Public Hearing on June 9 2026. I have concerns regarding the environmental impact, the ecological effects on the local wildlife and the risks associated with water consumption in this region. Kanloops is a semi-arid biome and is in a very precarious position considering the risks for wild fires. We have seen the effects of wild fires from Fork Mt, Barrier, MonteCreek, and Lytton. An industry that consumes this much water create a substantial risk to my home as well as the natural environment in this town.



KID_382561

I am concerned about this situation where AI is being put on a pedestal. I am [REDACTED] yet I still am worried about the rise in AI usage. There are many reasons we should try to limit the use of AI because eventually it will affect everyone. Within a few years there may be no clean drinking water because they won't be able to filter it at the same rate that AI is using it. Not only will AI harm the environment but it will take away jobs from actual people, creating a greater chance of poverty. One of the examples of something it will take away from people is art. AI will replace real art, soon art will mostly be unoriginal and lacking real creativity. It may be slightly inconvenient to stop using AI but in the long run it will save people, animals and the environment.

[REDACTED]

[REDACTED]

RECEIVED
JUNE 2, 2026
KID_382567

Dear Mayor + Council,

I am concerned about the impacts of the proposed mixed residential + industrial development, particularly the inclusion of an A.I. Data Centre.

I'm pleading with Council to pause this decision because of its impacts on the environment, resources, Community, and infrastructure.

AI data centres are known to pollute + drain water sources, devastate biodiversity from heat emissions + water use, and make communities unlivable because of the above and noise + light pollution.

We currently have no legislation or planning for the construction + monitoring of AI data centres in Kamloops. Other communities in BC + across North America have placed moratoriums on the construction of data centres for these reasons.

★ Kamloops can be a leader in environmental + community leadership if we pause this approval and demand thoughtful planning and consideration of the impacts of AI data centres. ★

We love our community + beautiful environment. Please help Kamloops stay healthy. Pause this decision.

Best,

KID_382567

RECEIVED
JUNE 2, 2026
KID_382568

[REDACTED]

Submission to the June 9, 2026 Public Hearing
Re: Rezoning Application REZ 00868 (Bylaw No. 55
-117) - Kenna Village

I am writing to express my concerns around the proposed mixed residential and industrial development that includes an AI data centre.

I ask that the council to delay any decision on this data centre until the full impacts of such a project on the environment, the people living there, and if there's any much more pressing matters that any resources here could be allocated to. The environment is already being melted by CO₂ emissions, the end is already nigh, you can't further doom this planet in the pursuit of more profit. I and many of my fellows need better from our governing bodies during this time of great strife and suffering. Act now before it's too late.

With all urgency,
[REDACTED]

RECEIVED
JUNE 2, 2026
KID_382570

May 30, 2026

Dear Mayor & Council,

This letter is in regards to the Public Hearing Re: Official Community Plan Amendment Application OCPO0160 (Bylaw No. 68-2) - Kenna Village.

I am concerned about the impacts of AI data centre development in our community & oppose ~~the~~ industrial development of our parks, as well as the development of AI Data Centres in urban settings.

I ask council to defer this decision

- until the impacts of this development are meaningfully considered, alongside the impacts of additional AI data centres being considered and/or developed

- because KAMPLAN does not currently have regulation or land use requirements specifically data centres

- because of the negative impacts on the environment, community, and infrastructure

- and support Transition Kamloops submission & request for more information & meaningful consideration

KID_382570

before AI data centres ~~development~~ development is considered

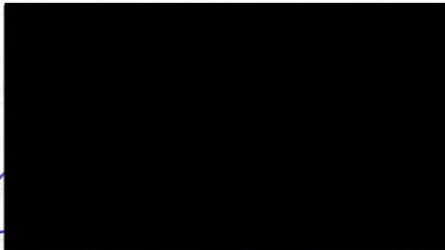
- because Kamloops consistently experiences drought & high wildfire risk

- because there has been little public engagement on the development of AI data centres in Kamloops

- because data centres & nature parks don't mix!

