

## **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, October 7, 2019**.

### **PRESENT:**

Mayor A. Harrison  
Councillor K. Flynn  
Councillor T. Lavery  
Councillor D. Cannon  
Councillor C. Eliason (entered the meeting at 8:03 a.m.)  
Councillor L. Wallace Richmond  
Councillor S. Lindgren (left the meeting at 9:11 a.m.)

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

### **ABSENT:**

#### **1. CALL TO ORDER**

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

#### **2. REVIEW OF THE AGENDA**

#### **3. DISCLOSURE OF INTEREST**

#### **4. REPORTS**

##### **1. Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement]**

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-501 be authorized for issuance for Lots 1 & 3, Section 5, Township 20, Range 9, W6M, KDYD, Plan 31652, which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

4. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-501 [Presch, A./Neudorf, W.; 5501 46 Avenue SE; Fire Hydrant Requirement] - continued**

1. Waive the requirement to install a fire hydrant to the minimum 90 metre spacing along Auto Road SE.

Councillor Eliason entered the meeting at 8:03 a.m.

H. Neudorf, on behalf of W. Neudorf, agent for the applicant, outlined the application and was available to answer questions from the Committee.

DEFEATED

Councillors Lavery, Flynn, Cannon and Eliason Opposed

2. **Development Variance Permit Application No. VP-502 [Forsyth, K., Hartwig, T. & JIH Investment Corp.; 5161 60 Avenue NE; Servicing Requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-502 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the residential development of a *single family dwelling* and *secondary suite* (or *detached suite*) as permitted under the current A-2 – Rural Holding Zoning regulations as follows:

1. Waive the requirement to upgrade the frontages of the subject property;
2. Waive the requirement to extend and connect to the sanitary sewer system; and
3. Waive the requirement to upgrade the water system.

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

CARRIED UNANIMOUSLY

3. **Official Community Plan Amendment Application No. OCP-4000-40 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS]**

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 KAP81982 from HC (Commercial – Highway Service/Tourist) to INS (Institutional).

4. **REPORTS - continued**

3. **Official Community Plan Amendment Application No. OCP-4000-40 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; HC to INS] - continued**

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

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1154 [Cornerstone Christian Reformed Church/Roodzant, E.; 1161 22 Street NE; R-1 to P-3]**

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 KAP81982 from R-1 (Single Family Residential) to P-3 (Institutional);

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.

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

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1156 [Nova Capital Ltd. & McDiarmid, I.; 870 10 Street NE; R-1 to R-8]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

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 A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 10397 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.

CARRIED UNANIMOUSLY

**4. REPORTS – continued****6. Zoning Amendment Application No. ZON-1158 [Larson, A. & F.; 531 5 Street SE; R-1 to R-8]**

Moved: Councillor Eliason

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 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP86105 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 Ministry of Transportation and Infrastructure approval.

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

CARRIED UNANIMOUSLY

**7. Strata Conversion of a Previously Occupied Building – 19.19 [Jobeck Enterprises Ltd./Gillespie & Company LLP; 2018 11 Avenue NE]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that pursuant to Section 242 of the Strata Property Act, Council approve the strata conversion of the buildings located on Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980.

G. Richardson, on behalf of the applicant, outlined the application and was available to answer questions from the Committee. He indicated that he is not opposed to a Restrictive Covenant to ensure that the units remain as rental, but will need to consult with the investor.

CARRIED UNANIMOUSLY

**8. Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that the City of Salmon Arm has been consulted regarding the proposed installation of a telecommunications facility on Lot 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 6297 as described in the information package dated September 3, 2019, attached as Appendix 4 to the staff report dated October 1, 2019;

AND THAT: the City of Salmon Arm concurs that the proposal satisfactorily addresses the City Policy requirements.

4. **REPORTS – continued**

8. **Telecommunications Facility Referral (Cellular Tower Installation) W4866 [Rogers Communications Inc.; 5790 Canoe Beach Drive NE] - continued**

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

CARRIED UNANIMOUSLY

5. **PRESENTATIONS**

1. **D. Dunlop and P. Thurston, Social Impact Advisory Committee – Role of Local Government in Social Development**

Councillor Eliason left the meeting at 9:10 a.m.

Councillor Lindgren left the meeting at 9:11 a.m.

Councillor Eliason returned to the meeting at 9:12 a.m.

Dawn Dunlop and Patricia Thurston, representatives of the Social Impact Advisory Committee spoke regarding the importance of local government in community social development and were available to answer questions from the Committee.

This will be considered during the 2020 budget deliberations.

Mayor Harrison left the meeting at 9:27 a.m. and returned at 9:28 a.m.

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEM**

9. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee meeting of October 7, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:44 a.m.

Minutes received as information by Council at their Regular Meeting of October 15, 2019.

“A. HARRISON”

Mayor Alan Harrison  
Chair