

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, November 4, 2019.**

PRESENT:

Mayor A. Harrison
Councillor S. Lindgren
Councillor L. Wallace Richmond
Councillor K. Flynn
Councillor T. Lavery
Councillor D. Cannon
Councillor C. Eliason

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. REVIEW OF THE AGENDA

3. DISCLOSURE OF INTEREST

4. PRESENTATIONS

5. REPORTS

1. Official Community Plan Amendment Application No. OCP4000-41 [Shuswap Christian Education Society/Horsting, T.; 480 30 Street SE; LDR to NC

Moved: Councillor Flynn

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 24, Section 18, Township 20, Range 9, W6M, KDYD, Plan 22473 from LDR (Low Density Residential) to NC (Neighbourhood Commercial).

M. Lamerton, agent for the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

2. **Zoning Amendment Application No. ZON-1157 [Shuswap Christian Education Society/Horsting, T.; 480 30 Street SE; R-1 to C-1]**

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 24, Section 18, Township 20, Range 9, W6M, KDYD, Plan 22473 from R-1 (Single Family Residential Zone) to C-1 (Local Commercial Zone);

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

1. Adoption of the associated Official Community Plan Amendment Bylaw.

M. Lamerton, on behalf of the applicant, outlined the application and was available to answer questions from the Committee. He advised that he would discuss the issue of restricting uses with his client.

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: a Section 219 Covenant be registered on the property to exclude the following uses from Section 15 – C-1 – Local Commercial Zone, 15.3 Permitted Uses:

4. licensee retail store;
6. neighbourhood pub; and
12. video store.

CARRIED UNANIMOUSLY

Amendment:

Moved: Mayor Harrison

Seconded: Councillor Cannon

THAT: the Covenant also exclude the following use:

2. convenience store

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

3. **Zoning Amendment Application No. ZON-1159 [Voyer, C.; 1540 15 Street SE; R-1 to R-8]**

Moved: Councillor Wallace Richmond

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 12, Township 20, Range 10, W6M, KDYD, Plan KAP89662 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

C. Voyer, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1160 (Reid, D./Lawson Engineering & Development Services Ltd.; 3341 20 Street NE; 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 25, Township 20, Range 10, W6M, KDYD, Plan 40950 Except Plan EPP5384 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **Agricultural Land Commission – Letter dated October 30, 2019 – Application 58332 for a non-adhering residential use in the Agricultural Land Reserve**

Received for information.

2. **Agricultural Land Commission – Letter dated October 17, 2019 – Reconsideration Request – ALC Resolution #7/2019**

Received for information.

7. **IN CAMERA**

8. **LATE ITEMS**

9. ADJOURNMENT

Moved: Councillor Lindgren

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of November 4, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:44 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of November 12, 2019.