



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

<u>Page</u>	<u>Item</u>	<u>Description</u>
	1.	Call to Order (a) Call to Order
	2.	Approval of Agenda (a) Approval of Agenda <i>Recommendation: THAT the regular council meeting agenda for June 24, 2026 be approved as circulated.</i>
3 - 7	3.	Adoption of Minutes (a) Adoption of Minutes <i>Recommendation: THAT the minutes of the regular council meeting held on June 10, 2026 be adopted.</i> Regular Council Meeting - 10 Jun 2026 - Minutes
	4.	In-Camera (a) Move In-Camera <i>Recommendation: THAT council exercise its authority under the Community Charter and move in-camera under the following sections:</i> <ul style="list-style-type: none">• 90(1)(c) labour relations or other employee relations;• 90(1)(g) litigation or potential litigation affecting the municipality;• 90(2)(b)(i) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government, or both, <p style="text-align: center;"><i>The public portion of the meeting begins at 5 p.m.</i></p>
8 - 36	5.	Bylaws & Policies (a) District of Sicamous Housing Agreement Bylaw No. 1126, 2026 (717 Kappel Street) <i>Recommendation: THAT District of Sicamous Housing Agreement Bylaw No. 1126, 2026 be given first, second and third reading this 24th day of June 2026.</i> Staff Report - District of Sicamous Housing Agreement Bylaw No. 1126, 2026

- 37 - 44 (b) Revitalization Tax Exemption Amending Bylaw No. 1128, 2026

Recommendation: THAT Revitalization Tax Exemption Amending Bylaw No. 1128, 2026 be given first, second and third reading this 24th day of June 2026.
[Staff Report - Revitalization Tax Exemption Amending Bylaw No. 1128, 2026](#)

6. CAO Report

- 45 - 46 (a) June 2026 CAO Report
[June 2026 CAO Update](#)

7. Resolutions

- (a) Application for Economic Opportunity Funds - Sicamous Health Centre

Recommendation: THAT the District authorize use of the Sicamous and Area E Economic Opportunity Funds for a four-year funding commitment in the amount of \$86,000, totalling \$344,000, to support the Sicamous Health Centre.

8. Correspondence

- 47 - 50 (a) Correspondence for Information
[Correspondence for Information Package \(2026-06-24\)](#)

9. Committee & Regional District Reports

- (a) Internal Committees (*For Information*)
 NIL
- (b) External Committees (*For Information*)
 NIL
- (c) Columbia Shuswap Regional District (*For Information*)
 NIL

10. Public Input Period

- (a) Public Input (15 minutes)

11. Adjournment

- (a) Adjourn

Recommendation: THAT the regular council meeting for June 24, 2026 be adjourned, the time being...

Council Present: Mayor Colleen Anderson
Councillor Ian Baillie
Councillor Pam Beech
Councillor Gord Bushell
Councillor Bob Evans (*online via videoconference*)
Councillor Malcolm Makayev
Councillor Siobhan Rich (*online via videoconference*)

Staff Present: Dean Strachan, Chief Administrative Officer
Bianca Colonna, Director of Finance

Gallery: Five people were present in the gallery and nine people participated via videoconference.

1. Call to Order

- (a) Call to Order

The meeting was called to order at 3:01 p.m. with Mayor Anderson presiding as Chair.

2. Approval of Agenda

- (a) Approval of Agenda

Resolution # 26-112

THAT the regular council meeting agenda for June 10, 2026 be approved as circulated.

Carried

3. Adoption of Minutes

- (a) Adoption of Minutes

Resolution # 26-113

THAT the minutes of the regular council meeting held on May 27, 2026 be adopted.

Carried

Councillor Evans joined the meeting at 3:02 p.m.

Councillor Rich joined the meeting at 3:05 p.m.

4. In-Camera

- (a) Move In-Camera

Resolution # 26-114

THAT council exercise its authority under the Community Charter and move in-camera under the following 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;*
- *90(1)(c) labour relations or other employee relations;*
- *90(1)(g) litigation or potential litigation affecting the municipality;*

Carried

5. District of Sicamous Development Corporation AGM

- (a) Call to Order

Resolution # 26-115

THAT the District of Sicamous Development Corporation Annual General Meeting be called to order at 5:01 p.m.

Carried

- (b) Business Summary

District of Sicamous Development Corporation staff provided the council with a business summary from the economic development perspective. Mayor Anderson thanked Carly for her work and commitment to the Development Corporation and wished her all the best in her new role.

- (c) Public Question Period (15 Minutes)

The chair opened the floor for public input. With no response from the gallery or online participants, the public input period closed.

- (d) Shareholder Consent Resolutions

Resolution # 26-116

RESOLVED, as resolutions of the sole shareholder of the Company entitled to vote at an annual general meeting, that:

1. *The financial statements of the Company for the period ended December 31, 2025, are hereby approved;*
2. *All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholders, are hereby adopted, ratified and confirmed;*

3. *The number of directors of the Company is hereby fixed at seven;*
4. *The following persons, each of whom has consented to act as a director, are hereby elected as directors of the Company, to hold office until the 2027 annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:*

*COLEEN DALES;
MIKE HELFRICK; and
TODD KYLLO.*
5. *The following persons, each of whom has consented to act as a director, are hereby elected as directors of the Company, to hold office until the 2028 annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:*

*MIKE MILTIMORE;
ALISON WATSON;
LEANNE HAMILTON; and
TARA GRAYDON.*
6. *BDO Canada LLP, Chartered Professional Accountants, are hereby appointed as the public accountant for the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and*
7. *June 10, 2026 is selected as the annual reference date for the Company for its current annual reference period.*

Carried

- (e) Adjournment

Resolution # 26-117

THAT the District of Sicamous Development Corporation AGM be adjourned, the time being 5:01 p.m.

Carried

6. Bylaws & Policies

- (a) Zoning Amendment Bylaw No. 1125, 2026 (222 Mara Lake Lane)

Resolution # 26-118

THAT the District of Sicamous Zoning Amendment Bylaw No. 1125, 2026 be given first, second and third reading this 10th day of June, 2026.

Carried

7. Staff Reports

- (a) Statement of Financial Information - December 31, 2025

Resolution # 26-119

THAT council approves the District of Sicamous Statement of Financial Information for the year ended December 31, 2025 as presented this 10th day of June 2026.

Carried

- (b) Award for Landscape Construction Project for the Sek'emaws Sicamous Health Centre

Resolution # 26-120

THAT Council award Request for Proposal #1220-20-175, Landscape Construction Project for the Sek'emaws Sicamous Health Centre, to Swan Lake Landscaping Ltd. for the net amount of \$62,624, plus GST.

Carried

Opposed: Councillor Bushell

- (c) Development Variance Permit 26-DVP-004 (310 Hemlock Crescent South)

Resolution # 26-121

THAT District of Sicamous council authorize and issue Development Variance Permit 26-DVP-004 for the property located at 310 Hemlock Crescent South.

Carried

- (d) Development Variance Permit 26-DVP-005 (310 White Pine Crescent)

Resolution # 26-122

THAT District of Sicamous council authorize and issue Development Variance Permit 26-DVP-005 for the property located at 310 White Pine Crescent.

Carried

- (e) Development Variance Permit 26-DVP-006 (722 Kappel Street)

Resolution # 26-123

THAT District of Sicamous council authorize and issue Development Variance Permit 26-DVP-006 for the property located at 722 Kappel Street.

Carried

- (f) Development Permit (Minor) 26-DP-007 (225 Main Street)

Resolution # 26-124

THAT Council approve Development Permit (minor) 26-DP-007 for the property located at 225 Main Street.

Carried

8. Correspondence

- (a) Correspondence for Information

Council reviewed the correspondence and asked that the correspondence from James Flaval be tabled until the next Regular Council meeting and brought back on the next Regular Council Meeting Agenda for action. Council received the other correspondence for information.

9. Public Input Period

- (a) Public Input (15 minutes)

Greg Ogston asked Council why the District of Sicamous does not have dedicated parking spaces for food trucks, as other communities do. Staff explained that the District has not pursued that option; allowances for food trucks on private commercial property are included in the zoning bylaw.

10. Adjournment

- (a) Adjourn

Resolution # 26-125

THAT the regular council meeting for June 10, 2026 be adjourned, the time being 5:50 p.m.

Carried

Chair

Corporate Officer



DISTRICT OF SICAMOUS

Action Report

REPORT DATE: June 24, 2026
TO: Council
FROM: Nicole Hansen, Director of Development Services
SUBJECT: District of Sicamous Housing Agreement Bylaw No. 1126, 2026
FILE NUMBER: 25-DP-004 (717 Kappel Street)

RECOMMENDATION:

THAT District of Sicamous Housing Agreement Bylaw No. 1126, 2026 be given first, second and third reading this 24th day of June 2026.

PURPOSE:

To present for council consideration, an Attainable Housing Agreement to support a proposed multi-unit residential development at 717 Kappel Street, and to enable additional density in exchange for the provision of attainable rental housing units.

BACKGROUND:

The subject property is approximately 0.46 acres (0.186 hectares) and the proposal includes:

- Retention of the existing 6-unit building
- Construction of two new 4-unit buildings
- Total of 14 dwelling units

The owner proposes to add two four-unit buildings to the property, for a total of 14 dwelling units. While the unit count has remained unchanged throughout revisions of the plan, the site layout has been refined in response to feedback from the planning team and the planning and development committee (PDC), to improve access, parking, landscaping, and setbacks. The revised design reduces the extent of required variances and better addresses interface with adjacent residential properties. The proposal is for a rental-only development, including two attainable housing units secured through a Housing Agreement.

DISCUSSION:

Official Community Plan No. 918, 2016

The property is currently designated Residential Low Density (30 units per hectare). The development exceeds this designation and is more consistent with Residential Medium Density (50 units per hectare), though it exceeds both thresholds. However, the District is actively updating its OCP to support increased housing supply and densification. The proposal represents an opportunity to advance these emerging policy directions and would align with the intent of the updated OCP. While the current OCP designation does not fully support the proposed density, the OCP update will accommodate increased density and expanded housing supply throughout Sicamous, as in this proposal.

Zoning Bylaw No. 1100, 2024

The property is zoned MUR-1 Multi-Unit Residential and permits 11 units; however, the zoning bylaw allows increased density through amenity contributions, including attainable housing. Specifically, one attainable rental unit allows an increase of two dwelling units. The applicant is proposing two attainable rental units, enabling an increase of four units. This aligns with the requested density of 14 units. An alternative would be a site-specific text amendment to the zoning bylaw; however, the proposed approach aligns with existing policy tools.

The application has been reviewed by the planning and development committee (PDC) across multiple meetings, including August 2025 and February 2026. Through these discussions, several planning matters were identified for the developer to address. In addition, an attainable housing agreement has been prepared by the developer for council consideration.

Based on PDC discussions, the zoning bylaw includes the following requirements for usable open space in Multi-Unit Residential zones:

- A minimum of 15% of the total parcel area, plus
- A minimum of 10 m² of usable open space per dwelling unit
- In addition, each dwelling unit must have access to no less than 10 m² of private open space

The proposed development meets the usable open space requirements of the zoning bylaw. There are district-owned parcels in the immediate area that are currently undeveloped parkland. While these lands are not yet improved, they present an opportunity to provide additional neighbourhood amenities over time. The applicant is required to pay development cost charges (DCCs) at the building permit stage. Although park upgrades in this area are not currently identified as a DCC project, council may wish to consider future park improvements or amendments to the DCC bylaw to include these upgrades as population grows. Enhancing nearby parks would support both existing and future residents and help address increasing demand for accessible outdoor amenities.

Development Permit and Development Permit Variance(s)

A Multi-Family Development Permit is required to ensure compliance with form and character design guidelines under the OCP. Conceptual drawings for the development are attached to this report for reference. The proposal includes variances to Zoning Bylaw No. 1100, 2024 related to setbacks:

- Landscape buffering along the east and south property lines
- Parking stall dimensions and number of small stalls

Attainable Housing Agreement

Through the application review process, it was identified that there should be a clear benefit to the municipality in considering additional density. In response, the applicant has proposed the Attainable Housing Agreement securing two rental units as attainable housing. This represents the primary public benefit associated with the density increase and reflects a good faith effort by the developer to contribute to local housing needs.

The agreement secures the provision of two attainable rental units on the property. Key provisions include:

- Two units must be rented at an affordable rate tied to BC Housing income limits
- Units must be occupied by low and moderate income households
- Rent must not exceed "Affordable Rent" as defined by BC Housing
- Units must be used as long-term rental housing
- The agreement is registered on title as a Section 219 covenant and housing agreement
- The term of the agreement is 10 years
- The agreement also includes monitoring, reporting, and enforcement provisions

The district has reviewed the draft agreement and consider it acceptable. Should the attainable housing agreement be supported, a Development Permit and Development Variance Permit are required prior to issuance of a building permit.

INTERNAL CIRCULATION:

The PDC ultimately identified this as a council decision and passed the following resolution:

Resolution # 26-09 THAT staff work with the developer of 717 Kappel Street to enter into a housing agreement to add unit control; AND THAT staff bring forth the agreement to a future council meeting.

The applicant's submission of the attainable housing agreement reflects a demonstrated intent to proceed in a manner that supports community-oriented development.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

There is no requirement for a Public Hearing for a Housing Agreement Bylaw under the Local Government Act. If Council gives first, second, and third reading to the bylaw, the planning team would proceed with final adoption of the Housing Agreement Bylaw and present the Multi-Family Development Permit and Development Variance Permit to council for consideration.

No notification is required for the development permit. For the development variance permit, notification will be provided to all property owners and tenants within 50 metres, who will be given an opportunity to comment on the proposal.

EXISTING POLICY:

The proposal aligns with Zoning Bylaw No. 1100, 2024 amenity bonusing provisions for attainable housing and the District's Affordable Housing Strategy (as referenced in the bylaw and agreement).

FINANCIAL/BUDGETARY IMPLICATIONS:

There are no direct financial costs to the District associated with the agreement. The agreement may generate indirect benefits, including increased housing supply and secured attainable rental units. Administrative costs related to monitoring compliance are expected to be minimal and accommodated within existing resources. DCCs are collected upon building permit issuance.

This project is not eligible for a revitalization tax exemption under Bylaw No. 1059, 2024, as this project is generating eight new dwelling units, not the required ten.

ALIGNMENT WITH STRATEGIC PLAN:

The proposal supports emerging and existing strategic priorities, including increasing housing supply, supporting attainable and affordable housing, and encouraging appropriate residential densification. It also aligns with broader regional and provincial housing objectives.

OPTIONS:

1. Endorse the recommendation
2. Endorse the recommendation with amendments
3. Defer the matter
4. Deny the recommendation

Respectfully submitted,



Nicole Hansen

Attachment:

[District of Sicamous Housing Agreement Bylaw No. 1126, 2026](#)

[Attainable Housing Agreement](#)

[Conceptual Drawings](#)

Approved By:

Shawna Koll, Director of Corporate Services

Bianca Colonna, Director of Finance

Dean Strachan, Chief Administrative Officer

Status:

Approved - 17 Jun 2026

Approved - 17 Jun 2026

Approved - 17 Jun 2026

DISTRICT OF SICAMOUS
BYLAW NO. 1126, 2026

A bylaw to enter into a housing agreement under Section 483 of the *Local Government Act*.

WHEREAS Council may, by bylaw, authorize the District to enter into a housing agreement under Section 483 of the Local Government Act;

NOW THEREFORE, the Council of the District of Sicamous, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw No. 1126, 2026".
2. Council hereby authorizes the District of Sicamous to enter into a housing agreement pursuant to Section 483 of the Local Government Act, substantially in the form attached as Schedule "A" to this Bylaw (the "Housing Agreement"), in respect of the lands legally described as follows:

LOT 1, PLAN KAP23593, DISTRICT LOT 496, KAMLOOPS DIV OF YALE LAND DISTRICT

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the signed Housing Agreement.

READ A FIRST, SECOND and THIRD TIME this 24th day of June 2026.

ADOPTED this ____ day of ____ 2026.

Mayor

Corporate Officer

Certified a true and correct copy of the
District of Sicamous Housing Agreement Bylaw No. 1126, 2026

Corporate Officer

PART 2 – TERMS OF INSTRUMENT

**SECTION 219 COVENANT
(HOUSING AGREEMENT — ATTAINABLE HOUSING)**

THIS AGREEMENT dated for reference _____, 2026.

BETWEEN:

FIBRO HOLDINGS LTD.

302-3704 32nd Street
Vernon, B.C. V1T 5N6

(the “Owner”)

AND:

THE DISTRICT OF SICAMOUS

446 Main Street, Box 219
Sicamous, B.C. V0E 2V0

(the “City”)

Background

- A. The Owner is the registered owner of the Lands legally described as:
LOT 1, PLAN KAP23593, DISTRICT LOT 496, KAMLOOPS DIV OF YALE LAND DISTRICT
(the “Lands”).
- B. The Owner wishes to develop the Lands by constructing eight (8) additional Dwelling Units so that the Lands will contain a total of fourteen (14) Dwelling Units (six (6) existing and eight (8) new), together with parking, landscaping, servicing, and amenities (the “Development”);
- C. Pursuant to Section 3.7 of Zoning Bylaw No. 1100, 2024, the Owner is entitled to density bonus in exchange for providing Attainable Rental Units.
- D. The Owner agrees to provide two (2) Attainable Rental Units
- E. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of land or construction on land;
- F. Section 483 of the *Local Government Act* permits the City, by bylaw, to enter into an agreement in respect to the provision, tenure, management and operation of attainable housing; and
- G. The Owner and the City wish to enter into this Agreement to provide for attainable rental housing on the terms and conditions set out in this Agreement, which is both a covenant under Section

219 of the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*,

Terms of Agreement

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration for the promises exchanged below, the parties covenant and agree as follows:

Part 1. DEFINITIONS AND INTERPRETATION

1. In this Agreement,
 - (a) **“Attainable Housing Unit”** means a Dwelling reserved for use as a Low and Moderate Income Unit in accordance with this Agreement;
 - (b) **“Affordable Rent”** means, as the case may be, Rent that BC Housing determines to be affordable for Residents meeting the Low and Moderate Income Limits, from time to time;
 - (c) **“BC Housing”** means the British Columbia Housing Management Commission, and its successors from time to time;
 - (d) **“Building”** means a building constructed on the Lands from time to time;
 - (e) **“CPI”** means the All-Items Consumer Price Index for British Columbia, published from time to time by Statistics Canada, or its successor in function;
 - (f) **“Daily Amount”** means \$50.00 per day as of January 1, 2025 adjusted thereafter by an amount determined by multiplying \$50.00 by the percentage change in the CPI from January 1, 2025 to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 23;
 - (g) **“Deep Subsidy Unit”** means a Dwelling occupied by a Resident whose Income does not exceed the Deep Subsidy Income Limits determined by BC Housing from time to time;
 - (h) **“Dwelling”** means a self-contained residential dwelling in the Development;
 - (i) **“General Instrument”** means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Lands to which these Express Charge Terms are attached;
 - (j) **“Income”** means the total payments received by a Resident from work, social assistance, pensions, interest, assets and other earnings;
 - (k) **“Lands”** means those lands and premises located at 717 Kappel Street, Sicamous, BC V0E 2V1, legally described as LOT 1, PLAN KAP23593, DISTRICT LOT 496, KAMLOOPS DIV OF YALE LAND DISTRICT, PID: 006-309-135;

- (l) “**Low and Moderate Income Unit**” means a Dwelling occupied by a Resident whose Income does not exceed the Low and Moderate Income Limits determined by BC Housing from time to time;
- (m) “**Middle Income Unit**” means a Dwelling occupied by a Resident whose Income does not exceed the Middle Income Limits determined by BC Housing from time to time;
- (n) “**Owner**” includes any person who is a registered owner of the Lands from time to time;
- (o) “**Person**” includes an individual, corporation, body corporate, partnership, joint venture, association, trust, or unincorporated organization or any trustee, executor, administrator, or other legal representative thereof;
- (p) “**Prime Rate**” means the annual rate of interest, expressed as a percentage, used as a reference rate by the Royal Bank of Canada at its main branch in Vernon, British Columbia for Canadian dollar loans and designated by the Royal Bank of Canada from time to time;
- (q) “**Rent**” means the monthly amount that a Resident (as a tenant) must pay to the Owner (as a landlord) to occupy a Dwelling;
- (r) “**Resident**” means the person or persons meeting the eligibility requirements set out in Part 2 and occupying an Attainable Housing Unit pursuant to a Tenancy Agreement.
- (s) “**Tenancy Agreement**” means an agreement, lease, license or other right under which a Resident may occupy a Dwelling.

