

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, as authorized under Ministerial Order M139, on Monday, **June 15, 2020.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor K. Flynn
Councillor C. Eliason (left the meeting at 8:55 a.m.)
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
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. Development Variance Permit Application No. VP-516 [CDN Framing/Skjerpen, M.; 941 8 Avenue NE; Setback requirements]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-516 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318 to vary the provisions of Zoning Bylaw No. 2303 as follows:

5. REPORTS - continued**1. Development Variance Permit Application No. VP-516 [CDN Framing/Skjerpen, M.; 941 8 Avenue NE; Setback requirements - continued**

1. Section 6.10.2. – R-1 Single Family Residential Zone – reduce the minimum setback to a rear parcel line from 6.0 m (19.7 ft) to 5.0 m (16.4 ft) to allow for the siting of a new single family dwelling.

M. Skjerpen, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Zoning Amendment Application No. ZON-1171 [604895 BC Ltd./Arsenault, G.; 70 and 210 11 Street SE; R-1 to R-4]

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 as follows:

1. Rezone that 5,140m² portion of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP54150 shown on Schedule A of the Staff Report dated June 10, 2020, from R-1 (Single Family Residential) to R-4 (Medium Density Residential); and
2. Rezone that part of Lot 1 shown on Plan B4487, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1521 from R-1 (Single Family Residential) to R-4 (Medium Density Residential);

AND THAT: the Public Hearing Date, as yet to be determined, be held at the Salmon Arm Recreation Centre;

AND FURTHER THAT: final reading of the Bylaw be withheld subject to:

1. Approval by the Ministry of Transportation and Infrastructure;
2. Registration of Section 219 Land Title Act Covenants addressing the following:
 - i) Provincial Riparian Areas Protection Regulation, including establishment of a 30 m Streamside Protection and Enhancement Area;
 - ii) Approximately 1,733 m² of land for a City Road Reserve over the portion of Lot 1 shown on Plan B4487 consistent with the 4 Avenue SE Advanced Street Plan prepared by Lawson Engineering (Drawing 11-45 – Dated December 12, 2019) – FURTHER TO THAT, the applicant be compensated by the City in the amount of \$35,000.00 for the Road Reserve;
 - iii) No Subdivision or Development Permit approval until a Traffic Impact Analysis (TIA) is provided to the satisfaction of the City Engineer with acknowledgment that the owner/applicant is

5. **REPORTS - continued**

2. **Zoning Amendment Application No. ZON-1171 [604895 BC Ltd./Arsenault, G.; 70 and 210 11 Street SE; R-1 to R-4] - continued**

- responsible for any and all off-site improvements recommended by the TIA; and
- iv) No Subdivision or Development Permit approval until a suitable area and location of land (minimum 5% of the gross area of the subject properties) are secured by the City either by dedication or Statutory Right of Way for a Greenway/Trail linkage from Trail Plan KAP53467 to 11 Street SE and a portion of a future Neighbourhood Park.

G. Arsenault, the applicant, outlined the application and was available to answer questions from the Committee.

Councillor Eliason left the meeting at 8:55 a.m.

M. Gardner, Vancouver Resource Society and G. Out, International Seniors Care Inc., provided an overview of their respective organizations and outlined the application. M. Gardner and G. Out were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

1. **Agricultural Land Commission - letter dated June 3, 2020 - Application 58273 - Resolution #252/2020 - Smith, R.**

Received for information.

8. **IN CAMERA**

9. **LATE ITEMS**

10. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of June 15, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:28 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of June 22, 2020.