

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on **Tuesday, February 16, 2021.**

PRESENT:

Mayor A. Harrison
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor S. Lindgren (participated remotely) left the meeting at 9:39 a.m.
Councillor K. Flynn (participated remotely)
Councillor C. Eliason (participated remotely)

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Chief Financial Officer C. Van de Cappelle (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Recorder B. Puddifant

ABSENT:

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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

3. REVIEW OF THE AGENDA

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H./Mierau, B. & R./Laird, B.; 4270 10 Avenue SE and 3831 20 Avenue SE; A-2 to M-2]

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 17, Section 7, Township 20,

5. REPORTS - continued**1. Zoning Amendment Application No. ZON-1192 [Charlton, S. & H./Mierau, B. & R./Laird, B.; 4270 10 Avenue SE and 3831 20 Avenue SE; A-2 to M-2] - continued**

Range 9, W6M, KDYD, Plan 1230 from A-2 (Rural Holding Zone) to M-2 (Light Industrial Zone);

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538 Except: Plans B4356, B5847, 6971 and 18058 from A-2 (Rural Holding Zone) to M-2 (Light Industrial Zone);

AND THAT: Final reading of the bylaw be withheld subject to:

- 1) Registration of a Section 219 Covenant and survey plan to secure road reserve alignment consistent with the road network preplan dated December 1, 2006;
- 2) The exclusion of the subject property from the Agricultural Land Reserve; and
- 3) Ministry of Transportation and Infrastructure approval.

B. Laird, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Zoning Amendment Application No. ZON-1200 [LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2]

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991, Except Plan 6136, 35041 and KAP76862 from C-3 (Service Commercial Zone) to C-2 (Town Centre Commercial Zone);

AND THAT: Final reading of the bylaw be withheld subject to:

- 1) Ministry of Transportation and Infrastructure approval; and
- 2) Registration of a Section 219 Land Title Act Covenant on the titles of the subject properties restricting development until such time that a geotechnical report is provided to the City of Salmon Arm addressing the 200-year floodplain, confirming that the land is safe for the intended use and saving the City harmless.

5. **REPORTS – continued**

2. **Zoning Amendment Application No. ZON-1200 [LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2] - continued**

S. Alexander, Director of Development, West Urban Developments, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Permit Application No. DP-428 [Uptown Ventures Ltd.; 2810 15 Avenue NE; Setback requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 428 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP90400 Except Phases 1-7, Strata Plan EPS5686 (2810 15 Avenue NE) in accordance with the drawings attached to the Staff Report dated February 9, 2021;

AND THAT: Development Permit No. 428 include the following variance to Zoning Bylaw No. 2303:

- 1) Section 10.9.2 – decrease the minimum rear parcel line setback for a principal building from 5.0 metres (16.4 feet) to 3.0 metres (9.9 feet) in accordance with the drawings dated November 30, 2020 attached to the Staff Report dated February 9, 2021;

AND FURTHER THAT: Issuance of Development Permit No. 428 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

CARRIED UNANIMOUSLY

4. **Highway Closure Bylaw No. 4427 [Kearl, R.; part of 18 Street NE; Proposed Road Closure and Disposal]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Highway Closure Bylaw No. 4427 proceed to first, second and third readings;

AND THAT: Final reading of the bylaw be withheld subject to:

- 1) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter;
- 2) The registration of a Statutory Right of Way in favour of BC Hydro and Telus;

5. **REPORTS – continued**

4. **Highway Closure Bylaw No. 4427 [Kearl, R.; part of 18 Street NE; Proposed Road Closure and Disposal - continued**

- 3) Payment of \$89,000.00 to the City of Salmon Arm prior to September 1, 2021; and
- 4) Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

6. **IN-CAMERA**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee move In-Camera.

CARRIED UNANIMOUSLY

The Committee moved In-Camera at 9:18 a.m.

The Committee returned to Regular Session at 9:43 a.m.

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

9. **ADJOURNMENT**

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of February 16, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:43 a.m.

“A. HARRISON”

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of February 22, 2021.