2. In this Agreement,

- (a) references to Low and Moderate Income Limits and Middle Income Limits shall mean references to those income limits published by BC Housing from time to time;
- (b) any reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) any reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (f) any reference to any enactment is a reference to that enactment as consolidated revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (g) the provisions of Section 24 of the *Interpretation Act* with respect to the calculation of time apply;

- (h) time is of the essence of this Agreement;
 - (i) all provisions are to be interpreted as always speaking;
 - (j) any reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receiver;
 - (k) any reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the same case may be, unless otherwise expressly provided; and
 - (l) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.
3. This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the City and signed by the parties.
 4. This Agreement, and any documents signed by the Owner contemplated by this Agreement, represents the whole agreement between the City and the Owner respecting the use and occupation of the Attainable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by either party except as set out in the Agreement.
 5. If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
 6. The laws of British Columbia will apply to this Agreement and all statutes referred to in this Agreement are enactments of the Province of British Columbia. Without limiting the foregoing, in the event of any conflict between any provision of this Agreement and the *Residential Tenancy Act*, this Agreement is without effect to the extent of the conflict.

Part 2. DESIGNATION OF ATTAINABLE HOUSING UNITS; ELIGIBILITY OF RESIDENTS

7. Two (2) Dwellings contained in the Development from time to time will be used only as Attainable Housing Units for Residents at Affordable Rent.
8. The Owner will make all reasonable efforts to achieve the following:
 - (a) Two (2) Dwellings to be Low and Moderate Income Units;
9. The Owner will determine if a prospective Resident is eligible to occupy an Attainable Housing Unit based on the following criteria:
 - (a) households with Income not exceeding the Low and Moderate Income Limits are eligible for housing in Low and Moderate Income Units;

in determining a prospective Resident’s eligibility, the Owner, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective Resident and the

Owner will have no liability if the prospective Resident intentionally or unintentionally provides any incorrect information.

10. Notwithstanding section 9, the following persons may occupy an Attainable Housing Unit as a Resident:
 - (a) persons designated by agreement between the City and the Owner.
11. Subject to section 10, the Owner will not rent Attainable Housing Units to any person that does not meet the eligibility criteria in section 9.

Part 3. USE AND OCCUPANCY OF RENTAL HOUSING UNITS

12. The Owner will not lease, rent, license or permit occupancy of an Attainable Housing Unit except as follows:
 - (a) to a Resident;
 - (b) at Affordable Rent;
 - (c) as a permanent residence; and
 - (d) pursuant to a Tenancy Agreement.
13. The Owner will include in the Tenancy Agreement a clause that prohibits the Tenancy Agreement from being assigned or the Attainable Housing Unit from being sublet.
14. The Tenancy Agreement will identify all occupants of the Attainable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing in the Attainable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year.
15. Subject to notice requirements under the *Residential Tenancy Act*, the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if one or more of the following occurs:
 - (a) the tenant is not an Eligible Resident;
 - (b) the Attainable Housing Unit is occupied by a number of occupants that exceeds the number of individuals that the City's building inspector determines may reside in the Attainable Housing Unit given the number and size of bedrooms in the Attainable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (c) the Attainable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of Rent;
 - (d) the Attainable Housing Unit is sublet; or
 - (e) the Tenancy Agreement is assigned.

16. The Owner will not itself occupy any of the Attainable Housing Units.
17. The Owner will not charge rent higher than Affordable Rent for the use of an Attainable Housing Unit.
18. The Owner will ensure that the number of individuals who permanently reside in an Attainable Housing Unit must be equal to or less than the number of individuals the City's building inspector determines may reside in the Attainable Housing Unit given the number and size of bedrooms in the Attainable Unit and in light of any relevant standards set by the City in any bylaws of the City.
19. The Owner will deliver a true copy of the Tenancy Agreement to the City upon request.

Part 4. MANAGEMENT AND OPERATION

20. The Owner will maintain the Development and the Attainable Housing Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

Part 5. CITY INQUIRIES AND INSPECTIONS

21. At the request of the City, the Owner will deliver to the City:
 - (a) such supporting documents, including a statutory declaration sworn by a Resident, as the City may reasonably require confirming that the Resident meets the eligibility requirements of Part 2; and
 - (b) a report in writing confirming that all Attainable Housing Units that are rented at the time are being rented in accordance with this Agreement, together with such other information as may be reasonably requested by the City from time to time.
22. The Owner hereby irrevocably authorizes the City to make such inquiries as the City reasonably considers necessary in order to confirm the Owner is complying with this Agreement and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.
23. The Owner will permit representatives of the City to inspect the Development and the Attainable Housing Units for compliance with this Agreement at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*.

Part 6. DEFAULT AND REMEDIES

24. In addition to any other remedies available to the City under this Agreement or at law or equity, if an Attainable Housing Unit is used or occupied in breach of this Agreement the Owner will pay to the City the Daily Amount for every day that the breach continues after 30 days written notice from the City to the Owner stating the particulars of the breach or, if such breach cannot, using reasonable efforts, be remedied within 30 days, such longer period as may reasonably be required to remedy such breach. The Daily Amount will be increased on January 1 of each year by an

amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CPI during the immediately preceding calendar year. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the City for the same.

25. The Owner acknowledges and agrees that damages are not an adequate remedy for breach of the covenants contained in this Agreement and that, in the event of any such breach, the City will be entitled to apply to a Court of competent jurisdiction for an order restraining and prohibiting the continuance of any such breach.
26. All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

Part 7. DEMOLITION OF AN ATTAINABLE HOUSING UNIT

27. The Owner will not demolish an Attainable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Attainable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Building is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion, and

a demolition permit for the Attainable Housing Unit or the Building, as the case may be, has been issued by the City (unless the Attainable Housing Unit has been destroyed by an accident, act of God, or sudden and unanticipated force) and the Attainable Housing Unit or the Building is to be demolished in accordance with that permit.

28. Following demolition of an Attainable Housing Unit or the Building, the Owner will use and occupy any replacement Attainable Housing Unit in compliance with this Housing Agreement, and this Agreement will apply to the construction of any replacement Attainable Housing Unit to the same extent and in the same manner as the original Attainable Housing Unit. The replacement Attainable Housing Unit must be approved by the City as an Attainable Housing Unit in accordance with this Agreement.

Part 8. MISCELLANEOUS

29. The Owner acknowledges and agrees that this Agreement constitutes a covenant under Section 219 of the *Land Title Act* and a housing agreement entered into under Section 483 of the *Local Government Act*.
30. The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their respective heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss,

damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands, the Development or any Attainable Housing Unit;
- (c) without limitation, any breach of this Agreement by the Owner; and
- (d) the exercise by the City of any of its rights under this Agreement.

31. The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their respective heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for:

- (a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands, the Development or any Attainable Housing Unit;
- (c) any breach of this Agreement by the Owner; and
- (d) the exercise by the City of any of its rights under this Agreement.

32. This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

33. The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Resident, or any future owner, lessee, occupier or user of the Lands, the Development or any Attainable Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
34. Any notice, request or demand provided for in this Agreement will be in writing and sufficiently given if served personally upon the party for whom such notice was intended, or, if mailed by registered mail to the addresses set out above or to such other address as a party may notify the other in accordance with this section. All notices given by mail under this section will be deemed to be received three days following its posting, if posted at Sicamous, British Columbia, provided that after the time of posting there will be any slowdown, strike or labour dispute which might affect the delivery of notice by mail, then such notice will only be effective if actually delivered. Either party may, at any time, give notice in writing to the other of any change of address and thereafter all notices will be mailed to the new address so given.
35. This Agreement will enure to the benefit of and be binding upon the parties and their respective heirs, executors, administrators, representatives, successors and assigns.
36. Each of the parties will, on demand by another party execute and deliver or cause to be executed and delivered all such further documents and instruments and do all such further acts and things as the other may reasonably require to evidence, carry out and give full effect to the terms, conditions, intent and meaning of this Agreement.
37. This Agreement runs with the Lands and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.
38. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.
39. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
40. The Owner will do everything necessary to ensure this Agreement is registered against the Lands in priority to all financial charges and encumbrances which may have been registered against the Lands, excepting those specifically approved in writing by the City or in favour of the City.
41. The Owner acknowledges the City must file a notice under Section 483(5) of the *Local Government Act* against the title to the Lands.
42. Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the City or give the Owner any authority to bind the City in any way.
43. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

44. Notwithstanding any other provision of this Agreement, this Agreement will remain in full force and effect for a period of ten (10) years from the date of registration of this Agreement against title to the Lands (the "Term"). Upon expiry of the Term, this Agreement will automatically terminate and be of no further force and effect, and the City will, at the request and cost of the Owner, execute and deliver all necessary documents to discharge this Agreement from title to the Lands.

AS EVIDENCE OF THEIR AGREEMENT the parties have executed this Agreement as of the date first written above on one or more pages of the General Instrument.



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02	Revision	2026-01-12

**FIBRO KAPPEL STREET
DEVELOPMENT**

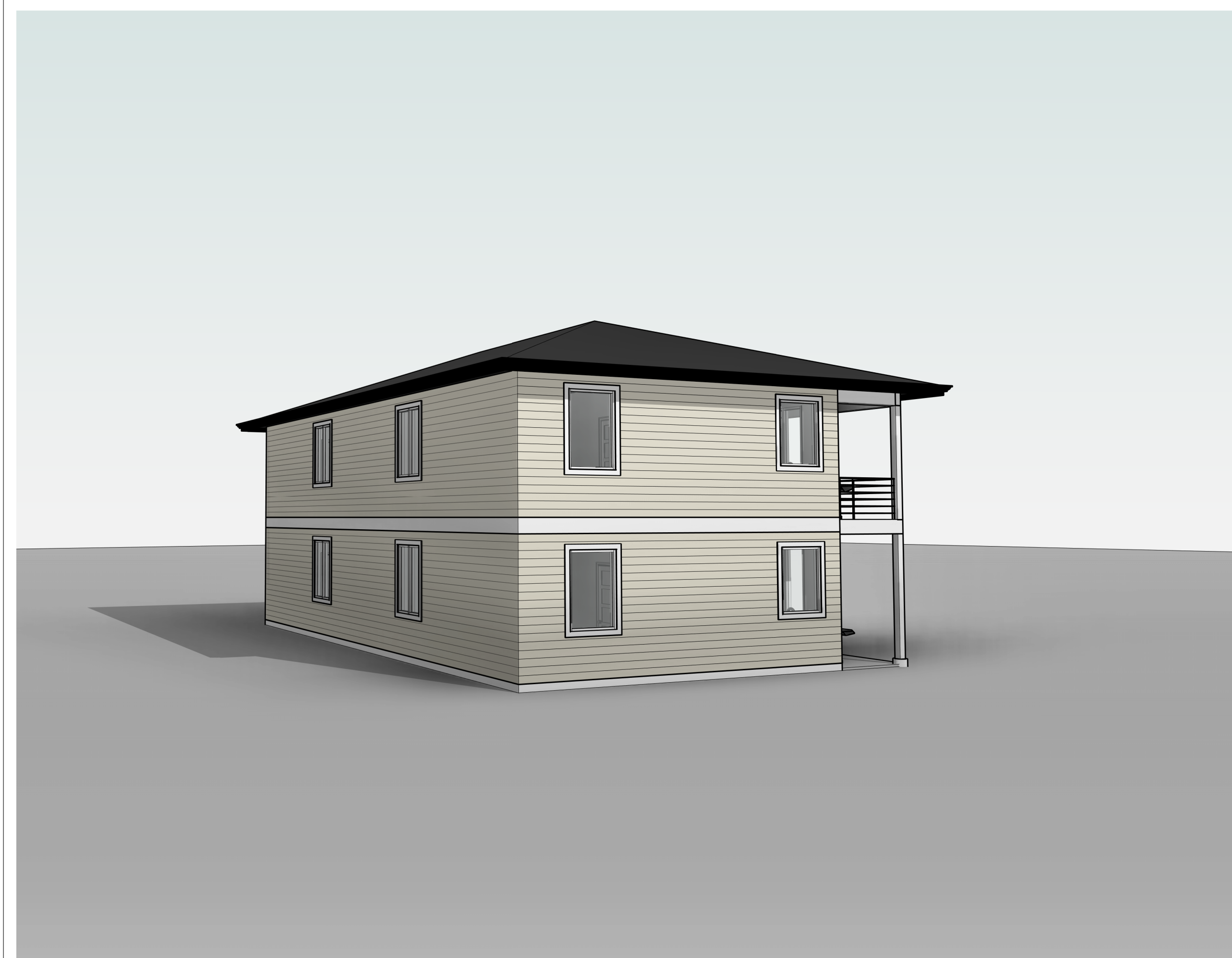
**717 KAPPEL STREET,
SICAMOUS, BC**

TITLE PAGE

Project Number	23-001.2
Date	2023-05-08
Designed By	PW

A01

Scale





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FIBRO KAPPEL STREET
DEVELOPMENT

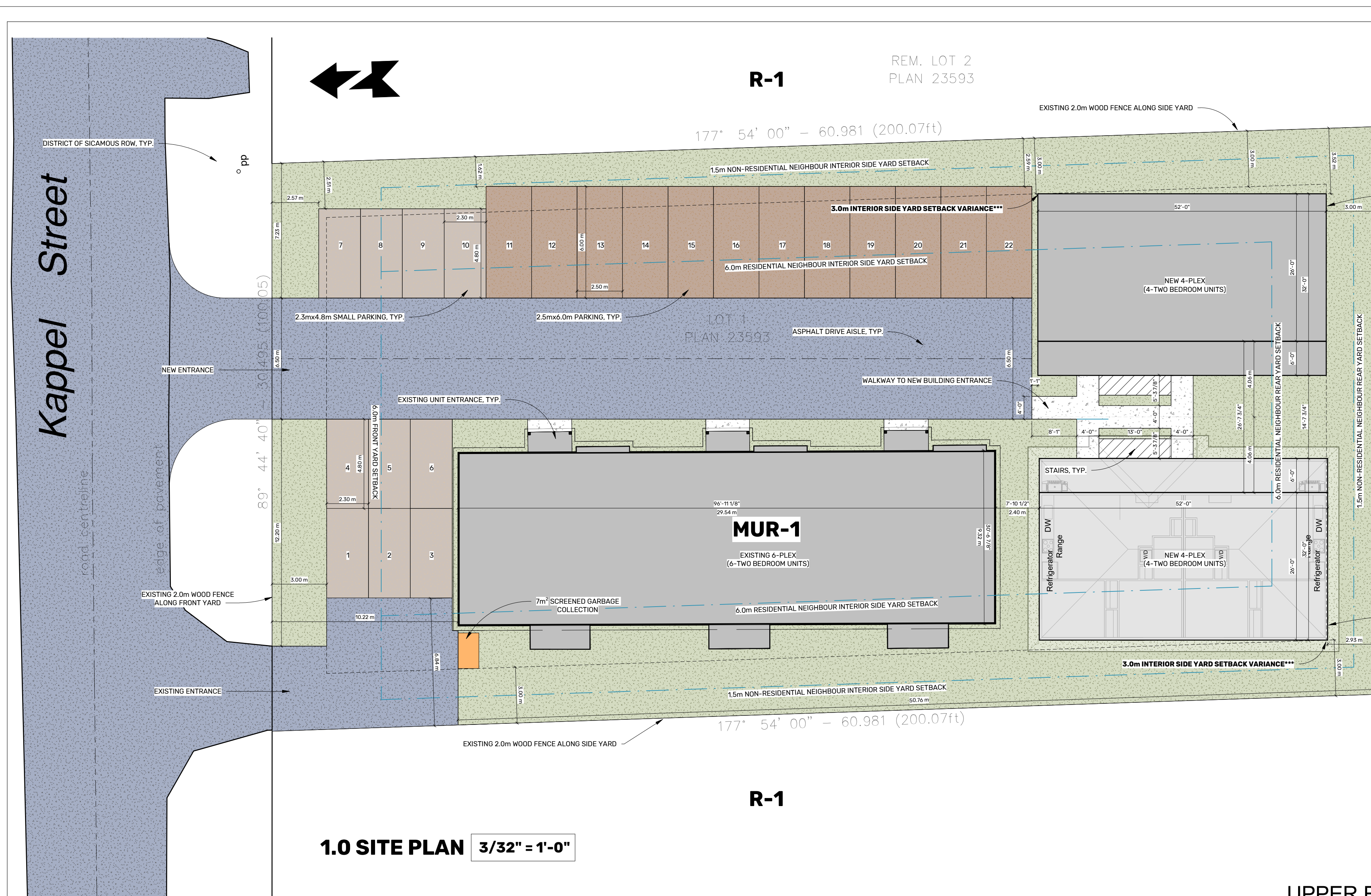
717 KAPPEL STREET,
SICAMOUS, BC

SITE PLAN
GROSS AREA

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A02

Scale As indicated



SITE SPECIFIC INFORMATION

LEGAL DESCRIPTION: LOT 1, PLAN KAP23593, DISTRICT LOT 496, KAMLOOPS DIV OF YALE LAND DISTRICT
ZONE: MUR-1 (MULTI-UNIT RESIDENTIAL)
DISTRICT: SICAMOUS
NOT IN ALR

