

## **DEVELOPMENT AND PLANNING SERVICES COMMITTEE**

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, February 18, 2020.**

### **PRESENT:**

Councillor K. Flynn  
Councillor L. Wallace Richmond  
Councillor T. Lavery  
Councillor S. Lindgren

Chief Administrative Officer C. Bannister  
Director of Corporate Services E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Development Services K. Pearson  
Recorder B. Puddifant

### **ABSENT:**

Mayor A. Harrison  
Deputy Mayor D. Cannon  
Councillor C. Eliason

#### **1. CALL TO ORDER**

Councillor Flynn assumed the chair and called the meeting to order at 8:00 a.m.

#### **2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**

Councillor Flynn 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-1166 [Westside Farms Ltd.; 1490 10 Avenue SW; A-1 and R-1 to C-3]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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 the northerly 2.77 hectares of that part of the NE ¼ of Section 10 included in plan attached to absolute fees parcel book volume 5, folio 614; Township 20, Range 10, W6M, KDYD, shown on

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1166 [Westside Farms Ltd.; 1490 10 Avenue SW; A-1 and R-1 to C-3] - continued**

Schedule A of the Staff Report dated February 6, 2020, from A-1 (Agricultural Zone) and R-1 (Single Family Residential Zone) to C-3 (Service Commercial Zone);

AND THAT: Final reading of the Bylaw be withheld subject to the following:

1. Ministry of Transportation and Infrastructure approval; and
2. Registration of a Section 219 Land Title Act Covenant addressing the City's Floodplain Regulations and the Provincial Riparian Areas Protection Regulation.

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

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-510 [Westside Farms Ltd.; 1490 10 Avenue SW; Service Requirements]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-510 be authorized for issuance for that part of the NE ¼ of Section 10 included in plan attached to absolute fees parcel book volume 5, folio 614; Township 20, Range 10, W6M, KDYD, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 4.0 - waive all City of Salmon Arm works and services requirements;

AND THAT: Issuance of Development Variance Permit No. 510 be withheld subject to registration of a Section 219 Land Title Act Covenant on titles stipulating the following:

1. No further subdivision or development of Proposed Lot 1, Plan EPP99304 or the Remainder until fully serviced to City of Salmon Arm Standards; and
2. No development on Proposed Lot 1, Plan EPP99304 until fencing is adequately installed along the ALR boundary, in a phased manner and to be approved by a future Development Permit.

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

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

3. **Zoning Amendment Application No. ZON-1165 [628746 BC Ltd./Laird, B.; 521 10 Street SW; C-7 to C-3]**

Moved: Councillor Lindgren

Seconded: Councillor Lavery

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 5, Section 15, Township 20, Range 10, W6M, KDYD, Plan 12965 Except Plans 21358, 24962, KAP73904 and EPP40251 (521 10 Street SW) from C-7 (Shopping Centre Commercial Zone) to C-3 (Service Commercial Zone);

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

1. Approval by the Ministry of Transportation and Infrastructure; and
2. The modification of Covenant CA3712464 – CA3712465 to allow for subdivision and the construction of a furniture store in accordance with the elevations and site plan attached in Appendix 3 of the Staff Report dated February 11, 2020.

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

CARRIED UNANIMOUSLY

4. **Development Permit Application DP-423 [628746 BC Ltd./Laird, B.; 521 10 Street SW; Highway Service/Tourist Commercial]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 423 be authorized for issuance for Lot 5, Section 15, Township 20, Range 10, W6M, KDYD, Plan 12965 Except Plans 21358, 24962, KAP73904 and EPP40251 (521 10 Street SW) in accordance with the elevations and site plan attached in Appendix 3 of the Staff Report dated February 11, 2020;

AND THAT: Issuance of Development Permit No. DP-423 be withheld subject to the receipt of an irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of landscaping.

W.H. Laird, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-506 [Seventh-Day Adventist Church/Burman Construction/Burman, P.; 5881 35 Street NE; Setback Requirements]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-506 be authorized for issuance

**5. REPORTS – continued****5. Development Variance Permit Application No. VP-506 [Seventh-Day Adventist Church/Burman Construction/Burman, P.; 5881 35 Street NE; Setback Requirements] - continued**

for Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 4569 Except Plans 17099 and 26295, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 35.11.3 – reduce the minimum setback of a building from the interior south parcel line from 3.0 metres to 0.76 metres; and
2. Section 4.3.10 – reduce projection of roof eaves to the south parcel line from the minimum of 0.6 metres to 0.0 metres.

P. Burman, the agent, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

**6. Zoning Amendment Application No. ZON-1168 [Roodzant, J.; 2351 60 Street NW; A-2 to A-3]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan KAP84550 from A-2 (Rural Holding) to A-3 (Small Holding).

CARRIED UNANIMOUSLY

**7. Development Variance Permit Application No. VP-505 [Micku, B. & V./Franklin Engineering Ltd./Sonmor, D.; 3410 Lakeshore Road NE; Service Requirements]**

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-505 be authorized for issuance to vary the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 4.4 Road Classification – waive the requirements to upgrade the east and west halves of Lakeshore Road NE from the Urban Collector Road (RD-3) full standard, providing sidewalk, curb and gutter, boulevard, fire hydrants, and light standards, to providing a 2 m of gravel surfaced pedestrian walkway along the east half, and a BC Hydro davit light;
2. Section 5.0 Water Systems – waive the requirement for extending the existing water main along Lakeshore Road from 62 m to 28 m;

5. **REPORTS – continued**

7. **Development Variance Permit Application No. VP-505 [Micku, B. & V./Franklin Engineering Ltd./Sonmor, D.; 3410 Lakeshore Road NE; Service Requirements] - continued**

3. Section 6.0 Sanitary Sewer System – waive the requirement for extending the sanitary sewer line along Lakeshore Road from 174 m to 141 m; and
4. Section 7.0 Storm Water Management – waive the requirement for extending the storm sewer line along Lakeshore Road from 172 m of new pipe to overland drainage ditching.

D. Sonmor, agent for the applicant, outlined the application and was available to answer questions from the Committee.

J. Franklin, agent for the applicant spoke regarding the application.

Councillor Lindgren left the meeting at 9:20 a.m. and the meeting was recessed due to lack of quorum. Councillor Lindgren returned to the meeting at 9:22 a.m. and the meeting reconvened.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **IN CAMERA**

9. **LATE ITEMS**

10. **ADJOURNMENT**

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of February 18, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:25 a.m.

“K. FLYNN”  
Councillor Kevin Flynn  
Chair

Minutes received as information by Council at their Regular Meeting of February 24, 2020.