

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm commenced in Room 100 at 1:30 p.m. and reconvened in the Council Chamber at 2:30 p.m. of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, March 11, 2019.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor C. Eliason
Councillor K. Flynn
Councillor T. Lavery
Councillor S. Lindgren
Councillor L. Wallace Richmond

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Chief Financial Officer C. Van de Cappelle
Recorder C. Simmons

1. CALL TO ORDER

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

2. IN-CAMERA SESSION

0147-2019

Moved: Councillor Flynn
Seconded: Councillor Lindgren
THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:30 p.m.
Council returned to Regular Session at 2:15 p.m.
Council recessed until 2:30 p.m.

3. REVIEW OF AGENDA

Addition under item 11.6 J. Stewart - email dated March 7, 2019 - Children's Film Festival

Addition under item 21.1 L. Millar - email dated March 11, 2019 - Zoning Amendment Application ZON-1140 [4400 & 4600 Canoe Beach Drive NE]

Addition under item 21.1 H. Armstrong - Site plan for Lakeview Villas, Canoe Beach Drive - Zoning Amendment Application ZON-1140 (4400 & 4600 Canoe Beach Drive NE]

4. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict of interest with item 23.2 as the applicant is a client of his firm.

5. CONFIRMATION OF MINUTES

1. Regular Council Meeting Minutes of February 25, 2019

0148-2019

Moved: Councillor Flynn
Seconded: Councillor Lindgren
THAT: the Regular Council Meeting Minutes of February 25, 2019, be adopted as circulated.

CARRIED UNANIMOUSLY

6. COMMITTEE REPORTS

1. Development and Planning Services Committee Meeting Minutes of March 4, 2019

0149-2019

Moved: Councillor Cannon
Seconded: Councillor Lavery
THAT: the Development and Planning Services Committee Meeting Minutes of March 4, 2019 be received as information.

CARRIED UNANIMOUSLY

2. Downtown Parking Commission Meeting Minutes of February 26, 2019

0150-2019

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: the Downtown Parking Commission Meeting Minutes of February 26, 2019, be received as information.

CARRIED UNANIMOUSLY

3. Community Heritage Commission Meeting Minutes of January 18, 2019

0151-2019

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the Community Heritage Commission Meeting Minutes of January 18, 2019, be received as information.

CARRIED UNANIMOUSLY

7. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE

1. Board in Brief - February, 2019

Received for information.

8. **STAFF REPORTS**

1. **Director of Corporate Services – Appointment of David Gonella to Shuswap Tourism Board**

0152-2019

Moved: Councillor Cannon
Seconded: Councillor Eliason
THAT: Council appoint David Gonella, Executive Director of the Salmon Arm Roots and Blues Festival, to act as a City of Salmon Arm representative to the Shuswap Tourism Board.

CARRIED UNANIMOUSLY

2. **Director of Engineering and Public Works – Project Award – 5 Avenue SW Realignment**

0153-2019

Moved: Councillor Eliason
Seconded: Councillor Lindgren
THAT: Council award the 5 Avenue SW Realignment project to D Webb Contracting Ltd., in accordance with the terms and conditions of their tender in the amount of \$135,050.00 plus taxes as applicable.

CARRIED UNANIMOUSLY

3. **Director of Engineering and Public Works – Purchase Recommendation for Replacement of Unit #85 – Wide Area Mower**

0154-2019

Moved: Councillor Eliason
Seconded: Councillor Wallace Richmond
THAT: Council approve the purchase of the Unit #85 Wide Area Mower replacement, from Rollins Machinery Ltd. for the quoted amount of \$127,590.40 including taxes.

CARRIED UNANIMOUSLY

4. **Director of Engineering and Public Works – New Pump Purchase – Mosquito Park Lift Station**

0155-2019

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: Council approve the purchase of a new 45hp Flygt Sewerage Pump for the Mosquito Park Sewer Lift Station from Electric Motors & Pump Service Ltd., (EMPS) for the quoted total price of \$46,847.00 plus taxes as applicable;

AND THAT: the City’s Purchasing Policy No. 7.13 be waived in the procurement of a new 45hp Flygt Sewerage Pump to authorize sole sourcing of same to EMPS.

CARRIED UNANIMOUSLY

9. **INTRODUCTION OF BYLAWS**

10. **RECONSIDERATION OF BYLAWS**

11. **CORRESPONDENCE**

1. **Informational Correspondence**

8. **K. Neil – letter dated February 19, 2019 – Wild Soles Trail Running Race Series in Salmon Arm**

0156-2019

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: Council authorize the use of the Park Hill trail system on April 27, 2019, the South Canoe trail system on May 6, 2019 and the Little Mountain trail system on May 13, 2019 for the Wild Soles Trail Running series subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

13. **A. Slater, Executive Director, SILGA – letter dated February 21, 2019 – 2021 Southern Interior Local Government Association AGM and Convention**

0157-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council approve the City of Salmon Arm to host the 2021 Southern Interior Local Government Association AGM and Convention.

CARRIED UNANIMOUSLY

11. **L. Wong, Manager, Downtown Salmon Arm – letter dated March 4, 2019 – 7-11 Building on Trans Canada Highway**

0158-2019

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Mayor send a letter to Imperial Oil requesting that the exterior appearance of the 7-11 building be improved prior to tourist season.

CARRIED UNANIMOUSLY

9. **B. Swenson, President, Shuswap Vintage Car Club – email dated February 27, 2019 – Vintage Car Club Request**

Graham Threlkeld, Shuswap Vintage Car Club, provided an overview of the funding request and was available to answer questions from Council.

0159-2019

Moved: Mayor Harrison

Seconded: Councillor Eliason

THAT: the Marine Park gazebo rental fee and power fee for the 2019 Harbour Front Show hosted by the Shuswap Vintage Car Club on Saturday, July 13, 2019 be funded from Council Initiatives to a maximum of \$485.00.

CARRIED

Councillor Lavery Opposed

11. **CORRESPONDENCE - continued**

2. **E. McDonald, President, Shuswap Naturalist Club, J. Aitken, President & S. Weaver, Director, Salmon Arm Bay Nature Enhancement Society - letter dated February 8, 2019 - Request for restriction of recreational drones on the Salmon Arm Foreshore**

0160-2019

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: Council direct staff to provide costing for signage along the Salmon Arm Foreshore at the three proposed locations, intended to educate the public about the impact of recreational drones on wildlife.

CARRIED UNANIMOUSLY

3. **J. Henderson, Co-chair of 2019 Ozone Festival - letter dated February 22, 2019 -2019 Ozone Drama Festival**

Joyce Henderson, Co-chair, 2019 Ozone Festival and Kim MacMillan, President, Shuswap Theatre provided an overview the request for funding and were available to answer questions from Council.

0161-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: Council provide support for the 2019 Ozone Drama Festival as a Festival Sponsor in the amount of \$1,500.00, to be funded from Council Initiatives.

CARRIED UNANIMOUSLY

4. **Elks Recreation Children's Camps Society of British Columbia - letter dated February 27, 2019 - Salmon Arm Air Cadet Squadron Arrangement**

0162-2019

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: Council authorize the Mayor and Corporate Office to execute an amendment to the lease agreement with the BC Elks Recreation Camp Society dated January 5, 2004 for the remainder of the term (expiring September 30, 2028) to permit the rental of the facility to the Salmon Arm Air Cadet Squadron, subject to the provision of adequate liability insurance.

CARRIED UNANIMOUSLY

5. **P. McIntyre-Paul, The Shuswap Trail Alliance - email dated March 1, 2019 - Updated Foreshore (Raven) Trail Dog Monitoring Report and Recommendations**

0163-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the letter from P. McIntyre-Paul, The Shuswap Trail Alliance - email dated March 1, 2019 - Updated Foreshore (Raven) Trail Dog Monitoring Report and Recommendations be deferred to a future meeting where P. McIntyre-Paul can present to Council;

AND THAT: Staff be directed to prepare a report with a bylaw amendment related to the critical nesting period.

CARRIED UNANIMOUSLY

11. **CORRESPONDENCE - continued**

6. **J. Stewart – email dated March 7, 2019 – Children’s Film Festival**

Received for information.

12. **NEW BUSINESS**

13. **PRESENTATIONS**

1. **Brooks Christensen, Operations Manager, Salmon Arm Silverbacks – 2021 National Junior A Championship**

Ian Gray and Darren Mayes, Shuswap Sports Society, Brooks Christensen, Operations Manager, Salmon Arm Silverbacks and Darby Boyd, General Manager, Shuswap Recreation Society provided an overview of the Salmon Arm Silverbacks hosting the 2021 National Junior A Championships and was available to answer questions from Council.

0164-2019

Moved: Councillor Elision

Seconded: Councillor Cannon

THAT: Council provide a letter of support in principle to the Shuswap Sports Society hosting the 2021 National Junior A Championship, RBC Cup.

CARRIED UNANIMOUSLY

2. **Lindsay Wong, Downtown Salmon Arm – Yearly Update**

Lindsay Wong and Jennifer Broadwell, Downtown Salmon Arm provided an overview of Downtown Salmon Arm’s activities in 2018 year and were available to answer questions from Council.

Councillor Lindgren left the meeting at 3:58 p.m. and returned at 3:59 p.m.

Councillor Eliason left the meeting at 4:03 p.m.

13. **PRESENTATIONS - continued**

3. **Brian Schreiner and Darcy Seghers- 2020 Curl BC Men’s and Ladies Provincial Championships**

Brian Schreiner and Darcy Seghers provided an overview of the Salmon Arm Curling Club’s application to host the 2020 Curl BC Men’s and Ladies Provincial Championships and were available to answer questions from Council.

Councillor Eliason returned to the meeting at 4:05 p.m.

0165-2019

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Council provide a letter of support in principle to the Salmon Arm Curling Club hosting the 2020 Curl BC Men’s and Ladies Provincial Championships.

CARRIED UNANIMOUSLY

14. **COUNCIL STATEMENTS**

15. **SALMON ARM SECONDARY YOUTH COUNCIL**

Blanka Stepankova and Richard Jurasek provided an overview of the Salmon Arm Secondary Youth Council activities, and their thoughts regarding the Agricultural Land Commission, city boundaries and proposed mobile home park development on Canoe Beach Drive.

16. **NOTICE OF MOTION**

17. **UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**

18. **OTHER BUSINESS**

19. **QUESTION AND ANSWER PERIOD**

Council held a Question and Answer session with the members of the public present.

The Meeting recessed at 4:19 p.m.

The Meeting reconvened at 7:03 p.m.

PRESENT:

Mayor A. Harrison
Councillor K. Flynn (left the meeting at 10:52 p.m.)
Councillor C. Eliason
Councillor S. Lindgren
Councillor D. Cannon
Councillor T. Lavery
Councillor L. Wallace Richmond

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

20. **DISCLOSURE OF INTEREST**

Councillor Flynn declared a conflict of interest with item 23.2 as the applicant is a client of his firm.

21. STATUTORY PUBLIC HEARING

1. Zoning Amendment Application ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]

The Director of Development Services explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

K. Tarnow, the applicant, outlined the application and was available to answer questions from Council.

The following letters were received:

- 1) S. Fabro - letter dated March 4, 2019
- 2) B. Browning - email dated March 6, 2019
- 3) B. Wine - letter dated March 7, 2019
- 4) F. Magnusson - letter dated March 7, 2019
- 5) K. Krahn - letter dated March 8, 2019
- 6) T. Higgins - letter dated March 9, 2019
- 7) S. Duncan - letter dated March 9, 2019
- 8) D. Kinner - letter dated March 9, 2019
- 9) T. Wigglesworth - letter dated March 9, 2019
- 10) E. Armstrong - letter dated March 10, 2019
- 11) K. Burgess - email and petition dated March 11, 2019
- 12) D. & T. Trottier - letter received March 11, 2019
- 13) T. & H. Chagun - letter received March 11, 2019
- 14) D. Forsyth - email and attachment dated March 11, 2019
- 15) J. & P. Penner - letter received March 11, 2019
- 16) Petition received March 11, 2019

K. Burgess, 7030 - 50 Street NE, expressed concerns that a manufactured home park will not provide affordable housing for families and that the current R-4 zoning would provide both affordable housing and a higher tax base.

D. Forsyth, 7141 - 53 Street NE spoke regarding the availability of loans for purchases of manufactured homes and the difficulty buyers may have in obtaining funding. She expressed concerns that manufactured homes depreciate and are difficult to sell.

B. Browning, 4821 - 71 Avenue NE opposes the rezoning and would like to see R-4 Medium Density developed.

H. Armstrong, 4651 - 71 Avenue NE, opposes the application and stated that the current R-4 zoning provides more options for affordable homeownership and that purchasing a manufactured would be a poor choice for families.

T. Michael, 7291- 51 Street NE, opposes the application in this location and expressed concerns about the improvements on Canoe Beach Drive.

H. Chalmers, 4951 - 75 Avenue NE spoke regarding the incompatibility of the proposed development with the community and expressed concerns of small lot sizes with families and the lack of recreation area and parking.

21. **STATUTORY PUBLIC HEARING - continued**

1. **Zoning Amendment Application ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - continued**

J. York, 72 Avenue NE supports the application and the affordable housing it will offer.

T. Carlson, 6690 - 51 Avenue NE, opposes the application and would like to see ownership of the land rather than rental spaces for homes.

S. Mackie, 659 Tappen Cemetery Road spoke regarding his efforts to find affordable housing in Salmon Arm and supports the application and the housing options it will offer.

R. Crepeau, 7250 - 51 Street NE expressed concerns that this application will encourage a transient population that will not contribute to the community.

P. Verney, 6870 - 58 Street NE does not support the application as the development could become summer homes only and part-time owners would not contribute to the community.

K. Krahn, 7061 - 70 Street NE opposes the rezoning and expressed concerns that the development offers the illusion of affordability. She spoke regarding the higher tax base an R-4 development would provide and that the community of Canoe is willing to wait for an R-4 developer.

J. Lund, 11, 4811 - 10A Avenue NE supports homeownership in manufactured home parks as an affordable option offering a sense of community.

T. Arrowsmith, 3141 Okanagan Avenue NE spoke regarding the lack of available housing in the City and the solution that this development would offer to a variety of homeowners. He stated that financing is available for manufactured homes and that this property has been vacant for a number of years and would likely remain vacant. He said that the people he spoke to in the community are in favour of the development.

The meeting recessed at 8:43 p.m.

The meeting reconvened at 8:55p.m.

T. Wigglesworth, 4731 - 73 Avenue NE wants to see R-4 zoning developed and expressed concerns about lot sizes in the proposed manufactured park. Ms. Wigglesworth spoke about feeling pressure to support the rezoning.

Pieper, 28 Street spoke in support of the application and that other Tarnow developments are done well.

S. Fabro, 801 - 8 Avenue NE supports the rezoning as an option for affordable housing for young people.

L. Roy, 1630 - 60 Avenue NE spoke regarding the right of potential homeowners to decide what type of housing they would like to purchase.

T. Knotts, 4790 - 72 Avenue NE supports the current zoning and would like to see land ownership presented to potential buyers.

21. STATUTORY PUBLIC HEARING - continued

1. Zoning Amendment Application ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - continued

C. Crosby, 7850 – 50 Avenue SW supports the application and the opportunity it presents for affordable housing.

R. Smith, 1281 – 70 Avenue NE spoke on behalf of the land ownership group and expressed concerns of the lack of interest to develop the property as R-4. He spoke regarding the quality of manufactured homes, the quality of manufactured home neighbourhoods and his feeling that the community supports this application.

T. Arrowsmith, 3141 Okanagan Avenue NE apologized if there was perceived pressure felt by the community into supporting the application.

D. Forsyth, 7141 – 53 Street NE expressed concerns about viability of the community in the event the application is approved and debated the lending requirements on manufactured homes.

R. Smith, 1281 – 70 Avenue NE spoke regarding refinancing possibilities for older manufactured homes and CMHC requirements.

T. Arrowsmith, 3141 Okanagan Avenue NE spoke regarding current CMHC requirements.

B. Miller, 7050 – 70 Street NE expressed that Canoe is a small community and people want it to stay that way.

K. Tarnow, the applicant, addressed concerns expressed by the community and said that this is a housing option that is not available currently in Salmon Arm.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4309 was declared closed at 9:57 p.m.

2. Zoning Text Amendment [Zoning Bylaw No. 2303 Section 11 (R-6 Mobile Home Park Zone)]

Councillor Flynn left the meeting at 9:58 p.m. and returned at 9:59p.m.

Councillor Eliason left the meeting at 10:00 p.m.

The Director of Development Services explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4310 was declared closed at 10:01p.m.

Councillor Eliason returned to the meeting at 10:01 p.m.

21. STATUTORY PUBLIC HEARING - continued

3. Zoning Amendment Application No. ZON-1142 [Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8]

The Director of Development Services explained the proposed Zoning Amendment Application.

Submissions were called for at this time.

Following three calls for submissions and questions from Council, the Public Hearing for Bylaw No. 4311 was declared closed at 10:03 p.m.

22. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Zoning Amendment Bylaw No. 4309 [ZON-1140; Tarnow, T. & K./Canoe Beach Properties Ltd./0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - Third Reading

0166-2019

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4309 be read a third time.

DEFEATED

Councillors Wallace Richmond, Lindgren, Eliason and Cannon Opposed

2. City of Salmon Arm Zoning Amendment Bylaw No. 4310 [Text Amendment Zoning Bylaw No. 2303 Section 11 (R-6 Mobile Home Park Zone)] - Third Reading

0167-2019

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4310 be read a third time.

DEFEATED UNANIMOUSLY

3. City of Salmon Arm Zoning Amendment Bylaw No. 4311 [ZON-1142; Perfection Builders Holdings Ltd./Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8] - Third and Final Readings

0168-2019

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4311 be read a third and final time.

CARRIED UNANIMOUSLY

23. HEARINGS

1. Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K. & T.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance]

0169-2019

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Development Variance Permit Application No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538, which will vary the provisions of Mobile Home Park Bylaw No. 1435 as follows:

Section 4.04(1) Mobile Home Space - reduce the minimum mobile space from 465 m² to 300 m².

Section 4.04(2) Mobile Home Space (Width) - reduce the minimum width for a mobile home space from 13.5 m (for a single wide) and 15.0 m (for a double wide) to 4.0 m for both.

Section 4.06 Site Coverage - increase the maximum site coverage of all mobile homes, additions and building area from 35% to 45%.

Section 4.07 Buffer Area - waive the requirement to provide a minimum 7.5 m in the buffer width.

Section 4.08 Fencing - waive the requirement to install perimeter fencing along the Canoe Beach Drive frontage, the future 45 Street frontages.

Section 4.17 Recreation Area - waive the requirement to provide a recreation area.

AND THAT: Development Variance Permit Application No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

Section 4.0 Servicing Requirements - waive the requirement to upgrade the Canoe Beach Drive frontage of Lot 1, Plan 3538 to the RD-14 Canoe Beach Drive Standard.

DEFEATED UNANIMOUSLY

Councillor Flynn declared a conflict of interest and left the meeting at 10:52 p.m.

2. Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance]

0170-2019

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: Development Variance Permit No. VP-493 be authorized for issuance for Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

23. HEARINGS - continued

2. Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance] - continued

1. Waive the requirement to upgrade (construct sidewalk) the south half of 52 Avenue NE for the entire frontage of the subject property; and
2. Reduce the minimum width requirement for a panhandle from 6.0 m to 5.3 m, as shown in Schedule "A" of the staff report dated February 22, 2019.

0171-2019

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Regular Council Meeting of March 11, 2019 be continued after 11:00 p.m., in accordance with Council Procedure Bylaw No. 4276.

CARRIED UNANIMOUSLY

The Director of Development Services explained the proposed Development Variance Permit Application.

Submissions were called for at this time.

J. Johnson, the agent, outlined the application and was available to answer questions from Council.

Councillor Wallace Richmond left the meeting at 11:01 p.m. and returned at 11:03 p.m.

J. Hauser, 5081 - 14 Street NE is opposed to the application and expressed concerns for setting a precedent of subdivision in the neighbourhood and how this could have an effect on the property values of other homes.

C. Minor, 1281 - 50 Avenue NE spoke regarding the effect of the tree removal on the property. He said that the neighbourhood is not in support of this application.

A. Chamberlain, 1251 50 Avenue NE is opposed to the application as the neighbourhood is comprised of large lots and large lots are desirable.

J. Johnson, the applicant, spoke regarding the concerns of the neighbours.

C. Brown, the applicant, spoke regarding an existing similar subdivision in the neighbourhood.

C. Minor, 1281 - 50 Avenue NE, spoke regarding the subdivision to the east that did not require a variance for width.

23. HEARINGS - continued

2. Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance] - continued

The following letters were received:

- 1) C. & D Brown - form neighbor letter
- 2) Petition dated March 4, 2019
- 3) J. & J. Hauser - letter dated March 7, 2019
- 4) J. Johnson, Browne Johnson Land Surveyors - email dated March 6, 2019
- 5) D. Hamilton & L. Mainprize-Hamilton - letter dated March 9, 2019
- 6) C. Minor - letter and petition dated March 10, 2019

Following three calls for submissions and questions from Council, the Hearing was closed at 11:22 p.m. and the motion was:

CARRIED
Councillor Cannon Opposed

24. QUESTION AND ANSWER PERIOD

Council held a Question and Answer session with the members of the public present.

25. ADJOURNMENT

0172-2019 Moved: Councillor Lindgren
 Seconded: Councillor Lavery
 THAT: the Regular Council Meeting of March 11, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:31 p.m.

CERTIFIED CORRECT:

"E. JACKSON"
CORPORATE OFFICER

"A. HARRISON"
MAYOR

Adopted by Council the 25th day of March, 2019.