ZONING BYLAW

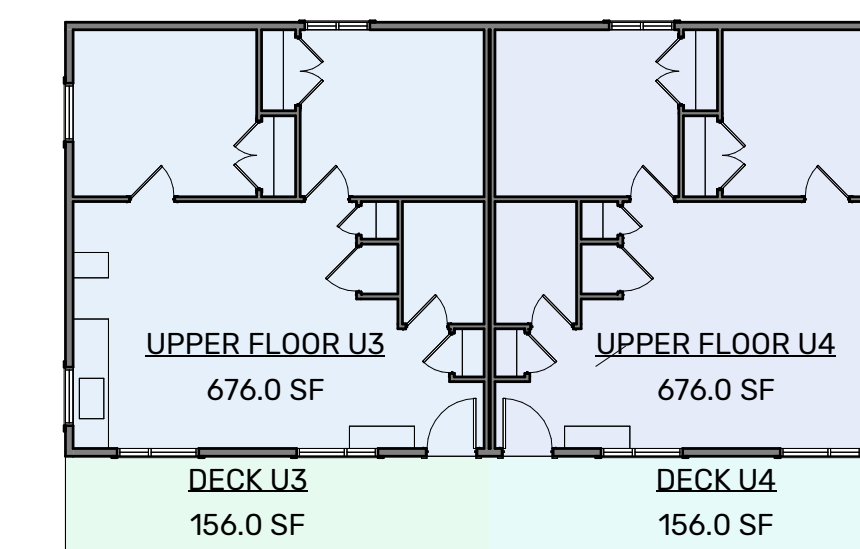
PARCEL SIZE: 20.007sf (0.4593 acres) (0.185871 ha)
PRINCIPAL USE: MULTI-UNIT DWELLING
DENSITY:
MAXIMUM DENSITY OF DWELLING UNITS = 60 PER HA (11.15 UNITS)
DENSITY OF DWELLING UNITS PROVIDED = 14 UNITS
***PROVIDE 1 ATTAINABLE RENTAL UNIT TO PROVIDE FOR ADDITIONAL 2 DWELLING UNITS
MAXIMUM FAR = 2.5 FAR (50.018sf)
TOTAL FLOOR AREA EXISTING AND PROPOSED = 10,022sf (0.5 FAR)
EXISTING = 5,100sf
PROPOSED BUILDINGS = 2 x 2,461sf = 4,922sf
PARCEL COVERAGE:
MAXIMUM PARCEL COVERAGE = 60% (12,004sf)
PARCEL COVERAGE PROVIDED = 33.17% (6,637sf)
PARCEL COVERAGE EXISTING = 3,218sf (16.08%)
PARCEL COVERAGE NEW BUILDINGS = 3,419sf (17.09%)
MAXIMUM IMPERMEABLE SURFACE = 80% (16,006sf)
TOTAL IMPERMEABLE SURFACE PROVIDED = 68.06% (13,617sf)
BUILDINGS = 6,637sf (33.17%)
DRIVEWAYS/PARKING/WALKWAYS = 6980sf (34.89%)
MAXIMUM HEIGHT
MAXIMUM PRINCIPAL HEIGHT = 15m OR 4 STORIES
PROVIDED PRINCIPAL HEIGHT = 7.87m & 2 STORIES

ZONING BYLAW CONTINUED

SETBACKS:
FRONT = 6m (6m WHERE ABUTTING A RESIDENTIAL ZONE)
FRONT SETBACK PROVIDED = 10.22m
REAR = 1.5m (6m WHERE ABUTTING A RESIDENTIAL ZONE)
REAR SETBACK PROVIDED = 2.93m ***REQUEST VARIANCE
INTERIOR SIDE = 1.5m (6m WHERE ABUTTING A RESIDENTIAL ZONE)
INTERIOR SIDE PROVIDED = 3.0m ***REQUEST VARIANCE
EXTERIOR SIDE = 3.5m (6m WHERE ABUTTING A RESIDENTIAL ZONE)
EXTERIOR SIDE PROVIDED = N/A
USEABLE OPEN SPACE:
PRIVATE OPEN SPACE REQUIRED = MIN 15% OF TOTAL PARCEL AREA + 10m² PER DWELLING UNIT = 4,507sf
PROVIDED = 6,390sf OF LANDSCAPING + 14.5m² PER DWELLING UNIT VIA DECKS
PARKING AND LOADING:
PARKING STALL = 2.8m x 6.0m (30% CAN BE SMALL VEHICLE PARKING 2.5m x 5.2m)
***REQUEST VARIANCE TO REDUCE PARKING STALL SIZE TO 2.5m x 6.0m & 2.3m x 4.8m
MANEUVERING AISLES = 8m FOR RIGHT ANGLE PARKING
***REQUEST VARIANCE TO REDUCE AISLE TO 6.5m
MULTI-UNIT DWELLING = 1.5 SPACES PER UNIT FOR 2-BR UNITS
TOTAL PARKING REQUIRED = 22 SPACES
UNIT PARKING REQUIRED = 14 UNITS x 1.5 SPACES = 21 SPACES
VISITOR PARKING REQUIRED = 0.1/UNIT = 1 SPACE
PARKING PROVIDED = 22 SPACES
REFUSE & RECYCLING:
MULTI-FAMILY (OVER 3 UNITS) - 0.5m²/UNIT = 7m²
REFUSE & RECYCLING PROVIDED = 7m²
LANDSCAPE BUFFER AREAS:
3m WHERE THE DEVELOPMENT ABUTS A RESIDENTIAL ZONE
FRONT YARD LANDSCAPE BUFFER = 2.57m - 3.0m
EAST SIDE YARD LANDSCAPE BUFFER = 1.62m - 3.0m
WEST SIDE YARD LANDSCAPE BUFFER = 3.0m
REAR YARD LANDSCAPE BUFFER = 2.93m - 3.0m
*** REQUEST FOR VARIANCE TO REDUCE LANDSCAPE BUFFER

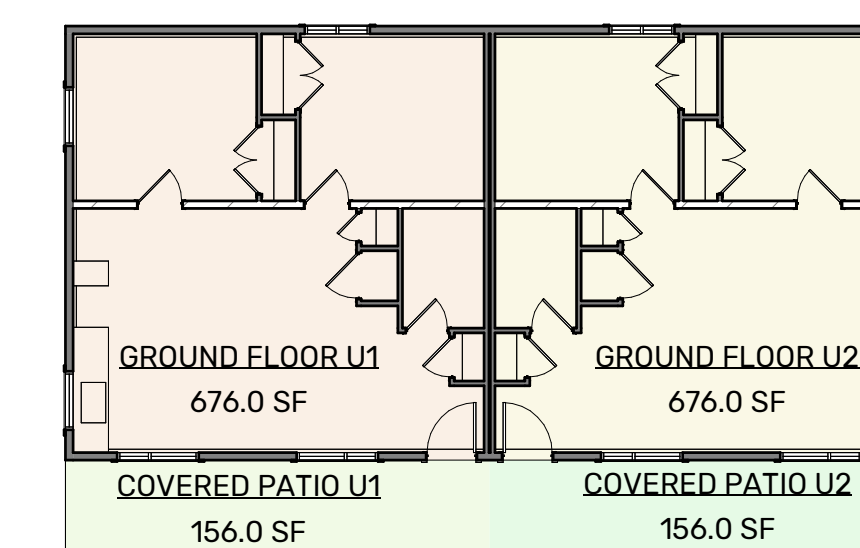
UPPER FLOOR GROSS AREA

- DECK U3
- DECK U4
- UPPER FLOOR U3
- UPPER FLOOR U4



GROUND FLOOR GROSS AREA

- COVERED PATIO U1
- COVERED PATIO U2
- GROUND FLOOR U1
- GROUND FLOOR U2





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FIBRO KAPPEL STREET DEVELOPMENT

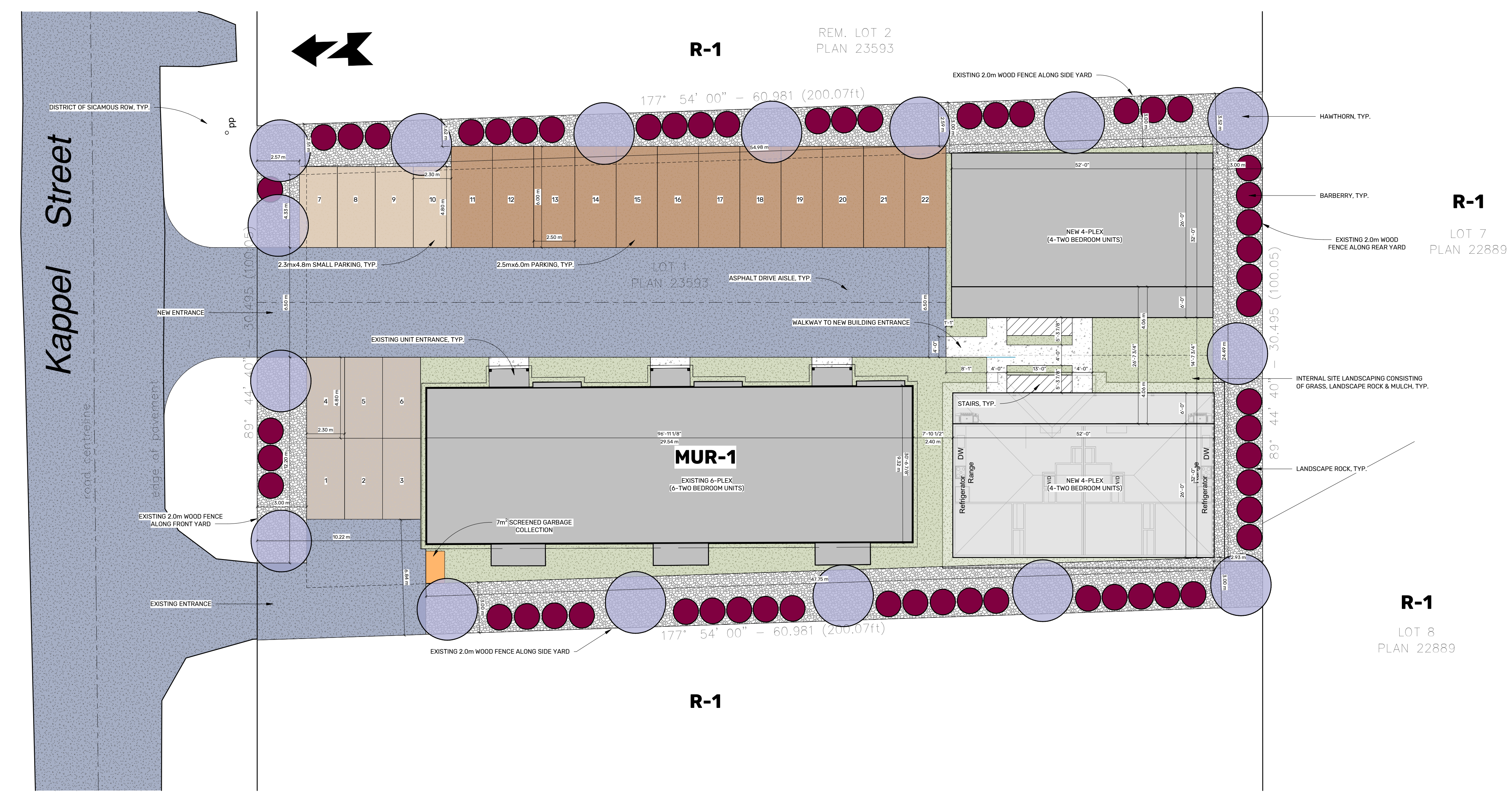
717 KAPPEL STREET,
SICAMOUS, BC

LANDSCAPE PLAN

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A03

Scale 3/32" = 1'-0"



2.0 LANDSCAPE PLAN 3/32" = 1'-0"

DISTRICT OF SICAMOUS LANDSCAPING REQUIREMENTS

DEVELOPMENT REGULATIONS
MINIMUM NON-IMPERMEABLE SURFACES REQUIRED = 20% (4,001sf)
NON-IMPERMEABLE SURFACES (LANDSCAPING) PROVIDED = 31.94% (6,390sf)

ZONING = MUR-1 (MULTI-UNIT RESIDENTIAL)
PARCEL SIZE = 20,007sf (0.4593 acres) (0.185871 ha)

LANDSCAPE REQUIREMENTS:

THE MINIMUM LANDSCAPE BUFFER AREA SHALL BE 3m WHERE THE DEVELOPMENT ABUTS A RESIDENTIAL ZONE
PROVIDED = MOST LANDSCAPE AREAS ARE WIDER THAN 3m. SOME AREAS ARE NARROWER THAN 3m AROUND PARKING AREAS. SEE SITE PLAN. ***REQUEST FOR VARIANCE

FRONT YARD LANDSCAPE BUFFER = 2.57m - 3.0m
EAST SIDE YARD LANDSCAPE BUFFER = 1.02m - 3.0m
WEST SIDE YARD LANDSCAPE BUFFER = 3.0m
REAR YARD LANDSCAPE BUFFER = 2.93m - 3.0m

AT LEAST 1 TREE EVERY 10m OF THE PERIMETER OF THE PROPERTY. THE NUMBER OF SHRUBS SHALL BE A MINIMUM AREA OF 20% OF THE OVERALL LANDSCAPE PLAN.
REQUIRED TREES = MIN. 14 TREES FOR 143.75m LANDSCAPE PERIMETER.
PROVIDED TREES = 16 HAWTHORN TREES

REQUIRED SHRUBS = 916sf (20% OF 4,581sf OF LANDSCAPE PERIMETER)
PROVIDED SHRUBS = 55 BARBERRY SHRUBS (55 SHRUBS @ 20sf = 1100sf OF SHRUBS)

LEGEND

NAME	SCIENTIFIC NAME	QUANTITY	SIZE
HAWTHORN	CRATAEGUS SPP.	16	6 Cal
BARBERRY	BERBERIS	55	CONT #2
TOTAL PROVIDED PLANTS & TREES		71	



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**FIBRO KAPPEL STREET
DEVELOPMENT**

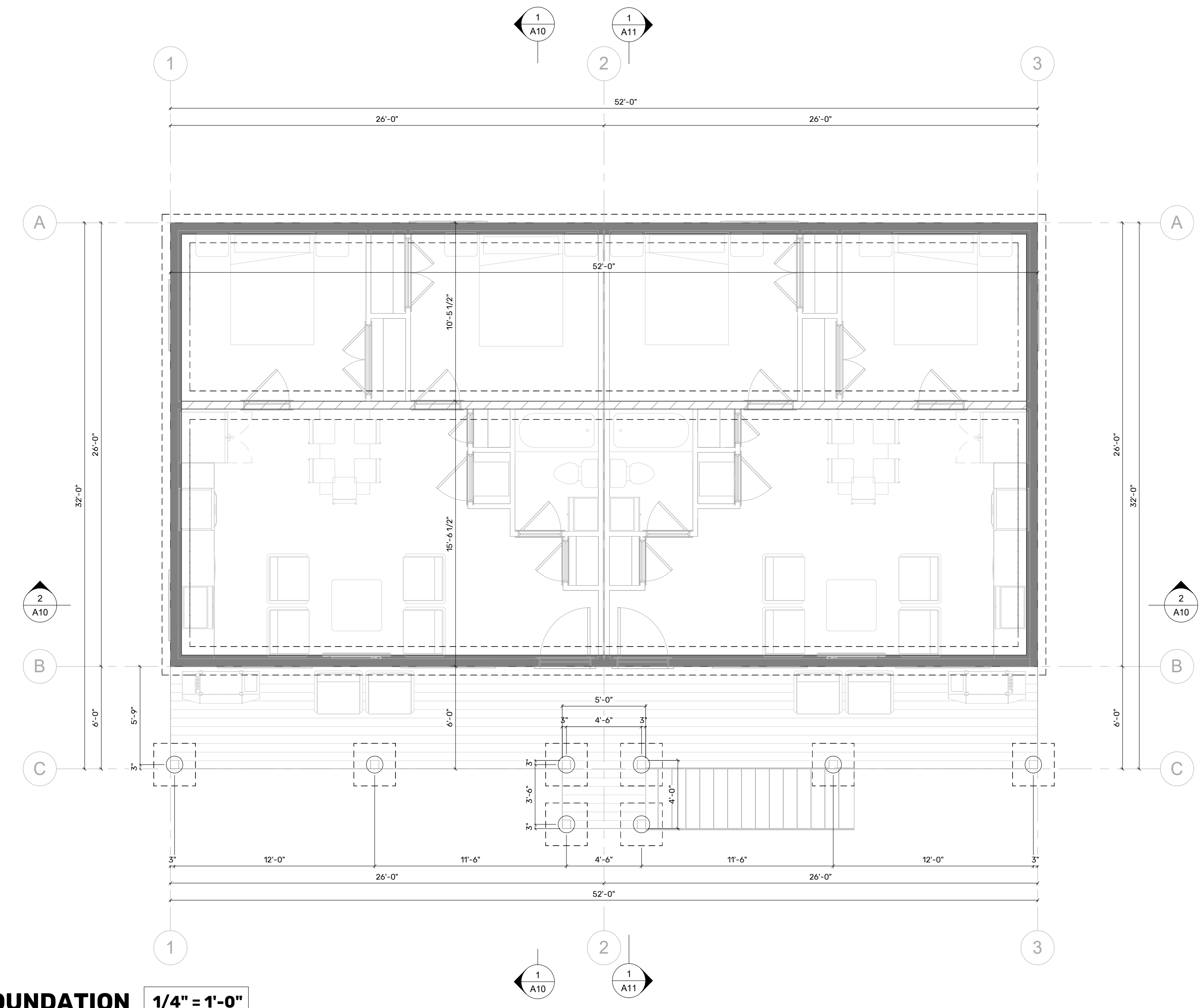
**717 KAPPEL STREET,
SICAMOUS, BC**

FOUNDATION

Project Number	23-001.2
Date	2023-05-08
Designed By	PW

A04

Scale 1/4" = 1'-0"



3.0 FOUNDATION 1/4" = 1'-0"



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FIBRO KAPPEL STREET
DEVELOPMENT