- until more regulations are put in place to ensure communities are not exploited.

Thank you for your time.



RECEIVED
JUNE 2, 2026
KID_382571

[REDACTED]

Submission to the June 9, 2026 Public Hearing
Re: Official Community Plan Amendment
Application OCPO0160
(Bylaw No. 682) - Kenna Village

Dear Mayor & Council,

I am writing to voice concern about the proposed mixed residential and industrial development that includes an AI data centre.

While this development is not "in" the Kenna Nature Park & Cooney Bay, it will disrupt wildlife.

AI Datacentres are harmful to our community in many ways, ~~actually~~ especially when not regulated.

Our environment, economy, community and infrastructure aren't being meaningfully considered.

Please consider deferring this decision and considering the long term and cumulative effects.

With Gratitude,
[REDACTED]

RECEIVED
JUNE 2, 2026
KID_382572

[REDACTED]

Submission to the June 9, 2026 Public
Hearing Re: Rezoning Application REZ00860

Honourable Mayor & Council,

I am writing to voice concern about
the proposed mixed residential and industrial
development that includes an AI data centre.

Please consider deferring this decision and
considering the long term and cumulative
effects on our community, environment,
and infrastructure.

Our environment, ^{economy,} ~~environment~~ community
and futures aren't being meaningfully
considered.

Please consider how this impacts
your future as well!

With Gratitude,
[REDACTED]

RECEIVED
JUNE 2, 2026
KID_382573

Submission to the June 9th, 2022 Public Hearing
Re: Rezoning Application REZ00860 (Bylaw No.
55-117) - Kenna Village

I am writing to voice concern about the
proposed mixed residential and industrial development
that includes data centres.

I ask council to defer this ~~development~~
decision:

- until the impacts of this development
are meaningfully considered alongside
the impacts of additional data centres
considered and/or developed.
- because of its impact on the environment,
community, and infrastructure.

Kind Regards,


Submission to the June 9th, 2026 Public Hearing
Re: Official Community Plan Amendment Application
OCP 00160 (Bylaw No. 00-2) - Kenna Village

I am writing to voice concern about the proposed mixed residential and industrial development that includes a ~~data~~ data centre.

I ask Council to defer this decision:

- until the impacts of this development are meaningfully considered alongside the impacts of additional ~~data~~ data centres being considered and/or developed
- because of its impact on the environment, community, and infrastructure

