

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, October 5, 2020.**

PRESENT:

Mayor A. Harrison
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor C. Eliason (participated remotely) (left the meeting at 9:30 a.m.)
Councillor D. Cannon (participated remotely)

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

ABSENT:

Councillor K. Flynn
Councillor S. Lindgren

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. Land Use Contract Termination Bylaws – Status and Next Steps

Received for Information.

Melinda Smyrl, City of Salmon Arm Planner, outlined the Land Use Contract termination status and next steps and was available to answer questions from the Committee.

5. REPORTS - continued

2. Zoning Amendment Application No. ZON-1182 [Cornerstone Christian Reformed Church/Roodzant, J.; 1191 22 Street NE; P-3 to C-6]

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 the southern portion of Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP97409 from P-3 (Institutional) to C-6 (Tourist/Recreational Commercial);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

E. Roodzant, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Council require a Traffic Impact Assessment prior to Public Hearing with the applicant being responsible for all associated costs.

CARRIED

Councillors Cannon and Wallace Richmond opposed

Motion as amended:

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4]

Moved: Councillor Lavery

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 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836 from R-1 (Single Family Residential) to R-4 (Medium Density Residential Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

K. Lowe, on behalf of the applicant, outlined the application and was available to answer questions from the Committee.

5. **REPORTS – continued**

3. **Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4 - continued**

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Eliason

AND THAT: Council require a 2.5 metre Statutory Right of Way along the frontage of the property to facilitate bike lane construction.

CARRIED UNANIMOUSLY

Amendment:

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

AND THAT: Council require a Traffic Impact Assessment prior to Public Hearing with the applicant being responsible for all associated costs.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1186 [Neufeld B.; 1831 22 Street NE; R-1 to R-8]**

Moved: Councillor Cannon

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 24, Township 20, Range 10, W6M, KDYD, Plan EPP73048 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

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

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1187 [Wiens, R.; 2830 25 Street NE; R-1 to R-8]**

Moved: Councillor Lavery

Seconded: Councillor Eliason

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,

5. **REPORTS – continued**

5. **Zoning Amendment Application No. ZON-1187 [Wiens, R.; 2830 25 Street NE; R-1 to R-8] - continued**

Range 10, W6M, KDYD, Plan 28855, Except Plan EPP69695 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to confirmation that the proposed *secondary* suite in the existing single family dwelling meets Zoning Bylaw and BC Building Code requirements.

R. Wiens, the applicant was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **Zoning Amendment Application No. ZON-1188 [Lamb, K. & G./1261694 BC Ltd.; 3510 20 Avenue NE; R-1 to R-8]**

Moved: Councillor Cannon

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 a portion of That Part of the South West ¼ of Section 19 included in Plan B413; Township 20, Range 9, W6M, KDYD from R-1 (Single Family Residential) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated September 23, 2020;

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval;

AND FURTHER THAT: the Development and Planning Services Committee recommends that Council support the proposed dedication of that portion of Plan B413 shown on Plan A15226 (1871m²) and a 150m² portion of Plan B413 along the south east property line of the subject property to satisfy the requirement to provide 5% Parkland Dedication in the subdivision.

T. Sismy, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

Councillor Eliason left the meeting at 9:30 a.m.

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of October 5, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:31 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

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