

## **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 21, 2019.**

### **PRESENT:**

Mayor A. Harrison  
Councillor S. Lindgren  
Councillor L. Wallace Richmond (entered the meeting at 8:00 a.m.)  
Councillor K. Flynn  
Councillor T. Lavery  
Councillor D. Cannon  
Councillor C. Eliason (entered the meeting at 8:00 a.m.)

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.

Councillors Eliason and Wallace Richmond entered the meeting at 8:00 a.m.

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

#### **3. DECLARATION OF INTEREST**

#### **4. PRESENTATIONS**

#### **5. REPORTS**

##### **1. Development Variance Permit Application No. VP-489 [Wandeler, R. & D./2321 Okanagan Holdings Ltd./Wilson, M.; 79 - 24 Street NE; Retaining Wall and Fence**

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-489 be authorized for issuance for Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP79116, which will vary Zoning Bylaw No. 2303 as follows:

**5. REPORTS - continued****1. Development Variance Permit Application No. VP-489 [Wandeler, R. & D./2321 Okanagan Holdings Ltd./Wilson, M.; 79 - 24 Street NE; Retaining Wall and Fence - continued**

1. Section 4.12.1 Fences and Retaining Walls – increase the maximum permitted combined height of a retaining wall and fence from 2.0 m (6.5 ft) to 5.0 m (16.5 ft).

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

CARRIED UNANIMOUSLY

**2. Development Variance Permit Application No. VP-490 [Westhaver, A. & E./2321 Okanagan Holdings Ltd./Wilson, M.; 71 - 24 Street NE; Retaining Wall and Fence**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-490 be authorized for issuance for Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP81646, which will vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 Fences and Retaining Walls – increase the maximum permitted combined height of a retaining wall and fence from 2.0 m (6.5 ft) to 3.8 m (12.5 ft).

M. Wilson, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

**3. Development Variance Permit Application No. VP-504 [0815605 BC Ltd./Wickner, J./Franklin Engineering Ltd.; 1441 20 Street SE; Servicing]**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-504 be issued to vary the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. The requirements of Section 4.4 Road Classification Urban Collector Road from the RD-3 full standard to providing cash in lieu for a 2 m of road widening along the full frontage of the property and waiving the provision of a new sidewalk and light standard; and
2. Section 7.0 Storm Water Management to waive the requirement for the extension of the storm sewer in Right of Way KAP80330 from west of the west property line to the east property line.

5. **REPORTS – continued**

3. **Development Variance Permit Application No. VP-504 [0815605 BC Ltd./Wickner, J./Franklin Engineering Ltd.; 1441 20 Street SE; Servicing] - continued**

J. Wickner, Franklin Engineering Ltd., outlined the application and was available to answer questions from the Committee.

W. Raspberry, on behalf of the applicant, spoke regarding street lighting and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: item 2. be deleted and replaced with the following:

2. Section 7.0 Storm Water Management – the requirement to extend the storm sewer in Right of Way KAP80330 from west of the west property line to the east property line to providing cash in lieu in the amount of \$11,290.00.

CARRIED UNANIMOUSLY

Motion as amended:

DEFEATED

Councillors Flynn, Wallace Richmond, Lindgren and Cannon Opposed

7. **IN CAMERA**

8. **LATE ITEMS**

9. **ADJOURNMENT**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of October 21, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:53 a.m.

“A. HARRISON”

Mayor Alan Harrison

Chair