

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on **Monday, January 4, 2021.**

PRESENT:

Mayor A. Harrison
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor S. Lindgren
Councillor K. Flynn (participated remotely) left the meeting at 8:28 a.m.
Councillor C. Eliason (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
Recorder B. Puddifant

ABSENT:

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

Councillor Flynn declared a conflict of interest with item 5.5 as the applicant is a client of his firm.

5. REPORTS

1. Zoning Amendment No. ZON-1194 [Ewanyshyn, A./Schmidt, K.; 3150 20 Street NE; R-7 to R-8]

Moved: Councillor Cannon
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 13, Section 25, Township 20,

5. REPORTS - continued**1. Zoning Amendment No. ZON-1194 [Ewanyshyn, A./Schmidt, K.; 3150 20 Street NE; R-7 to R-8] - continued**

Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

2. Zoning Amendment No. ZON-1195 [Ginn, G.; 861 35 Street SE; R-1 to R-8]

Moved: Councillor Wallace Richmond

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 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719 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 confirmation that the proposed Secondary Suite meets Zoning Bylaw and BC Building Code Requirements.

CARRIED UNANIMOUSLY

3. Official Community Plan Amendment Application No. OCP4000-44 [McGregor, D.; 1910 11 Avenue NE; HC to HR]

Moved: Councillor Wallace Richmond

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 Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from HC (Commercial-Highway Service/Tourist) to HR (Residential High Density).

D. McGregor, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. Zoning Amendment Application No. ZON-1190 [McGregor, D.; 1910 11 Avenue NE; R-1 to R-5]

Moved: Councillor Eliason

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

5. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1190 [McGregor, D.; 1910 11 Avenue NE; R-1 to R-5] - continued**

would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone);

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.

D. McGregor, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict and left the meeting at 8:28 a.m.

5. **Agricultural Land Commission Application No. ALC-400 [Birch Haven Farms Ltd./DeMille, B.; 3710 10 Avenue SW; Non-Farm Use**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-400 be authorized for submission to the Agricultural Land Commission.

B. DeMille, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

9. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of January 4, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:38 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council
at their Regular Meeting of January 11, 2021.