

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 and by electronic means by Ministerial Order M192, on Monday, **July 6, 2020.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor K. Flynn
Councillor C. Eliason (participated remotely) (left the meeting at 9:13 a.m.)
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren
Councillor L. Wallace Richmond (participated remotely)

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Fire Chief B. Shirley
Manager of Permits & Licensing M. Roy
Recorder B. Puddifant

ABSENT:

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:06 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-1177 [Wood Creek Construction Ltd./Zimmerman, V.; 1181 17 Avenue SE; R-1 to R-8]

Moved: Councillor Cannon
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 34, Section 12, Township 20,

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1177 [Wood Creek Construction Ltd./Zimmerman, V.; 1181 17 Avenue SE; R-1 to R-8] - continued**

Range 10, W6M, KDYD, Plan EPP83069 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

V. Zimmerman, the applicant was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Permit Application No. DP-427 [Habitat for Humanity/GTA Architecture Ltd.; 1351 10 Avenue NE; Multi-Family Residential]**

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 427 be authorized for issuance for Lot B, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP70506 (1351 10 Avenue NE) in accordance with the elevations and site plan attached in Appendix 5 to the Staff Report dated June 29, 2020;

AND THAT: Development Permit No. 427 include the following variance to Zoning Bylaw No. 2303:

1. Section 10.9.3 - reduce the northwest interior side parcel line setback from 2.4 metres to 1.4 metres as shown in the site plan attached in Appendix 5 to the Staff Report dated June 29, 2020;

AND FURTHER THAT: Issuance of Development Permit No. 427 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.

R. Bestoon, agent for the applicant was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

1. **Director of Development Services - Wildfire Management & Development Permit Area Considerations**

Councillor Flynn left the meeting at 8:47 a.m. and returned at 8:50 a.m.

K. Pearson, Director of Development Services provided an overview of the Wildfire Management & Development Permit Area proposal and was available to answer questions from the Committee.

7. **FOR INFORMATION**

8. IN CAMERA

Moved: Councillor Flynn

Seconded: Councillor Cannon

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

CARRIED UNANIMOUSLY

The Development and Planning Services Committee moved In-Camera at 8:53 a.m. and recessed until 9:00 a.m.

9. LATE ITEMS

10. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of July 6, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:44 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council
at their Regular Meeting of July 13, 2020.