717 KAPPEL STREET,
SICAMOUS, BC

GROUND LEVEL

Project Number 23-001.2
Date 2023-05-08
Designed By PW

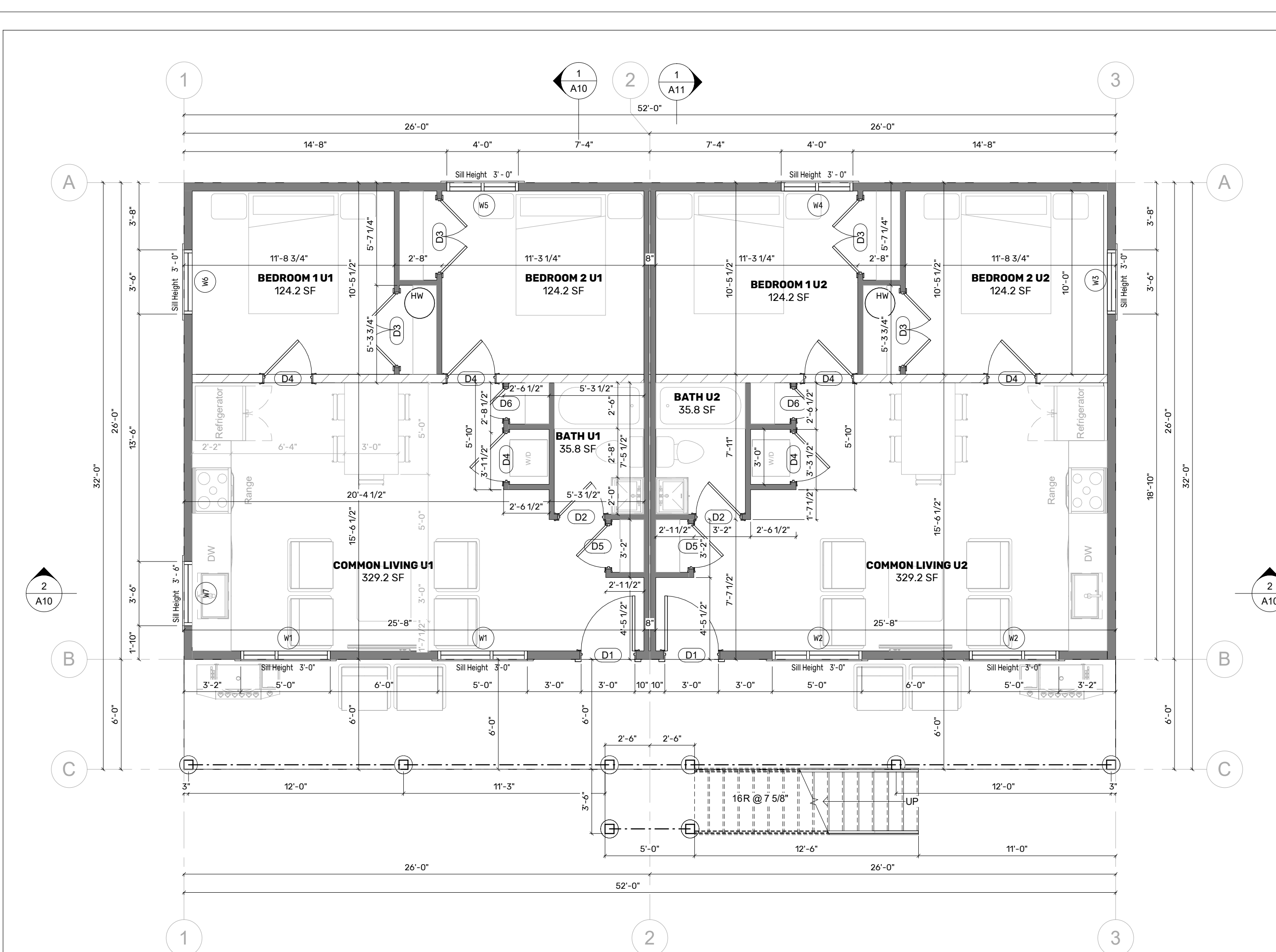
A05

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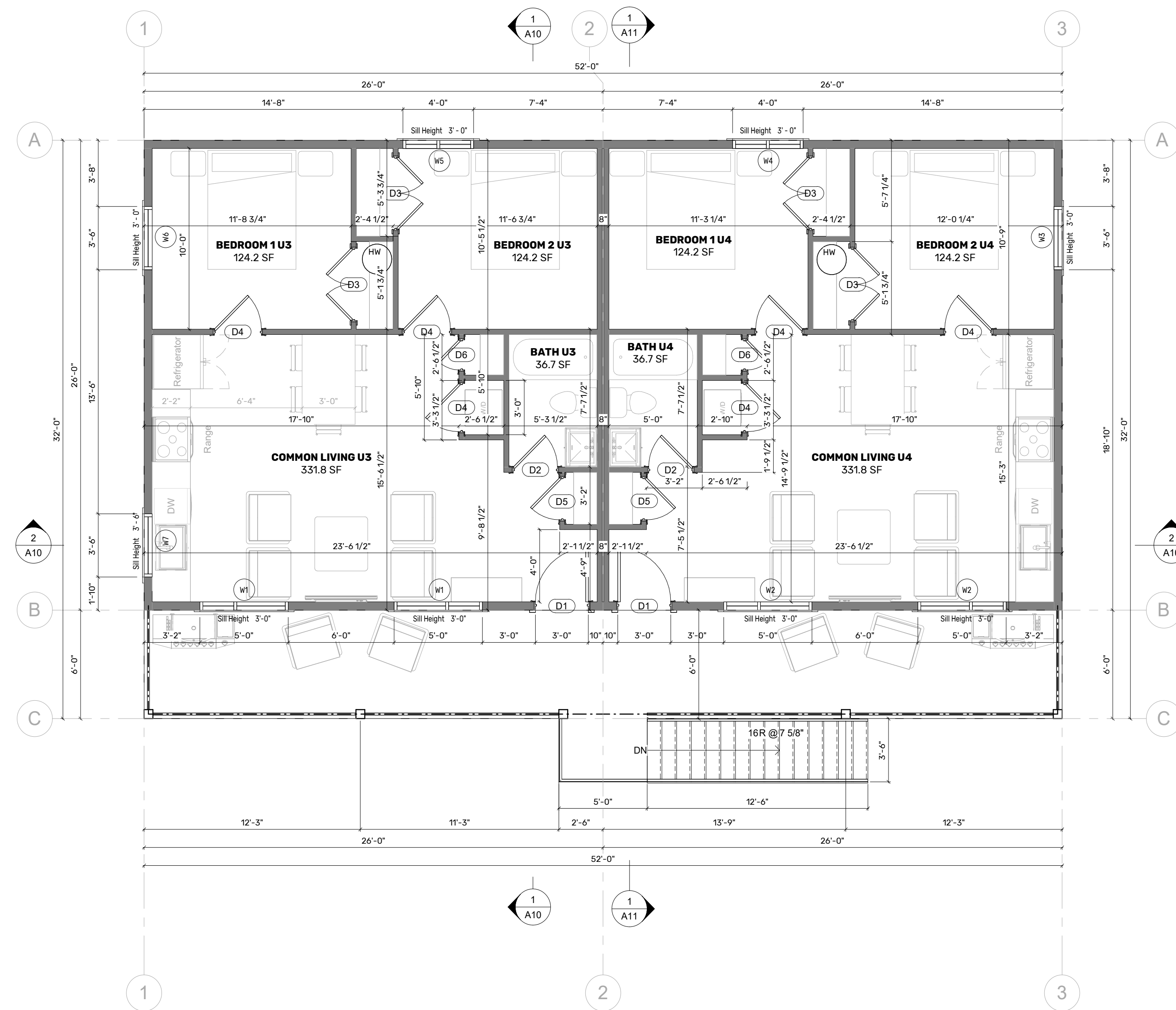
DOORS						
Type Mark	Width	Height	Function	Count	Type Comments	Description
D1	3'-0"	8'-0"	Exterior	4	S.SWING	ENTRANCE
D2	2'-6"	6'-8"	Interior	4	S.SWING	
D3	4'-0"	6'-8"	Interior	8	D.SWING	CLOSET
D4	2'-8"	6'-8"	Interior	12	S.SWING	
D5	2'-4"	6'-8"	Interior	4	S.SWING	
D6	1'-8"	6'-8"	Interior	4	S.SWING	
Grand total				36		

WINDOWS						
Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W2	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W3	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W4	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W5	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W6	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W7	3'-6"	4'-6"	3'-6"	2	CASEMENT	

ROOM		
Name	Area	Level
4.0 GROUND LEVEL		
BATH U1	35.8 SF	4.0 GROUND LEVEL
BEDROOM 1 U1	124 SF	4.0 GROUND LEVEL
BEDROOM 2 U1	124 SF	4.0 GROUND LEVEL
COMMON LIVING U1	329 SF	4.0 GROUND LEVEL
BATH U2	35.8 SF	4.0 GROUND LEVEL
BEDROOM 1 U2	124 SF	4.0 GROUND LEVEL
BEDROOM 2 U2	124 SF	4.0 GROUND LEVEL
COMMON LIVING U2	329 SF	4.0 GROUND LEVEL
5.0 UPPER FLOOR		
BATH U3	37 SF	5.0 UPPER FLOOR
BEDROOM 1 U3	124 SF	5.0 UPPER FLOOR
BEDROOM 2 U3	124 SF	5.0 UPPER FLOOR
COMMON LIVING U3	332 SF	5.0 UPPER FLOOR
BATH U4	37 SF	5.0 UPPER FLOOR
BEDROOM 1 U4	124 SF	5.0 UPPER FLOOR
BEDROOM 2 U4	124 SF	5.0 UPPER FLOOR
COMMON LIVING U4	332 SF	5.0 UPPER FLOOR
TOTAL AREA	2461 SF	



4.0 GROUND LEVEL 1/4" = 1'-0"



5.0 UPPER FLOOR 1/4" = 1'-0"

DOORS

Type Mark	Width	Height	Function	Count	Type Comments	Description
D1	3'-0"	8'-0"	Exterior	4	S.SWING	ENTRANCE
D2	2'-6"	6'-8"	Interior	4	S.SWING	
D3	4'-0"	6'-8"	Interior	8	D.SWING	CLOSET
D4	2'-8"	6'-8"	Interior	12	S.SWING	
D5	2'-4"	6'-8"	Interior	4	S.SWING	
D6	1'-8"	6'-8"	Interior	4	S.SWING	
Grand total				36		

WINDOWS

Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W2	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W3	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W4	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W5	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W6	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W7	3'-6"	4'-6"	3'-6"	2	CASEMENT	

ROOM

Name	Area	Level
4.0 GROUND LEVEL		
BATH U1	36 SF	4.0 GROUND LEVEL
BEDROOM 1 U1	124 SF	4.0 GROUND LEVEL
BEDROOM 2 U1	124 SF	4.0 GROUND LEVEL
COMMON LIVING U1	329 SF	4.0 GROUND LEVEL
BATH U2	36 SF	4.0 GROUND LEVEL
BEDROOM 1 U2	124 SF	4.0 GROUND LEVEL
BEDROOM 2 U2	124 SF	4.0 GROUND LEVEL
COMMON LIVING U2	329 SF	4.0 GROUND LEVEL
5.0 UPPER FLOOR		
BATH U3	37 SF	5.0 UPPER FLOOR
BEDROOM 1 U3	124 SF	5.0 UPPER FLOOR
BEDROOM 2 U3	124 SF	5.0 UPPER FLOOR
COMMON LIVING U3	332 SF	5.0 UPPER FLOOR
BATH U4	37 SF	5.0 UPPER FLOOR
BEDROOM 1 U4	124 SF	5.0 UPPER FLOOR
BEDROOM 2 U4	124 SF	5.0 UPPER FLOOR
COMMON LIVING U4	332 SF	5.0 UPPER FLOOR
TOTAL AREA	2461 SF	



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FIBRO KAPPEL STREET DEVELOPMENT

**717 KAPPEL STREET,
SICAMOUS, BC**

UPPER FLOOR

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A06

Scale 1/4" = 1'-0"



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**FIBRO KAPPEL STREET
DEVELOPMENT**

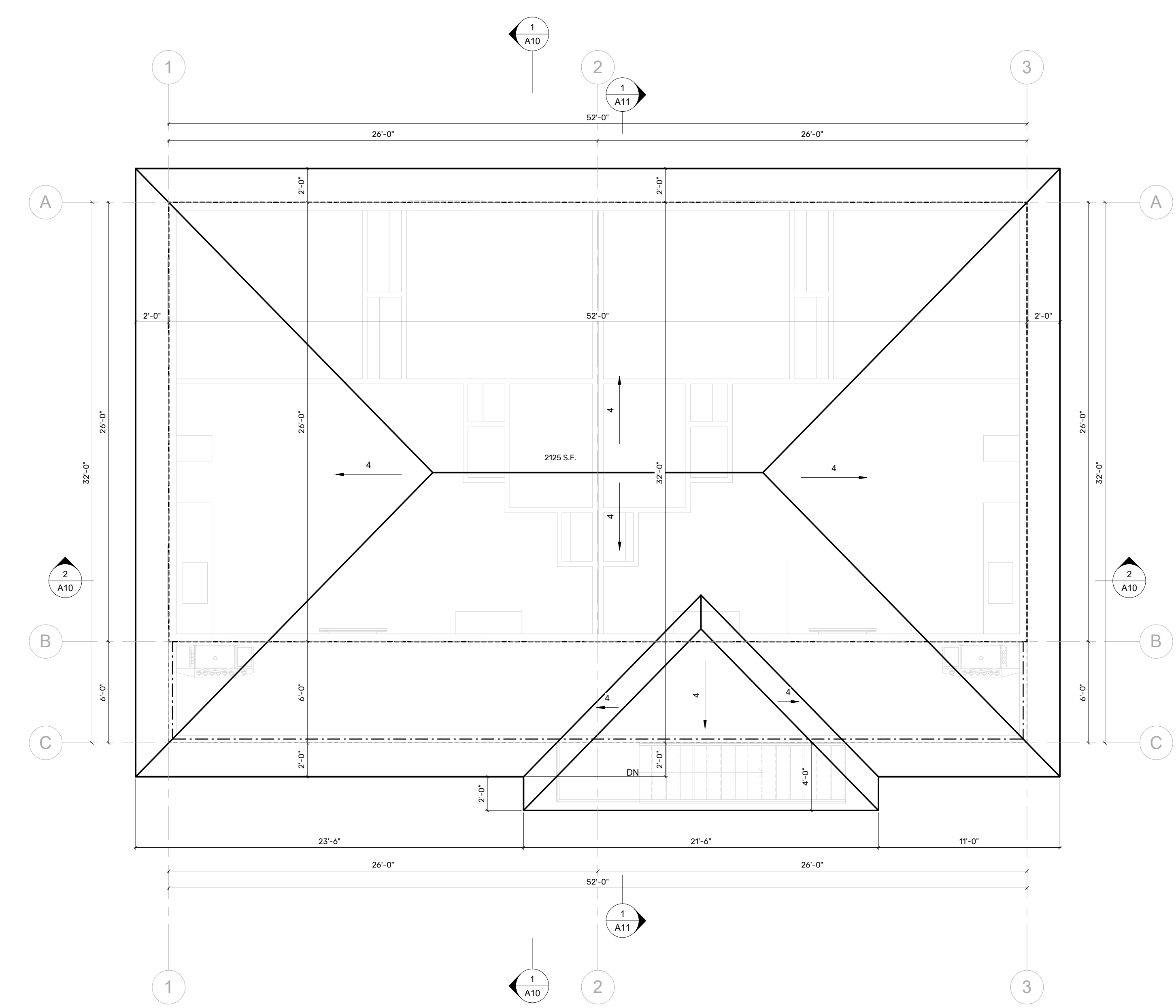
**717 KAPPEL STREET,
SICAMOUS, BC**

ROOF PLAN

Project Number	23-001.2
Date	2023-05-08
Designed By	PW

A07

Scale 1/4" = 1'-0"



6.0 ROOF PLAN 1/4" = 1'-0"



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FIBRO KAPPEL STREET DEVELOPMENT

717 KAPPEL STREET,
SICAMOUS, BC

ELEVATION FRONT, REAR

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A08

Scale 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



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**FIBRO KAPPEL STREET
DEVELOPMENT**

**717 KAPPEL STREET,
SICAMOUS, BC**

**ELEVATION
LEFT, RIGHT**

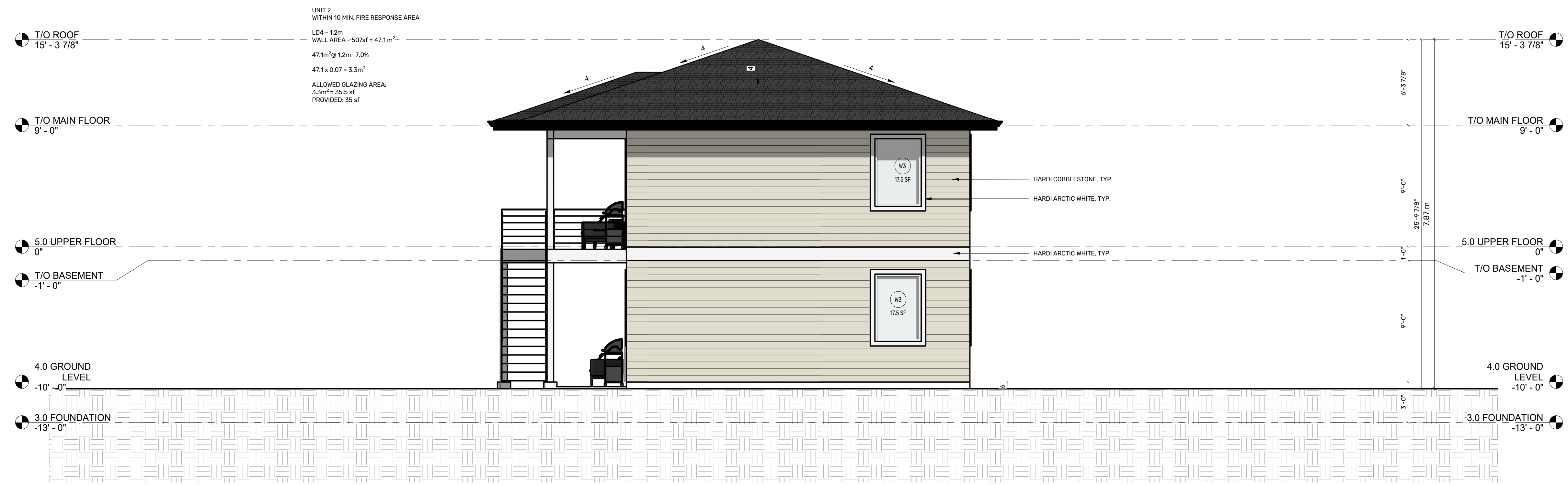
Project Number **23-001.2**
Date **2023-05-08**
Designed By **PW**

A09

Scale **1/4" = 1'-0"**



LEFT ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"



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DEVELOPMENT

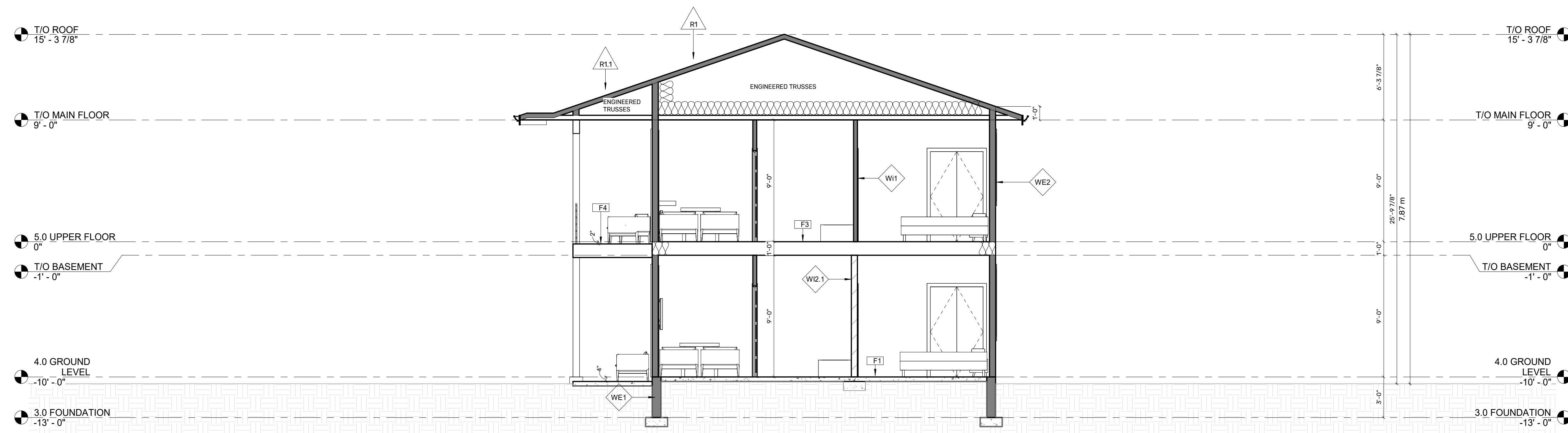
717 KAPPEL STREET,
SICAMOUS, BC

SECTIONS

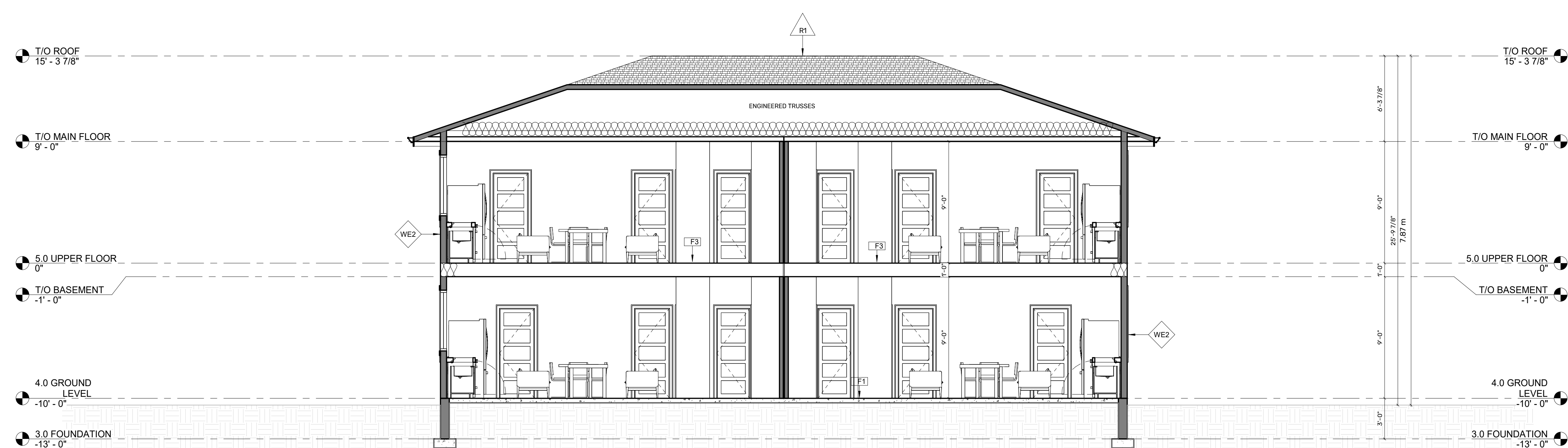
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Date 2023-05-08
Designed By PW

A10

Scale 1/4" = 1'-0"



SECTION 1-1 1/4" = 1'-0"



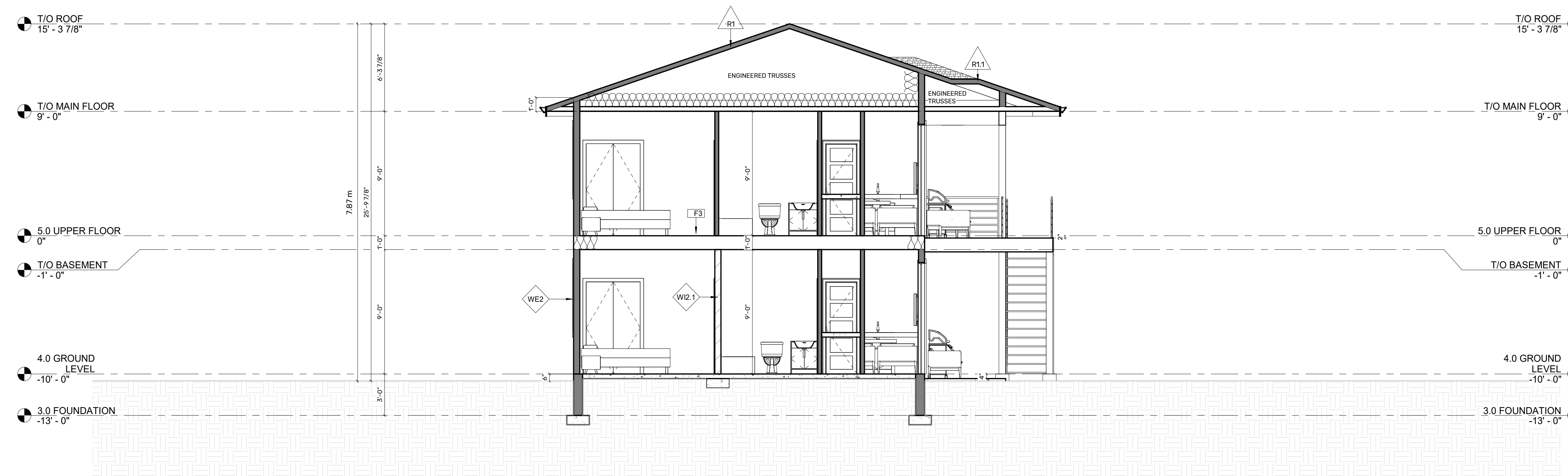
SECTION 2-2 1/4" = 1'-0"



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SECTION 3-3 1/4" = 1'-0"

No.	Description	Date
01	Issued for DVP	2025-06-03
02	Revision	2026-01-12

FIBRO KAPPEL STREET
DEVELOPMENT

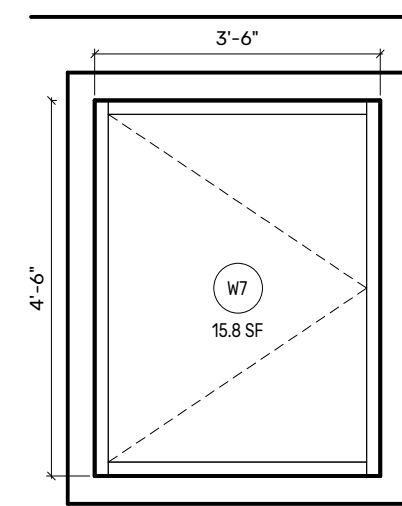
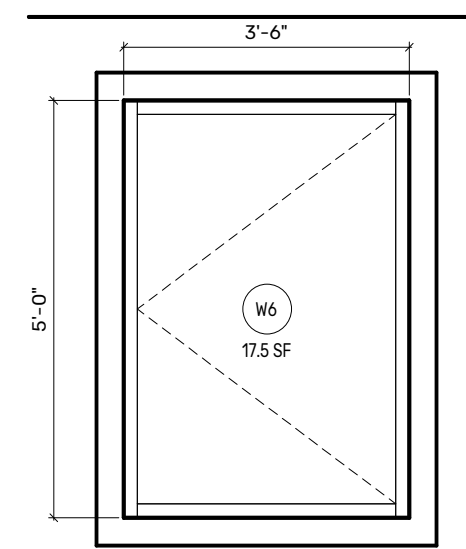
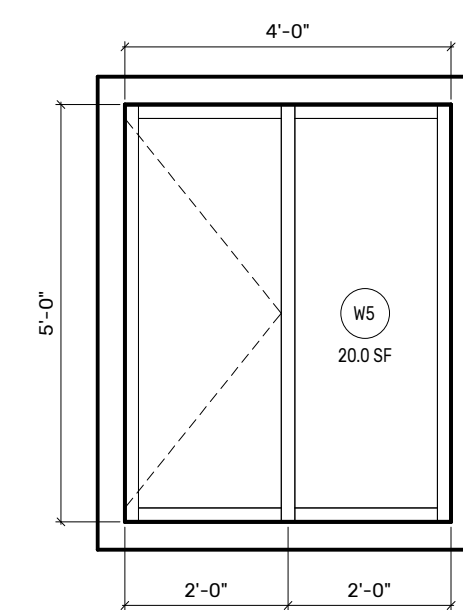
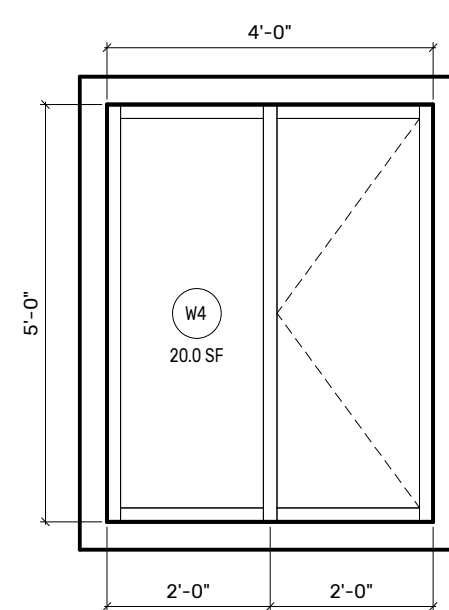
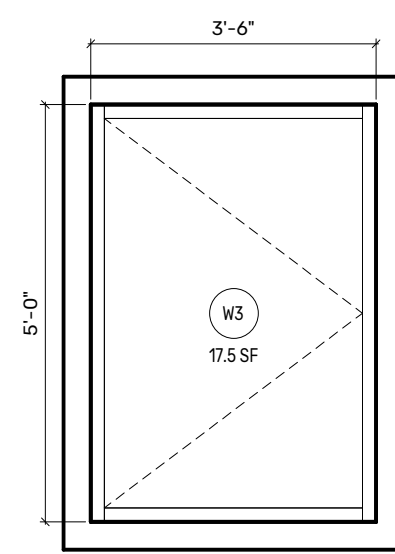
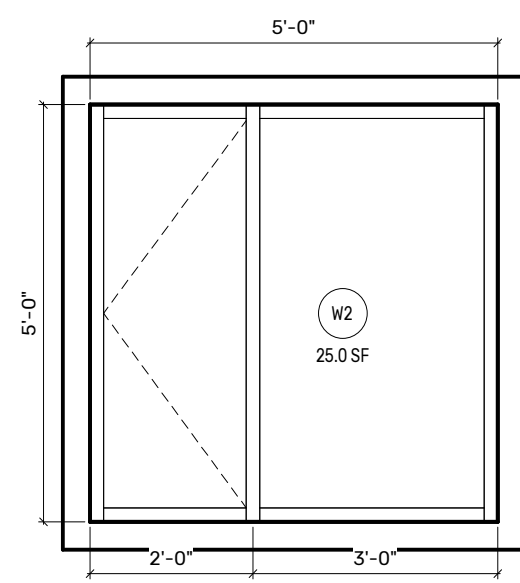
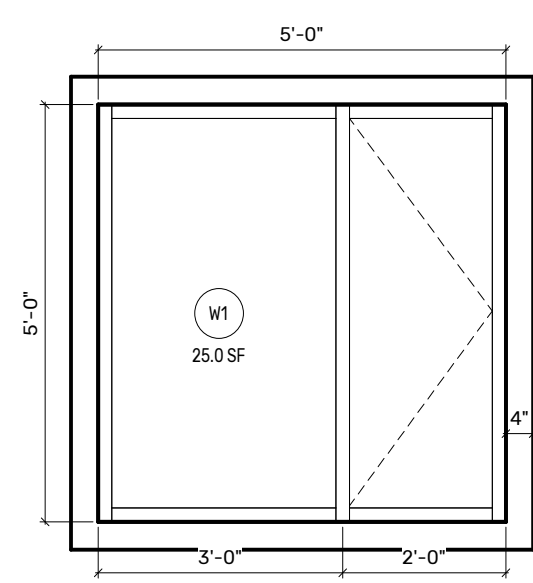
717 KAPPEL STREET,
SICAMOUS, BC

SECTIONS

Project Number	23-001.2
Date	2023-05-08
Designed By	PW

A11

Scale 1/4" = 1'-0"



WINDOWS

Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W2	5'-0"	5'-0"	3'-0"	4	CASEMENT	
W3	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W4	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W5	4'-0"	5'-0"	3'-0"	2	CASEMENT	
W6	3'-6"	5'-0"	3'-0"	2	CASEMENT	
W7	3'-6"	4'-6"	3'-6"	2	CASEMENT	



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02	Revision	2026-01-12

FIBRO KAPPEL STREET
DEVELOPMENT

717 KAPPEL STREET,
SICAMOUS, BC

WINDOW

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A12

Scale 1/2" = 1'-0"



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No.	Description	Date
01	Issued for DVP	2025-06-03
02	Revision	2026-01-12

FIBRO KAPPEL STREET
DEVELOPMENT

717 KAPPEL STREET,
SICAMOUS, BC

CONSTRUCTION
ASSEMBLY

Project Number	23-001.2
Date	2023-05-08
Designed By	PW

A13

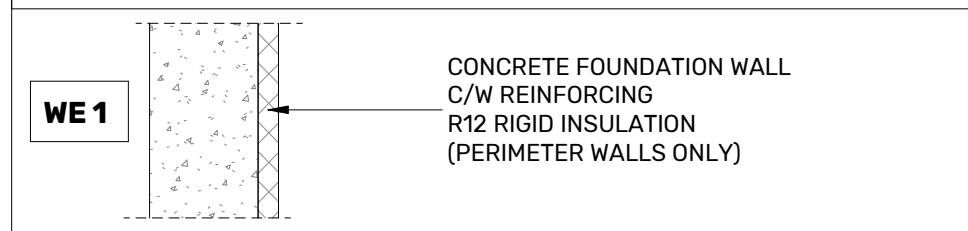
Scale 1" = 1'-0"

WALL - GENERAL NOTES

1. ALL GYPSUM BOARD TO BE FASTENED AT 8" O.C. AROUND PERIMETER AND 12" O.C. WITHIN PANEL FIELD
2. PROVIDE CONTINUOUS PERIMETER SILL GASKET @ ALL EXTERIOR WALL LOCATIONS.
3. ALL AREAS TO RECEIVE CERAMIC TILE FINISH TO HAVE 1/2" MOISTURE RESISTANT GYPSUM BOARD IN LIEU OF 1/2" GYPSUM BOARD. COORDINATE WITH INTERIOR DESIGN PRIOR TO COMMENCEMENT OF WORK. FIRE RESISTANCE RATINGS INDICATED BY WALL TYPE MUST BE MAINTAINED.
4. REFER TO STRUCTURAL FOR SUPPORTING WALL INFORMATION.

TYPES OF EXTERIOR WALLS

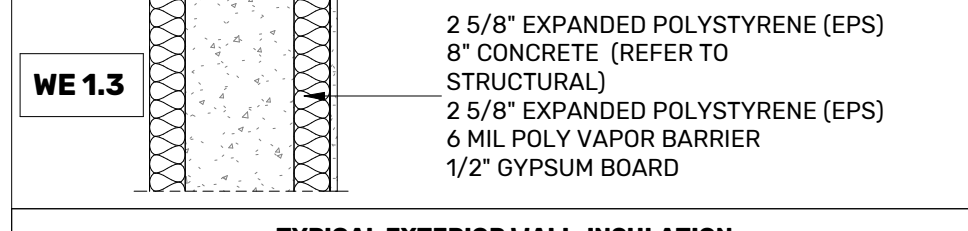
TYPICAL FROST FOUNDATION WALL



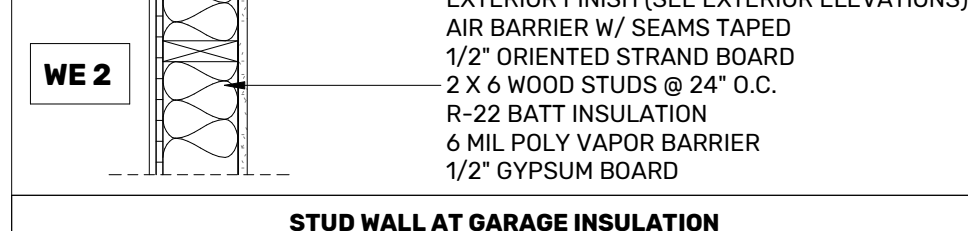
FOUNDATION WALL WITH INTERIOR INSULATION



TYPICAL ICF WALL (FOXBLOCKS)



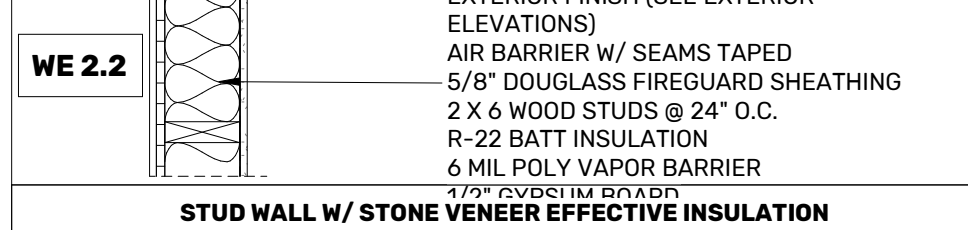
TYPICAL EXTERIOR WALL INSULATION



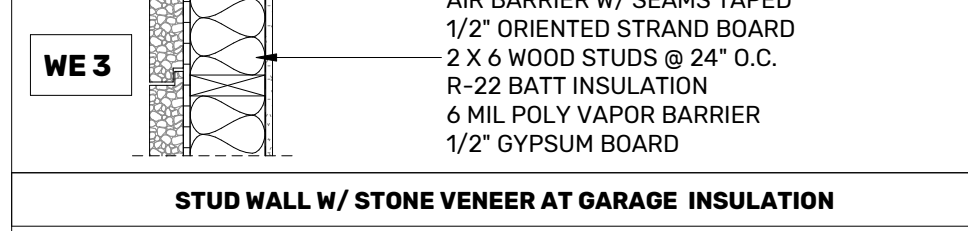
STUD WALL AT GARAGE INSULATION



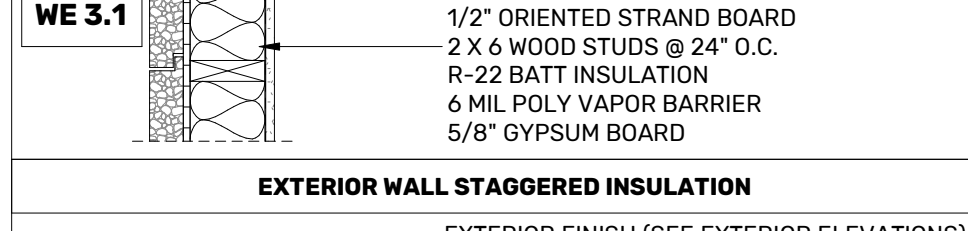
**STUD WALL AT FIREPLACE INSULATION
VALUE - RSI 3.006 (R-17.1)**



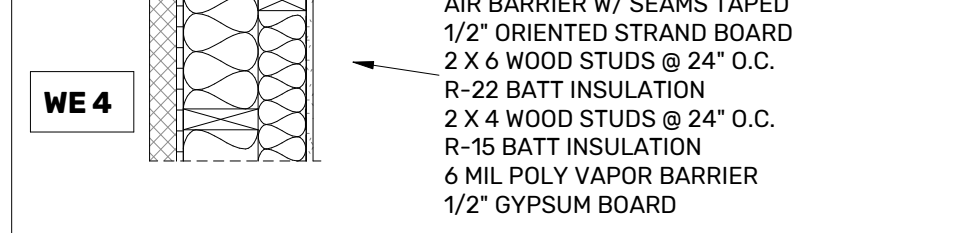
STUD WALL W/ STONE VENEER EFFECTIVE INSULATION



STUD WALL W/ STONE VENEER AT GARAGE INSULATION



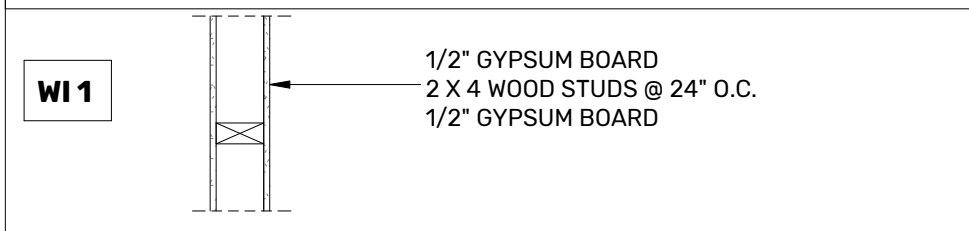
EXTERIOR WALL STAGGERED INSULATION



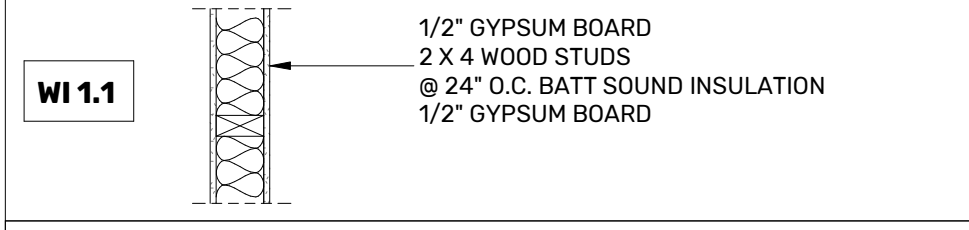
EXTERIOR WALL STAGGERED INSULATION

TYPES OF INTERIOR WALLS

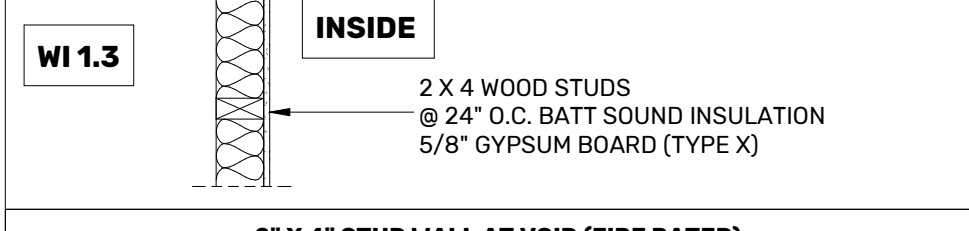
TYPICAL 2" X 4" STUD WALL



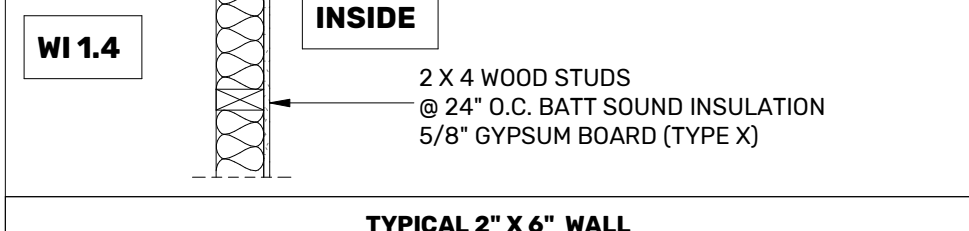
2" X 4" STUD WALL WITH INSULATION



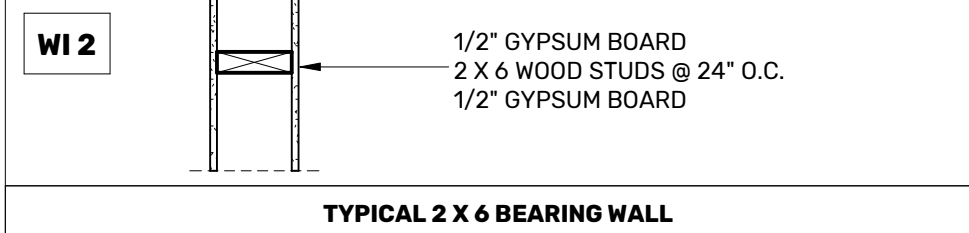
2" X 4" STUD WALL AT VOID



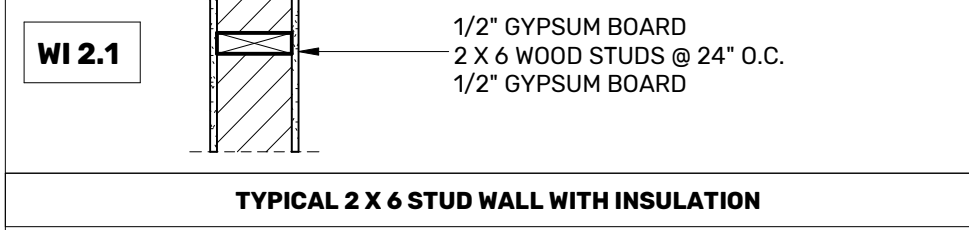
2" X 4" STUD WALL AT VOID (FIRE RATED)



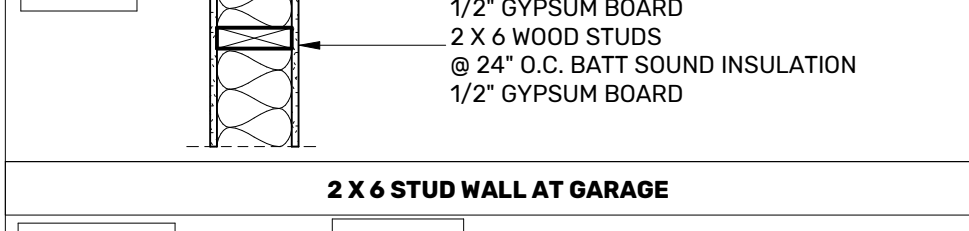
TYPICAL 2" X 6" WALL



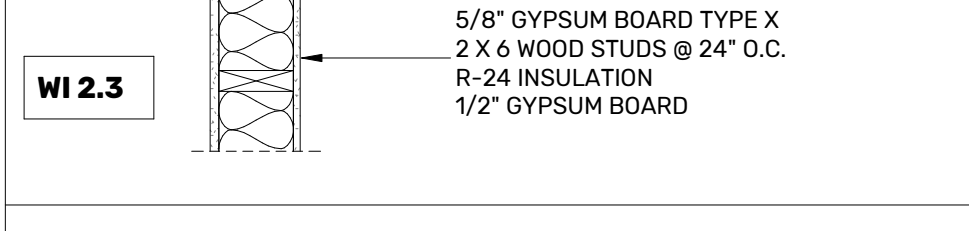
TYPICAL 2 X 6 BEARING WALL



TYPICAL 2 X 6 STUD WALL WITH INSULATION



2 X 6 STUD WALL AT GARAGE

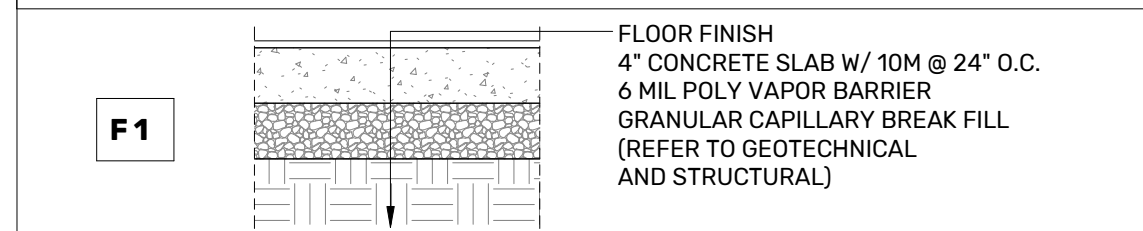


FLOOR - GENERAL NOTES

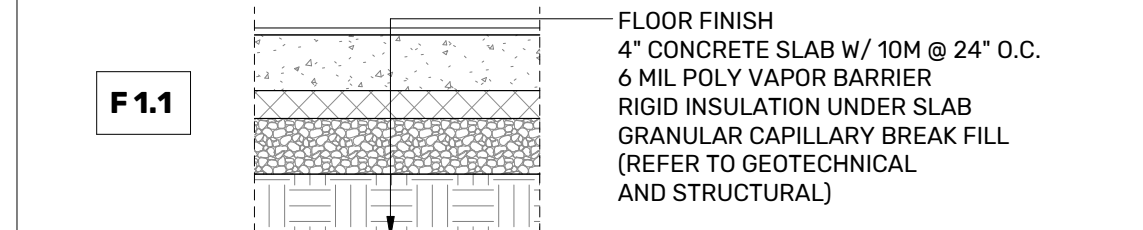
1. SUBFLOOR MUST BE CLEAN AND DRY.
2. FOR WOOD SUBFLOOR, REPAIR ANY LOOSE AREAS OR SQUEAKS.
3. THE SUBFLOOR MUST BE LEVEL TO WITHIN 3/16" IN 10 FEET. SAND HIGH AREAS OR JOINTS; FILL LOW AREAS (NO MORE THAN 1/8" WITH A 'CEMENT TYPE' FILLER NO LESS THAN 3000 PSI)
4. CONCRETE SUBFLOORS SHOULD HAVE A MOISTURE CONTENT BELOW 3%. WOOD SUBFLOORS SHOULD BE BELOW 10%.
5. CONCRETE SUBFLOORS SHOULD BE TESTED IN SEVERAL AREAS; ESPECIALLY NEAR EXTERIOR WALLS AND WALLS CONTAINING PLUMBING.
6. RADIANT HEATED FLOORS CANNOT EXCEED 85 DEGREES FAHRENHEIT.

TYPES OF FLOORS

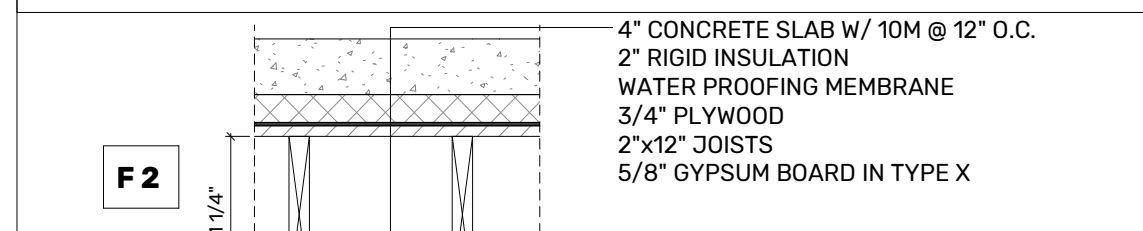
SLAB ON GRADE ASSEMBLY



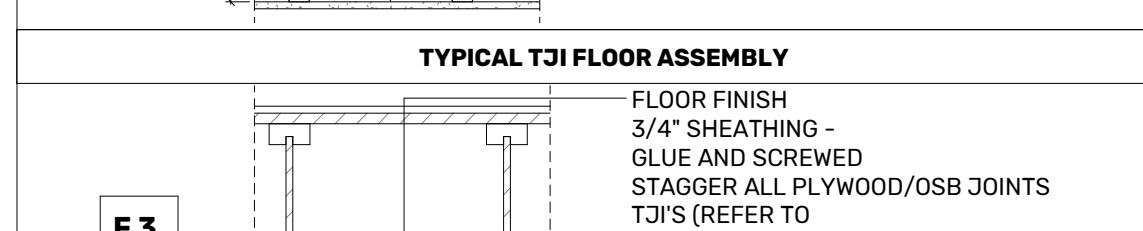
SLAB ON GRADE (INSULATED) ASSEMBLY



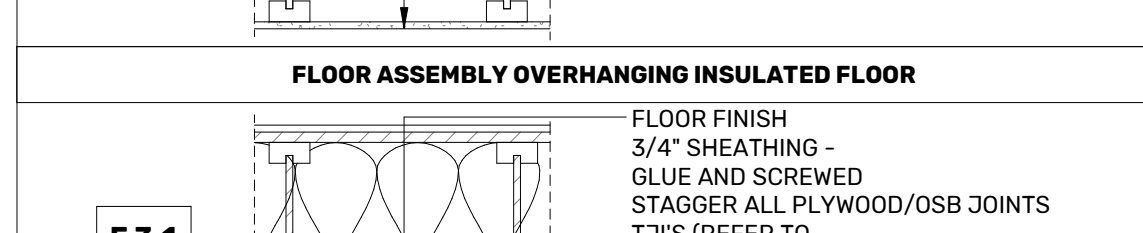
GARAGE FLOOR (SUSPENDED SLAB) ASSEMBLY



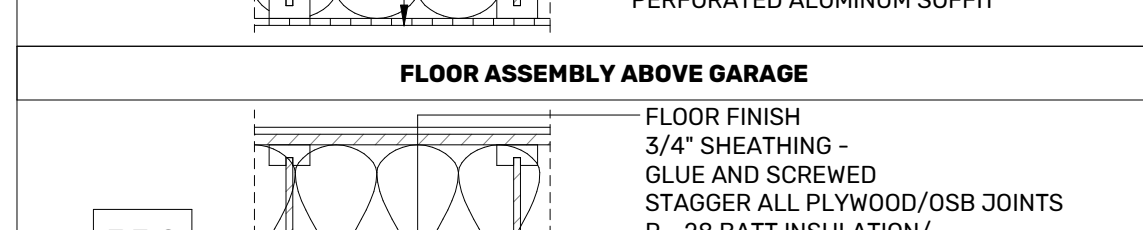
TYPICAL TJI FLOOR ASSEMBLY



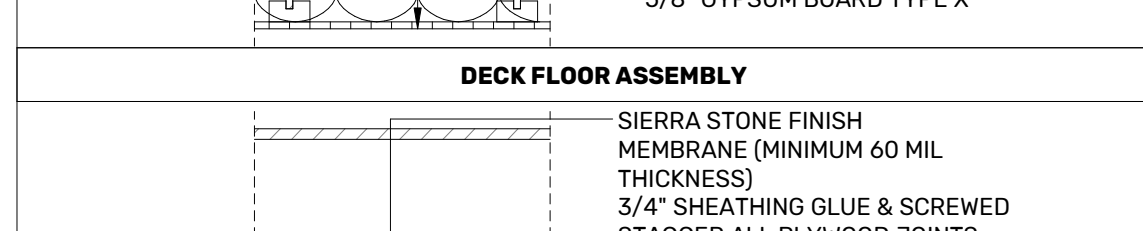
FLOOR ASSEMBLY OVERHANGING INSULATED FLOOR