Kind Regards,

CITY OF KAMLOOPS

BYLAW NO. 55-113

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

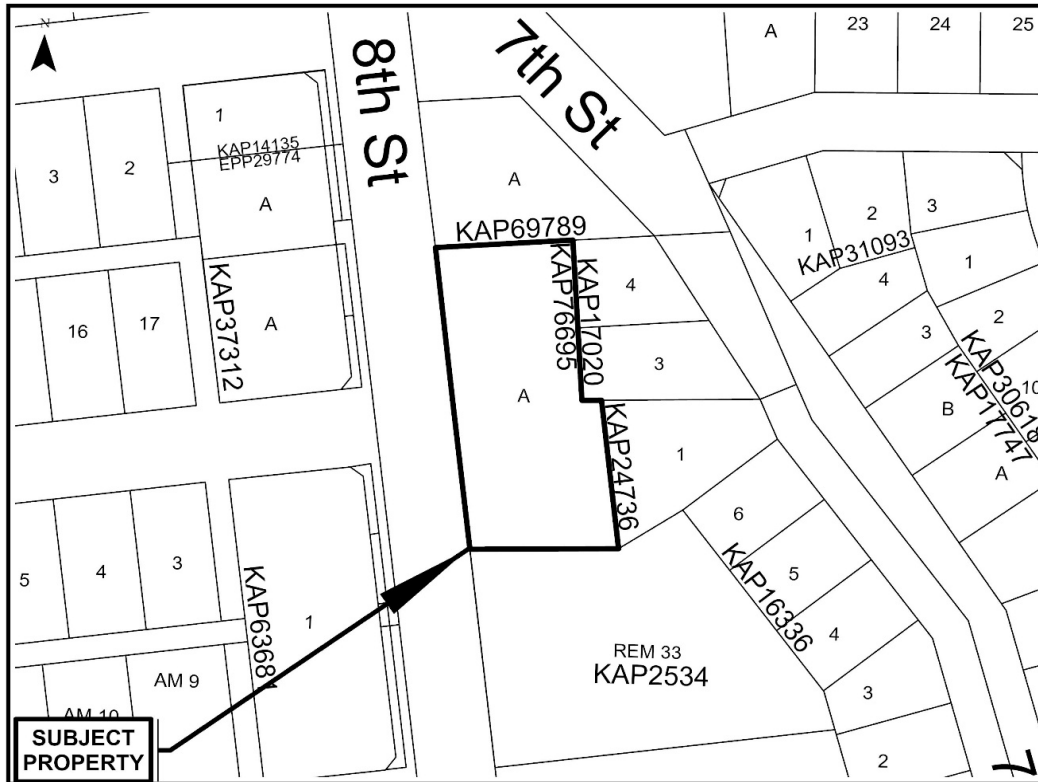
1. This bylaw may be cited as “*Zoning Amendment Bylaw No. 55-113, 2026*”.
2. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 10: Commercial Zones, Section 10.10, C8 (Neighbourhood Pub Commercial), Subsection 10.10.3, Permitted Uses – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:
 - (c) Retail Trade in the case of Lot A, D.L. 257, K.D.Y.D., Plan KAP76695 (1048 and 1050, 8th Street).

READ A FIRST TIME the	day of	.
READ A SECOND TIME the	day of	.
PUBLIC HEARING held the	day of	.
READ A THIRD TIME the	day of	.
ADOPTED this	day of	.

MAYOR

CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 55-113:



CITY OF KAMLOOPS

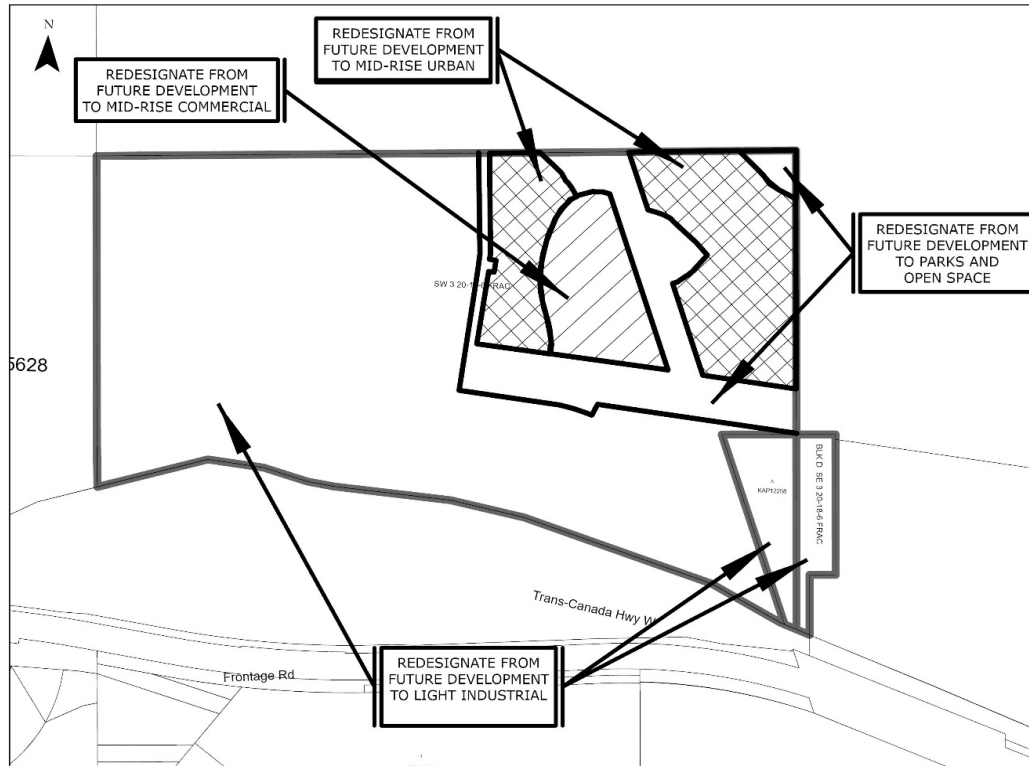
BYLAW NO. 68-2

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Official Community Plan Amendment Bylaw No. 68-2, 2026*”.
2. *Official Community Plan Bylaw No. 68, 2025*, as amended, is hereby further amended on Map 1, Land Use, by changing the land use designation for the following legal descriptions as shown on the map attached to and forming part of this bylaw:
 - (a) Blk. D of the South East $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial;
 - (b) Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial; and,
 - (c) All that portion of the South West $\frac{1}{4}$ of Sec 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326 Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), shall no longer be designated as Future Development but as Light Industrial, Mid-Rise Commercial, Mid-Rise Urban, and Parks and Open Space.

Map attached to and forming part of Bylaw No. 68-2:



CITY OF KAMLOOPS

BYLAW NO. 55-117

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Zoning Amendment Bylaw No. 55-117, 2026*”.
2. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

Block D of the South East $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial).
3. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial).
4. *Zoning Bylaw No. 55*, as amended, is hereby further amended as follows:

All that portion of the South West $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), as shown on the map attached to and forming part of this bylaw, shall no longer be zoned as FD (Future Development), but as I1 (Light Industrial), C1 (General Commercial), RM4 (Multi-Unit 4 – Medium-High Density), P1 (Parks and Recreation) and OS (Open Space).
5. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 9, Multi-Unit Residential Zones, Section 9.4, RM4 (Multi-Unit 4 – Medium-High Density), Subsection 9.4.6, Regulations – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:
 - (t) In the case of All that portion of the South West $\frac{1}{4}$ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), the maximum Floor Area Ratio shall be 2.5, the maximum building height shall be 6 storeys to a maximum of 22 m, except Row House with interior Side Yard Setback less than 4.5 m 3 storeys, and the maximum density shall be 630 units.

6. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 10, Commercial Zones, Section 10.3, C1 (General Commercial), which shall add the following, as shown on the map attached to and forming part of this bylaw:

10.3.10 Regulations – Site Specific

- (a) In the case of All that portion of the South West ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West), the Maximum Building Height, where development comprises or includes Hotels/motels or Multi-Unit Residential Dwellings shall be 6 storeys, the maximum density shall be 270 multi-unit residential units, and the dwelling units shall be located above the ground floor, where a minimum of 40% of the ground floor is any commercial uses.

7. *Zoning Bylaw No. 55*, as amended, is hereby further amended in Division 11, Industrial and Transportation Zones, Section 11.1, I1 (Light Industrial), Subsection 11.1.3, Permitted Uses – Site Specific, which shall add the following, as shown on the map attached to and forming part of this bylaw:

- (k) General Industry; RV Sales, Service, and/or Rental; and Laundry and Dry Cleaning, in the case of Block D of the South East ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan 41264 (2440 Trans-Canada Highway West); Lot A, Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 12258, Except Plan 41264 (2450 Trans-Canada Highway West); and, All that portion of the South West ¼ of Sec. 3, Twp. 20, Rge. 18, W6M, K.D.Y.D., which is not contained within the mining limits of Mining Location No. 1326, Except Plan 5942, 6952, 12258, 20457, and 34043, Part shown on Plan H14938 (DF V7627) and Plan 41264 (2600 Trans-Canada Highway West).

READ A FIRST TIME the 26th day of May 2026.
 READ A SECOND TIME the 26th day of May 2026.
 PUBLIC HEARING held the day of .
 READ A THIRD TIME the day of .
 ADOPTED this day of .

 MAYOR

 CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 55-117:

