

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 **Monday, March 18, 2019.**

PRESENT:

Mayor A. Harrison
Councillor C. Eliason
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor K. Flynn

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:

Councillor S. Lindgren
Councillor T. Lavery

1. CALL TO ORDER

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

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

4. PRESENTATIONS

5. REPORTS

1. Zoning Amendment Application No. ZON-1143 [Wilson, D. / Johnson, A.; 2130 - 1 Avenue NE; R-1 to R-8]

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

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 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1143 [Wilson, D. / Johnson, A.; 2130 - 1 Avenue NE; R-1 to R-8] - continued**

1. Registration of Section 219 *Land Title Act* covenant(s) registered on title ensuring access to Okanagan Avenue is not permitted; and
2. Approval by the Ministry of Transportation and Infrastructure.

A. Johnson, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Zoning Amendment Application No. ZON-1144 [Stevens, S. & Burns, Z.; 2810 - 25 Street NE; R-1 to R-8]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

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 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to confirmation that the secondary suite meets Zoning Bylaw and BC Building Code requirements.

S. Stevens, the applicant, explained the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Official Community Plan Amendment Application No. OCP4000-38 [Cutting Edge Holdings Ltd.; 1231 - 30 Street NE; HC to HDR]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069 from HC (Highway Service/Tourist Commercial) to HDR (High Density Residential).

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

4. **Zoning Amendment Application No. ZON-1141 [Cutting Edge Holdings Ltd.; 1231 – 30 Street NE; R-1 to R-5**

Moved: Councillor Eliason

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 Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential);

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

1. Ministry of Transportation and Infrastructure approval; and
2. Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-494 [Eagle Home Sales (Salmon Arm) Ltd. / Lawson Engineering & Development Services Ltd.; 1190 – 51 Street NE; Servicing Requirements]**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-494 be authorized for issuance for Lot 1, Section 20, Township 20, Range 9, W6M, KDYD, Plan KAP79341 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 4.0 Servicing Requirements – reduce the requirement to construct the full frontage along the western portion of 51 Street NE along the hooked portion of the subject property to the full RD-2 Urban Local Road standard and instead allow a modified road design for upgrades to the RD-7 standard as shown in Appendix 7 of the staff report dated March 14, 2019.

B. Lawson, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEMS**

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of March 18, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:31 a.m.

Minutes received as information by Council
at their Regular Meeting of March 25, 2019.

"A. HARRISON"

Mayor Alan Harrison

Chair