FLOOR ASSEMBLY ABOVE GARAGE



DECK FLOOR ASSEMBLY



TJI FLOOR WITH GYPCRETE ASSEMBLY

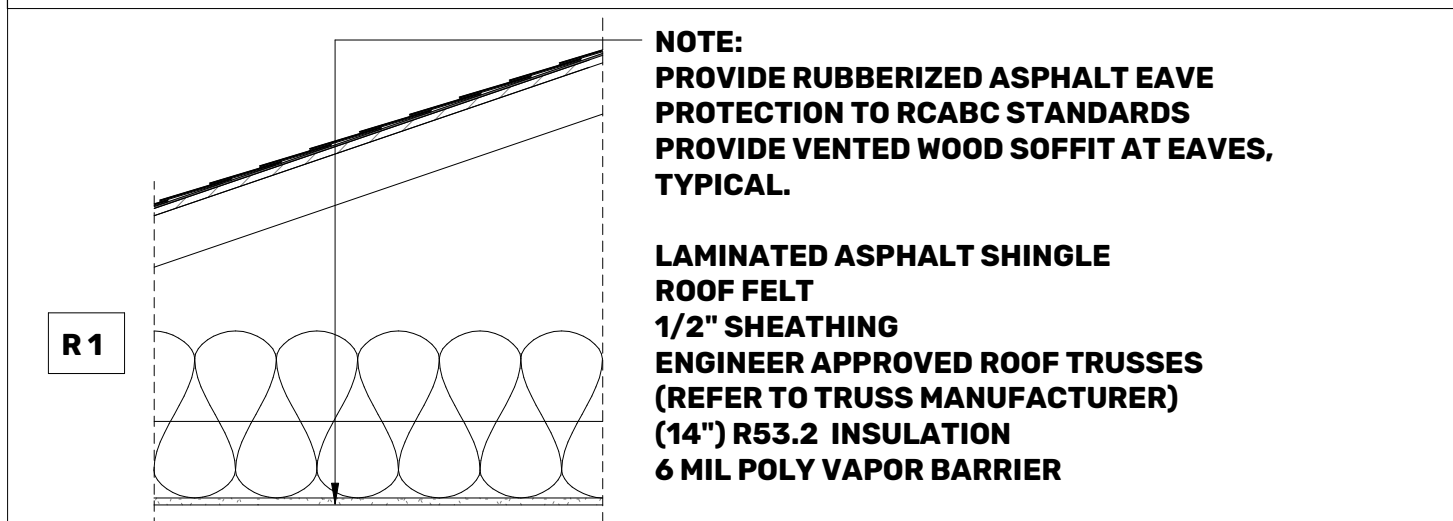


ROOF - GENERAL NOTES

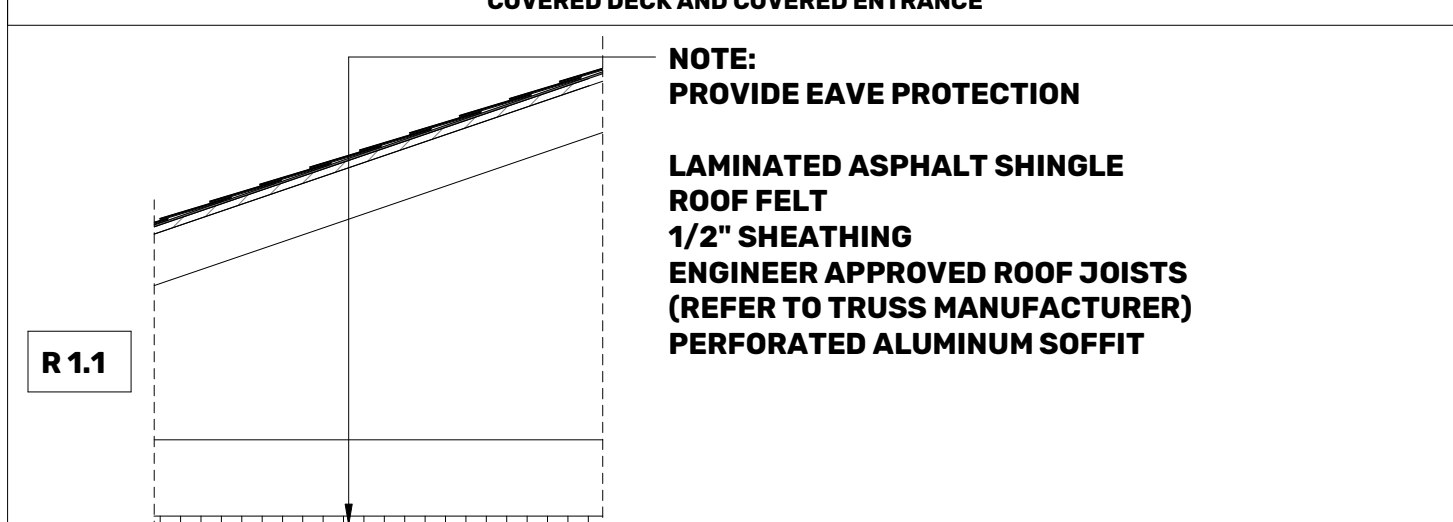
1. CONFORM TO RCABC GUIDELINES
2. PROVIDE STAINLESS STEEL FASTENERS FOR ALL TREATED WOOD SECUREMENT.
3. PROVIDE ONE LAYER MODIFIED BITUMEN MEMBRANE BETWEEN ALL TREATED WOOD MEMBERS AND GALVANIZED OR PRE-FINISHED METAL PRODUCTS. WHERE APPLICABLE.

TYPES OF ROOFS

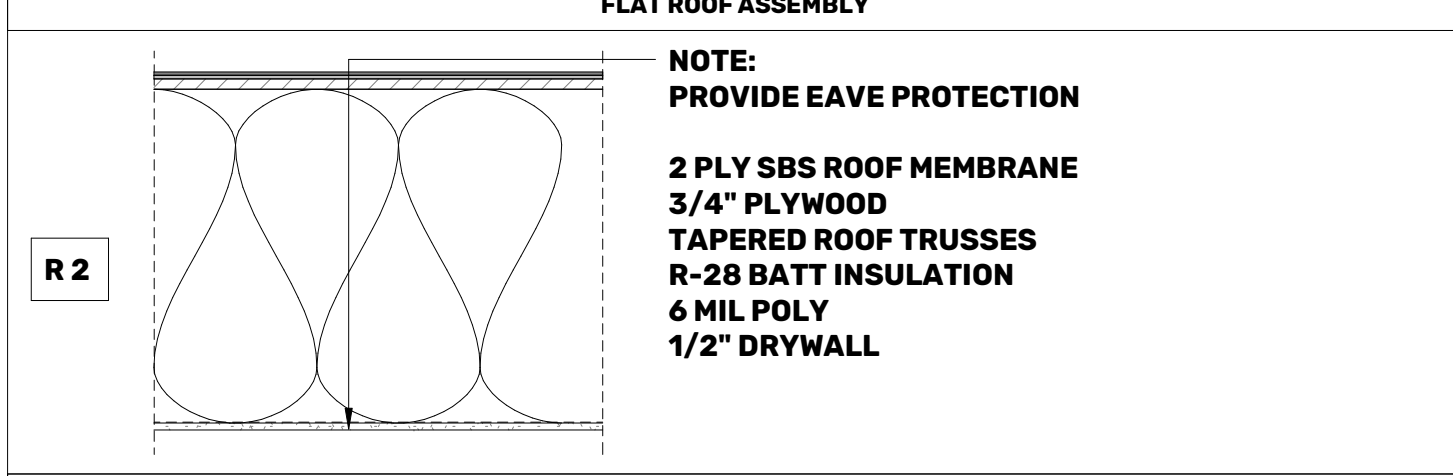
TYPICAL ROOF ASSEMBLY



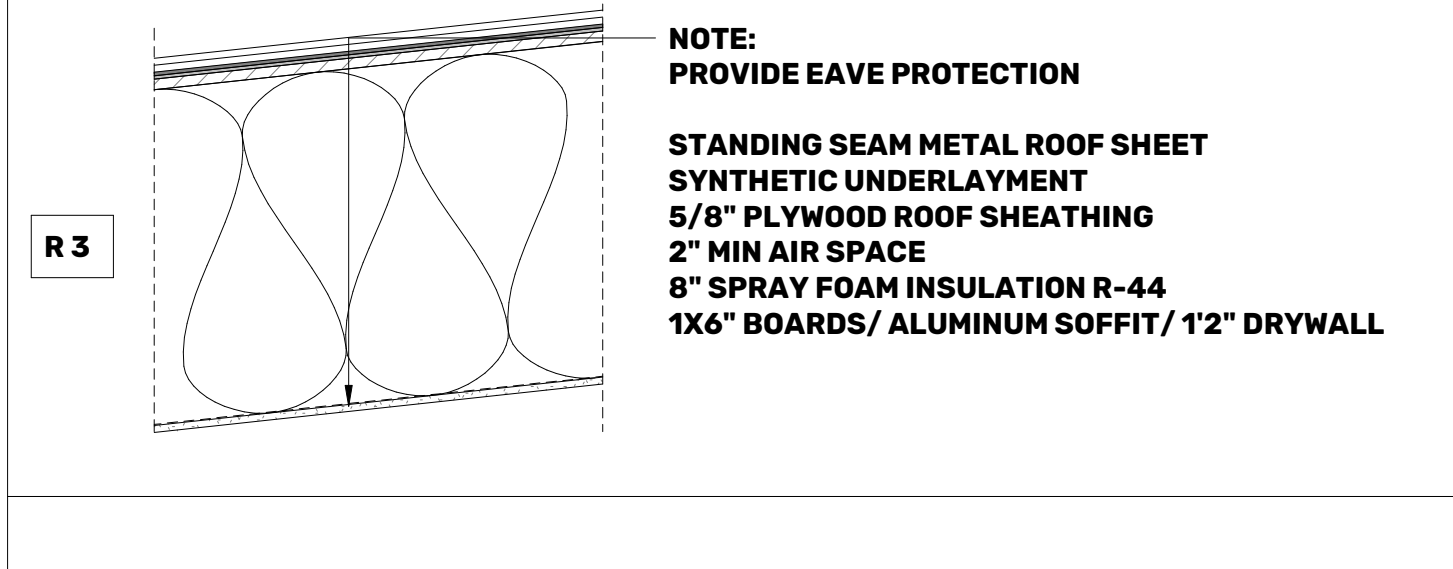
ROOF ASSEMBLY OVER COVERED DECK AND COVERED ENTRANCE



FLAT ROOF ASSEMBLY



LOW SLOPE STANDING SEAM METAL ROOF ASSEMBLY



NOTES

ALL THESE ASSEMBLIES ARE TYPICAL FOR ZONES IN B.C. WITH AN HRV SYSTEM.
REFER TO ASSEMBLIES ON THE NEXT PAGE FOR RSI CALCULATIONS
OF INDIVIDUAL ELEMENTS AND ASSEMBLIES

WALL ASSEMBLY

AS PER BCBC 9.36, LATEST REVISION - WITH HRV

ABOVE GRADE WALL ASSEMBLY -STUCCO SIDING-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-22 batt insulation in 2x6 wood framing @ 24" o.c.	RSI 3.87	RSI 2.67
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. STUCCO	0.04	
3. SHEATHING MEMBRANE	0.00	RSI 0.38
4. 1/2" OSB SHEATHING	0.11	(R-2.16)
5. POLYETHYLENE	0.00	
6. 1/2" GYPSUM BOARD	0.08	
7. INTERIOR AIR FILM	0.12	
Total effective insulation value:		RSI 3.05 (R-17.33)
Minimum effective thermal resistance for above grade walls		RSI 2.97 (R-16.9)

ABOVE GRADE WALL ASSEMBLY -HARDY SIDING-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-22 batt insulation in 2x6 wood framing @ 24" o.c.	RSI 3.87	RSI 2.67
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. 1/4" HARDY BOARD	0.02	
3. SHEATHING MEMBRANE	0.00	RSI 0.36
4. 1/2" OSB SHEATHING	0.11	(R-2.05)
5. POLYETHYLENE	0.00	
6. 1/2" GYPSUM BOARD	0.08	
7. INTERIOR AIR FILM	0.12	
Total effective insulation value:		RSI 3.03 (R-17.21)
Minimum effective thermal resistance for above grade walls		RSI 2.97 (R-16.9)

BELOW GRADE WALL ASSEMBLY		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 batt insulation in 2x6 wood framing @ 24" o.c.	RSI 3.52	RSI 2.81
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. 8" poured in-place concrete wall	0.08	RSI 0.28 (R-1.59)
2. POLYETHYLENE VAPOR	0.00	
3. 1/2" GYPSUM BOARD	0.08	
4. INTERIOR AIR FILM	0.12	
Total effective insulation value:		RSI 3.09 (R-17.55)
Minimum effective thermal resistance for below grade walls		RSI 2.98 (R-16.9)

ABOVE GRADE WALL ASSEMBLY -GARAGE TO HOUSE WALL-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-22 batt insulation in 2x6 wood framing @ 24" o.c.	RSI 3.87	RSI 2.67
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. 5/8" GYPSUM BOARD	0.10	
3. POLYETHYLENE	0.00	RSI 0.33 (R-1.87)
4. 1/2" OSB SHEATHING	0.11	
5. POLYETHYLENE	0.00	
6. 1/2" GYPSUM BOARD	0.08	
7. INTERIOR AIR FILM	0.12	
Total effective insulation value:		RSI 3.00 (R-17.03)
Minimum effective thermal resistance for above grade walls		RSI 2.97 (R-16.9)

FLOOR ASSEMBLY

AS PER BCBC 9.36, LATEST REVISION - WITH HRV

FLOORS OVER UNHEATED SPACES -HARDWOOD FLOORING-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 batt insulation in I-Joists Floors @ 16" o.c.	RSI 4.93	RSI 4.06
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. HARDWOOD FLOOR	0.12	
3. 3/4" PLYWOOD SUBFLOOR	0.16	RSI 0.71 (R-4.03)
4. AIR SPACE	0.18	
5. POLYETHYLENE	0.00	
6. 1/2" GYPSUM BOARD	0.10	
7. EXTERIOR AIR FILM	0.03	
Total effective insulation value:		RSI 4.77 (R-27.08)
Minimum effective thermal resistance for floors over unheated spaces		RSI 4.67 (R-26.5)

FLOORS OVER UNHEATED SPACES -CERAMIC FLOORING-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 batt insulation in I-Joists Floors @ 16" o.c.	RSI 4.93	RSI 4.06
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. CERAMIC FLOOR	0.005	
3. 1/4" PLYWOOD SUBFLOOR	0.05	
4. 3/4" PLYWOOD SUBFLOOR	0.16	RSI 0.645 (R-3.64)
5. AIR SPACE	0.18	
6. POLYETHYLENE	0.00	
7. EXTERIOR AIR FILM	0.03	
Total effective insulation value:		RSI 4.71 (R-26.71)
Minimum effective thermal resistance for floors over unheated spaces		RSI 4.67 (R-26.5)

FLOORS OVER UNHEATED SPACES -CARPET FLOORING-		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 batt insulation in I-Joists Floors @ 16" o.c.	RSI 4.93	RSI 4.06
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. CARPET FLOOR	0.22	
3. 3/4" PLYWOOD SUBFLOOR	0.16	
4. AIR SPACE	0.18	RSI 0.81 (R-4.03)
5. POLYETHYLENE	0.00	
6. 1/2" GYPSUM BOARD	0.10	
7. EXTERIOR AIR FILM	0.03	
Total effective insulation value:		RSI 4.87 (R-27.65)
Minimum effective thermal resistance for floors over unheated spaces		RSI 4.67 (R-26.5)

ROOF ASSEMBLY

AS PER BCBC 9.36, LATEST REVISION - WITH HRV

CEILING BELOW ATTIC		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 batt insulation in rafter &/or flat truss framing @ 24" o.c.	RSI 3.52	RSI 2.90
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. R-22 INSULATION ABOVE BOTTOM CHORD	3.87	RSI 4.09 (R-21.24)
3. POLYETHYLENE	0.00	
4. 1/2" GYPSUM BOARD	0.08	
5. INTERIOR AIR FILM	0.11	
Total effective insulation value:		RSI 6.99 (R-39.71)
Minimum effective thermal resistance for above ceilings below attics		RSI 6.91 (R-39.2)

CEILING BELOW CATHEDRAL & FLAT ROOFS		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 batt insulation in rafter &/or flat truss framing @ 24" o.c.	RSI 5.28	RSI 4.73
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. POLYETHYLENE	0.00	
3. 1/2" GYPSUM BOARD	0.08	RSI 0.22 (R-1.25)
4. INTERIOR AIR FILM	0.11	
Total effective insulation value:		RSI 4.95 (R-28.10)
Minimum effective thermal resistance for ceilings below cathedral & flat roofs		RSI 4.67 (R-26.5)

CEILING BELOW ATTIC		
DESCRIPTION	NOMINAL	EFFECTIVE
(5 1/2") Glass fibre loose fill flat truss framing @ 24" o.c.	RSI 3.68	RSI 3.03
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. 8.5" GLASS FIBRE LOOSE FILL	5.78	RSI 6.00 (R-34.07)
3. POLYETHYLENE	0.00	
4. 1/2" GYPSUM BOARD	0.08	
5. INTERIOR AIR FILM	0.11	
Total effective insulation value:		RSI 9.03 (R-51.27)
Minimum effective thermal resistance for above ceilings below attics		RSI 6.91 (R-39.2)



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No.	Description	Date
01	Issued for DVP	2025-06-03
02	Revision	2026-01-12

FIBRO KAPPEL STREET
DEVELOPMENT

717 KAPPEL STREET,
SICAMOUS, BC

CONSTRUCTION
ASSEMBLY

Project Number 23-001.2
Date 2023-05-08
Designed By PW

A14

Scale 1" = 1'-0"



DISTRICT OF SICAMOUS

Action Report

REPORT DATE: June 24, 2026
TO: Council
FROM: Bianca Colonna, Director of Finance
SUBJECT: Revitalization Tax Exemption Amending Bylaw No. 1128, 2026
FILE NUMBER:

RECOMMENDATION:

THAT Revitalization Tax Exemption Amending Bylaw No. 1128, 2026 be given first, second and third reading this 24th day of June 2026.

PURPOSE:

To update the revitalization bylaw to provide flexibility for developers as they work through the construction process.

BACKGROUND:

District of Sicamous Revitalization Tax Exemption Bylaw No. 1059, 2024 provides tax exemptions to eligible projects, including commercial development in the town centre and industrial zones, as well as hotel developments and purpose-built rentals within the municipality.

DISCUSSION:

The proposed amendment is being presented to allow some flexibility around acceptance of revitalization tax exemption applications, as some developers may miss the key deadline which states: "prior to the issuance of building permit".

This amendment will allow eligible projects under construction to apply for a revitalization tax exemption. It should be noted that any construction value assessed by BC Assessment (October 31 cutoff) prior to application will not be eligible for the tax exemption, as it would have negative effects on subsequent taxation years.

INTERNAL CIRCULATION:

Not applicable.

EXISTING POLICY:

n/a

FINANCIAL/BUDGETARY IMPLICATIONS:

The amendment proposed will not effect current taxation, but rather future taxation on eligible projects in the short term (up to 10 years depending on project).

EXTERNAL AGENCY/PUBLIC COMMENTS:

n/a

COMMUNICATIONS COMMENTS:

n/a

ALIGNMENT WITH STRATEGIC PLAN:

This bylaw supports council's value of economic growth.

OPTIONS:

1. Endorse the recommendation
2. Endorse the recommendation with amendments
3. Defer the matter
4. Deny the recommendation

Respectfully submitted,



Bianca Colonna
Director of Finance

Attachment:

[Revitalization Tax Exemption Amending Bylaw No. 1128, 2026](#)

[Revitalization Tax Exemption Bylaw No. 1059, 2024](#)

Approved By:

Shawna Koll, Director of Corporate Services
Dean Strachan, Chief Administrative Officer

Status:

Approved - 16 Jun 2026
Approved - 16 Jun 2026

DISTRICT OF SICAMOUS

BYLAW NO. 1128, 2026

A bylaw to amend District of Sicamous Revitalization Tax Exemption Bylaw No. 1059, 2024

WHEREAS Council deems it appropriate to amend District of Sicamous Revitalization Tax Exemption Bylaw No. 1059, 2024;

NOW THEREFORE, the Council of the District of Sicamous, in open meeting assembled, hereby enacts as follows:

- 1) This Bylaw may be known and cited for all purposes as “**District of Sicamous Revitalization Tax Exemption Amending Bylaw No. 1128, 2026**”.
- 2) “District of Sicamous Revitalization Tax Exemption Bylaw No. 1059, 2024” is amended as follows:
 - a) Application Process section is updated to include the following wording:

“10a) Should an owner not apply for a Tax Exemption prior to the issuance of a building permit, the District may still grant a Tax Exemption if:

 - (1) the Owner submits a completed Application in accordance with section 10) prior to an Occupancy Permit being issued for the Project under the District’s Building Regulations Bylaw; and
 - (2) An Occupancy Permit is issued for the Project within twenty-four (24) months of the original building permit being issued for the Project.

In instances where construction value has been assessed related to the Project before an application was received, the Revitalization Tax Exemption Certificate will be adjusted to not include pre-application assessed value. The cutoff will be the Assessment Authority’s annual physical condition and permitted use date of October 31st. Applications must be received before October 31st to receive the exemption value for that construction year.”

READ a first time this 24th day of June, 2026.
READ a second time this 24th day of June, 2026.
READ a third time this this 24th day of June, 2026.

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer

Certified a true and correct copy of the District of Sicamous
Revitalization Tax Exemption Amending Bylaw No. 1128, 2026

Corporate Officer

DISTRICT OF SICAMOUS

BYLAW NO. 1059, 2024

A bylaw of the District of Sicamous to establish a Revitalization Tax Exemption Program

WHEREAS under the provisions of Section 226 of the *Community Charter*, the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization in areas within the municipality;

AND WHEREAS Council wishes to establish a revitalization tax exemption program in the District of Sicamous to reinforce and promote property investment, revitalization and purpose-built rental housing;

AND WHEREAS Council has identified areas where there are opportunities for commercial, industrial, hotel and purpose-built rental housing development and wishes to encourage revitalization of those areas through incentives for the success of the local economy and the enhancement of business, social and cultural, government and residential activities and thus achieve Council's objectives;

AND WHEREAS Council has considered this Bylaw in conjunction with the objectives and policies set out under Section 165 of the *Community Charter* in its financial plan;

AND WHEREAS Council has given notice of its intention to adopt this revitalization tax exemption program bylaw in accordance with Section 227 of the *Community Charter*;

NOW THEREFORE, the Council of the District of Sicamous, in open meeting assembled, hereby enacts as follows:

TITLE

- 1) This Bylaw may be known and cited for all purposes as "**District of Sicamous Revitalization Tax Exemption Bylaw No. 1059, 2024**".

OBJECTIVES

- 2) The revitalization tax exemption program established under this Bylaw is intended to generate economic growth, new investment, community redevelopment, revitalization and purpose-built rental housing as prioritized in the Official Community Plan.

SCHEDULES

- 3) The following Schedules are attached hereto and form part of this bylaw:
 - (1) Schedule A – Application for Revitalization Tax Exemption Certificate;
 - (2) Schedule B – Revitalization Tax Exemption Certificate;
 - (3) Schedule C – Town Centre Revitalization Area;
 - (4) Schedule D – Industrial Revitalization Area;
 - (5) Schedule E – Hotel Development Revitalization Area; and
 - (6) Schedule F – Purpose-Built Rental Housing Revitalization Area.

DEFINITIONS

- 4) In this Bylaw:

"Agreement" means a Revitalization Tax Exemption Agreement, between the Owner of a Property and the District, pursuant to this Bylaw and section 226(7) of the *Community Charter*, in the form attached to and forming part of this Bylaw as Schedule "C-1", Schedule "D-1", Schedule "E-1", or Schedule "F-1", as applicable to the particular Revitalization Area in which the Property is located;;

"Application" means a Revitalization Tax Exemption Application, in the form attached hereto and forming part of this Bylaw as Schedule "A";

“Assessed Value” has the same meaning as set out in the *Assessment Act* of British Columbia;

“Assessment Authority” means the British Columbia Assessment Authority that provides property assessments on an annual basis for all property owners in the province;

“Commercial Use” or “Commercial in Nature” means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person, in accordance with the District’s Zoning Bylaw as amended from time to time.

“Construction Value” means the estimated total value of all construction work related to a Project, acceptable to the District’s Building Inspector and using the methodology for determining the value of construction on a building permit pursuant to the District’s Building Bylaw, and, if required by the Building Inspector, must be determined by an estimate prepared by the Owner’s architect or engineer, and to the extent necessary, the Building Inspector may divide the Construction Value into separate components representing new construction, upgrades and additions, as well as industrial, commercial and residential building components;

“Corporate Officer” means the Corporate Officer of the District;

“Council” means the Council of the District;

“District” means the District of Sicamous;

“Dwelling Unit” means a building or a portion of a building designed and used for human habitation for one Household, which contains sleeping facilities, one kitchen and a bathroom, in accordance with the District’s Zoning Bylaw as amended from time to time;

“Hotel Development” means a building or group of buildings containing not less than twenty-five (25) sleeping units which are available to the general public for short term daily occupancy for not less than 182 days each year, which Hotel Development may include attached or ancillary conference and recreation facilities, restaurants, service businesses and retail outlets, and, if sleeping units in the Hotel Development are stratified, the strata lots must be subject to a *Land Title Act*, Section 219 covenant in favour of the District requiring them to be used for tourist occupancy not less than 182 days each calendar year;

“Hotel Development Area” means the area within the boundaries of Sicamous, designated and shown on Schedule “E”, which is attached to and forms part of this Bylaw;

“Industrial Revitalization Area” means the area within the boundaries of Sicamous, designated and shown on Schedule “D”, which is attached to and forms part of this Bylaw;

“Industrial Use” means the use of land, building or structures for the manufacturing, processing, storing, transporting, distributing, wholesaling, servicing or repairing of goods, materials or things such as (but not limited to) industrial bakeries, custom manufacturing, boat construction, prefabricated home manufacturing, creative product manufacturing, and artisan industrial uses, in accordance with the District’s Zoning Bylaw as amended from time to time;

“Municipal Property Tax” means the municipal tax payable on the value of land and improvements taxable for general purposes, in accordance with the District’s annual Tax Rates Bylaw as amended from time to time;

“Net Increase Resulting from the Non-Market Change” means the increase in the assessment of improvements existing on the Property prior to the commencement of the Project;

“Non-Market Change” means the change as determined by the Assessment Authority under the *Assessment Act*, to the improvements portion of a Property’s assessed value, after issuance of a building permit for construction that is not due to real estate market fluctuations;

“Owner” means the registered owner in fee simple of a Property;

“Project” means the construction of a new improvement or alteration of an existing improvement on a Property that is eligible for a Tax Exemption, as more particularly described in Schedule “C”, Schedule “D”, Schedule “E”, and Schedule “F”, as applicable to the particular Revitalization Area in which the Property is located;

“Property” means the legally described land and improvements located in a particular Revitalization Area with respect to which a Revitalization Tax Exemption is applied for and as legally described in the Agreement and the Certificate;

“Purpose-Built Rental Housing Development” means a project with ten (10) or more Dwelling Units that are intended to be used for rental housing. Purpose-built rental housing meets an identified need in the *District of Sicamous Housing Needs Assessment*. Purpose-built rental housing does not include buildings that are stratified, except those stratified buildings that are subject to operating agreements with the Provincial Rental Housing Corporation;

“Purpose-Built Rental Housing Area” means the area within the boundaries of Sicamous, designated and shown on Schedule “F”, which is attached to and forms part of this Bylaw;

“Revitalization Area” means the Purpose-Built Rental Housing Area, the Industrial Revitalization Area, the Hotel Development Area, or the Town Centre Revitalization Area and **“Revitalization Areas”** means all of those areas together;

“Schedule” means a schedule attached to this Bylaw;

“Tax Exemption” means a revitalization tax exemption for which a Tax Exemption Certificate has been issued;

“Tax Exemption Certificate” or **“Certificate”** means a revitalization tax exemption certificate issued by the District pursuant to this Bylaw and pursuant to the provisions of Section 226 of the *Community Charter*, substantially in the form attached to, and forming part of, this Bylaw as Schedule “B”;

“Town Centre Revitalization Area” means the area within the boundaries of Sicamous, designated and shown on Schedule “C”, which is attached to and forms part of this Bylaw.

ESTABLISHMENT OF REVITALIZATION ZONES AND REVITALIZATION TAX EXEMPTION PROGRAM

- 5) There is hereby established the Purpose-Built Rental Housing Area, the Industrial Revitalization Area, the Hotel Development Area, and the Town Centre Revitalization Area.
- 6) Pursuant to the *Community Charter*, there is hereby established a revitalization tax exemption program providing for a Tax Exemption for Projects located within the Purpose-Built Rental Housing Area, the Industrial Revitalization Area, the Hotel Development Area, and the Town Centre Revitalization Area.
- 7) The Tax Exemption program established herein does not apply retroactively.

TAX EXEMPTION AMOUNTS

- 8) The amount of the Tax Exemption from Municipal Property Taxes for a Project under this Bylaw will be:
 - (1) for Projects in the Town Centre Revitalization Area, the amount as calculated in accordance with Schedule “C”;
 - (2) for Projects in the Industrial Revitalization Area, the amount as calculated in accordance with Schedule “D”;
 - (3) for Projects in the Hotel Development Area, the amount as calculated in accordance with Schedule “E”;
 - (4) for Projects in the Purpose-Built Rental Housing Area, the amount as calculated in accordance with Schedule “F”;

TAX EXEMPTION EXCLUSIONS

9) The District's Zoning Bylaw, as amended from time to time, may allow for the following permitted uses within a revitalization area, however Projects for any of the following uses are not eligible for a revitalization tax exemption:

- (1) Commercial Storage Facilities (including but not limited to Storage Facilities, Boat Storage, Outdoor Storage);
- (2) Cannabis Operations (including but not limited to Retail, Processing, Storage, Production & Wholesale Sales);
- (3) Alcohol Retail (not including a Brewery, Cidery, Distillery, Meadery or Winery);
- (4) Drive-Through Service; or
- (5) Vehicle Service Station.

APPLICATION PROCESS

10) An Owner of a Property who wishes to apply for a Tax Exemption under this Bylaw must, prior to the issuance of a building permit for the Project, submit to the District a completed Application in writing as shown as Schedule "A", accompanied by:

- (1) proof that all taxes assessed and rates, charges, and fees imposed on the Property have been paid, and where taxes, rates, or assessments are payable by instalments, proof that all instalments owing at the date of the Application have been paid;
- (2) a description of the Project and a certificate from the Owner's design professional in a form satisfactory to the Corporate Officer certifying that the Construction Value of the Project exceeds the minimum Construction Value threshold applicable to that Project within the particular Revitalization Area in which the subject Property is located;
- (3) an application fee in the amount of \$200.00.
- (4) a copy of the Agreement substantially in the form and with the content of the Agreement attached to this Bylaw as Schedule "C-1", Schedule "D-1", Schedule "E-1", or Schedule "F-1", as applicable to the particular Revitalization Area in which the Property is located, duly executed by and on behalf of the Owner.

PURPOSE-BUILT RENTAL HOUSING REVITALIZATION AREA PROVISION

11) A Project which falls under Purpose-Built Rental Housing must establish a Housing Agreement and a covenant registered in the Land Title Office under section 219 of the *Land Title Act*.

The Housing Agreement will be a housing agreement pursuant to a Bylaw adopted under section 483 of the *Local Government Act*, or an agreement for the provision of Affordable Rental Housing with BC Housing or CMHC. The Housing Agreement registered on title must be for a minimum term of twenty-five (25) years and include the following:

- (1) Restrict residential use to long-term (30 days or greater) rental only tenure;
- (2) Prohibit stratification;
- (3) Prohibit individual sale; and
- (4) Prohibit short-term rentals.

REVITALIZATION TAXATION EXEMPTION CERTIFICATE

12) After all the provisions, terms, and conditions of this Bylaw and the applicable Agreement are met, the Corporate Officer will issue a Certificate for the Property.

- 13) The terms and conditions upon which a Tax Exemption Certificate may be issued are as set out in this Bylaw, the Agreement, and the Certificate.
- 14) For a Tax Exemption to commence in any given year, the Owner must submit an Application for Revitalization Tax Exemption Certificate to the District by July 31 of the preceding year in order to receive the certificate by October 31.

CANCELLATION OF CERTIFICATE

- 15) A Certificate may be cancelled by the District at the request of the Owner or if any of the following occur:
 - (1) the Owner breaches any covenant or condition of this Bylaw, the Agreement, or the Certificate;
 - (2) the Owner allows the property taxes to go into arrears; or
 - (3) the Property is put to a use that is not permitted or fails to meet any of the requirements for a Project in the defined Revitalization Area.
- 16) If a Tax Exemption Certificate is cancelled:
 - (1) the Corporate Officer will notify the Owner as soon as is practicable; and
 - (2) the Owner will remit to the District an amount equal to the value of the Tax Exemption received after the date of the cancellation.

SEVERABILITY

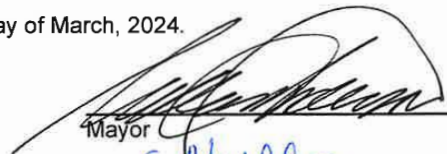
- 17) If any section, subsection or phrase of this Bylaw is for any reason held to be invalid by a Court of competent jurisdiction, the section, subsection or phrase may be severed from the Bylaw without affecting the validity of the remainder of the Bylaw.
- 18) Any enactments referred to herein is a reference to an enactment of British Columbia and regulation thereto, as amended, revised, consolidated or replaced from time to time.


REPEAL

- 19) The District of Sicamous Revitalization Tax Exemption Bylaw No. 917, 2016 and all Schedules thereto is hereby repealed.

READ a first time this 28th day of February, 2024.
 READ a second time this 28th day of February, 2024.
 READ a third time this 28th day of February, 2024.

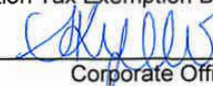
RECONSIDERED AND FINALLY ADOPTED this 27th day of March, 2024.



 Mayor


 Corporate Officer

Certified a true and correct copy of the District of Sicamous
 Revitalization Tax Exemption Bylaw No. 1059, 2024



 Corporate Officer

Memo

To: Council

From: Dean Strachan, Chief Administrative Officer

Date: June 24, 2026

Subject: CAO Update to Council

As per the Council Procedure Bylaw, I am pleased to provide the June monthly CAO update for Mayor and Council.

Attended Federation of Canadian Municipalities (FCM) conference in Edmonton from June 4-7 along with the Mayor. This conference included a large trade show with vendors who provide a wide range of products and services. Good opportunity to see and hear what is new. A wide range of speakers were available on topics ranging from infrastructure, emergency preparedness, to local government governance.

Development Permit application for a multi-family development at the end of Old Town Bay Road was received last week and is being processed in advance of being brought forward to the July PDC.

The multi-family development at 113 Weddup Street continues to work on completing their engineering design works submission, final submission is anticipated to be submitted by the project engineer soon.

Development Services received the Building Permit applications for the next two buildings on the 1002 Seed Frontage Road highway commercial project.

The five-storey multi-use building at 425 Main Street continues to progress, nearing completion of the exterior finishing, interior finishing will continue to completion and occupancy.

The multi-family development at 222 Mara Lake Lane has its rezoning ready for adoption as soon as the District receives the required MOTT sign off on the Bylaw.

Public Works continue to proceed with the construction work at the Wastewater Treatment Plant. With RIB upgrades and construction of an additional RIB. Landscape works for the Main Street green space adjacent to the Health Centre have begun and are scheduled to be completed by June 30.

Staff continue to work on several District bylaw update projects with the draft OCP being presented to Council at the Committee of the Whole meeting today. Once Council has provided their feedback and provided any revisions, they would like to make the consultant will finalize the draft OCP in advance of the bylaw being prepared to be presented at a Regular Council Meeting for consideration of First and Second Readings of the Bylaw. Public Hearing will follow in advance of Council's consideration of Third Reading and Adoption. Following adoption of the OCP update, Planning staff will begin work on the subsequent Zoning Bylaw updates required. Wildlife Attractant Bylaw is scheduled to be presented to Council on July 8.

Council directed staff to shift bylaw enforcement on Good Neighbour Bylaw and Zoning Bylaw Sea Cans from a passive enforcement model, where Staff act and enforce based on complaints received to an active enforcement model, where staff review properties throughout the community for bylaw compliance. A total of twenty-nine Bylaw Enforcement letters were sent out to property owners across the community. To date Staff have connected with or have agreed plans with twenty-five property owners (Approx. 75%). It is noted that several properties in the community have seen significant yard works undertaken, not only the owner's receiving letters, but other properties as well. Follow-up letters will be sent out to property owners we have not yet connected with.

From: [REDACTED]
To: [REDACTED]
Subject: FW: Thank You for Lighting for Fibromyalgia Awareness Day / Month
Date: June 10, 2026 1:25:15 PM
Attachments: [image.png](#)
[image001.png](#)



Sarah Kylo, Corporate Officer
[REDACTED]
[REDACTED]

I respectfully acknowledge that I work within the traditional and unceded territory of the Secwépemc.

The information contained in this communication is confidential and intended only for the use of those to whom it is addressed. If you have received this communication in error, please notify me by telephone (collect if necessary) and delete or destroy any copies of it. Thank you.

From: FAC-Illumination [REDACTED]
Sent: June 10, 2026 12:52 PM
To: Sarah Kylo [REDACTED]
Subject: Thank You for Lighting for Fibromyalgia Awareness Day / Month

Caution! This message was sent from outside your organization.



Good Afternoon Sarah

On behalf of Fibromyalgia Association Canada (FAC), I extend our heartfelt gratitude for your generous contribution to our Illumination Campaign by lighting the Sicamous Roundabout in purple. Thanks to community-minded partners like you, this year's campaign was a tremendous success.

Your dedication to shedding light on this often-misunderstood condition is invaluable. Your support has truly made a difference in our mission to raise awareness, foster compassion, and drive meaningful change for those of us living with fibromyalgia.

Once again, thank you for your commitment to our cause. Your kindness inspires us to continue our work with passion and determination.

With Warm Regards,

Trudy Flynn

she/her

Chair

Fibromyalgia Association Canada

Website: <https://fibrocanada.ca>

Facebook: [FibroCanada2021](#)

Twitter: [@fibrocanada](#)

Instagram: [FibroCanadaFAC](#)

Pinterest: [@FibromyalgiaAssociationCanada](#)

LinkedIn: [Fibromyalgia Association Canada \(FAC\)](#)

Bluesky: <https://bsky.app/profile/fibrocanada.bsky.social>

YouTube: <https://www.youtube.com/@FibromyalgiaAssociationCanada>

Thank You

FOR GENEROUSLY SUPPORTING OUR
2025/2026 LOCAL SKATERS

Salmon Arm
skating
club

SICAMOUS BRANCH

WWW.SALMONARMSKATINGCLUB.COM



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POSTESCANADA.CA

June 15, 2026

MAYOR COLLEEN ANDERSON

Re: Proposed adjustment to Sicamous Post Office's hours

Dear Mayor Anderson,

I'm writing to inform you of a proposed adjustment to the hours of operations for the Sicamous Post Office located at 450 Main St, Sicamous BC. A recent review found very few customers using the location's services during certain times of the day. As a result, Canada Post is proposing a change to the location's hours of operations.

Before making any change, we plan to consult with the bargaining unit representing the location's employees, the Canadian Postmasters and Assistants Association (CPAA). We will keep you updated on the results of those consultations and the proposed adjustment.

Canada Post remains committed to delivering more for Canadians and businesses in your community and across the country. As their needs evolve, we are continually reviewing and adjusting our operations to ensure we are delivering a service they can count on.

Please do not hesitate to contact me at [REDACTED] if you have any questions.

Sincerely,

April Taylor

Local Area Manager Thompson - Nicola