

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 **Tuesday, April 6, 2021.**

PRESENT:

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

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

Item 5.6 has been removed from the Agenda.

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Development Variance Permit Application No. VP-529 [Beadle, D. 981 2 Avenue SE; Setback requirements]

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-529 be authorized for issuance

5. REPORTS - continued**1. Development Variance Permit Application No. VP-529 [Beadle, D. 981 2 Avenue SE; Setback requirements] - continued**

for Lot 16, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16762, adoption of which will vary Zoning Bylaw No. 2303 as follows:

- a) Section 6.10.2 – Exterior Side Parcel Line Setback reduction from 6.0 m to 2.3 m to accommodate an addition of a roof over an existing side entrance to the principle building, as shown on Schedule A of the Staff Report dated March 23, 2021.

CARRIED UNANIMOUSLY

2. Zoning Amendment Application No. ZON-1201 [Shott, B.; 830 30 Street SE; R-1 to R-8]

Moved: Councillor Eliason

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 17, Section 18, Township 20, Range 9, W6M, KDYD, Plan 14512 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated March 29, 2021;

AND THAT: Final reading of the Bylaw be withheld subject to:

- 1) Submission of a Building Permit application showing that the proposed detached suite in the existing detached garage conforms to BC Building Code requirements; and
- 2) Approval and issuance of a Development Variance Permit for the east setback of the proposed detached suite.

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

CARRIED UNANIMOUSLY

3. Zoning Amendment Application No. ZON-1202 [Giles, S. & H.; 2050 22 Street NE; R-1 to R-8]

Moved: Councillor Lindgren

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 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone), as shown on Schedule A of the Staff Report dated March 29, 2021;

5. **REPORTS – continued**

3. **Zoning Amendment Application No. ZON-1202 [Giles, S. & H.; 2050 22 Street NE; R-1 to R-8] - continued**

AND THAT: Final reading of the Bylaw be withheld subject to confirmation that the proposed secondary suite meets Zoning Bylaw and BC Building Code requirements.

H. Giles, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Official Community Plan Amendment Application No. OCP4000-45 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; SRV to HC**

Moved: Councillor Lindgren

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 as follows:

- 1) Map 4.1 (Urban Containment Boundary):
Include the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 within the Urban Containment Boundary; and
- 2) Map A-1 (Land Use):
Redesignate the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 from Salmon Valley Agriculture to Highway Service/Tourist Commercial.

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

CARRIED
Councillor Eliason Opposed

5. **Zoning Amendment Application No. ZON-1197 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3 [See Item 5.4 for Staff Report]**

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 the south portion of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan KAP52617, Except Plan EPP68393 from A-1 (Agricultural Zone) to C-3 (Service Commercial Zone);

5. **REPORTS – continued**

5. **Zoning Amendment Application No. ZON-1197 [Westgate Building Ltd./1028699 BC/Laird, B.; 2090 10 Avenue SW; A-1 to C-3 [See Item 5.4 for Staff Report] - continued**

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

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

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **K. Pearson, Director of Development Services – The City’s Street/Sidewalk Patio Policy**

Received for information.

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that the start date for sidewalk/boulevard patios in 2021 be April 6, 2021.

CARRIED UNANIMOUSLY

7. **CORRESPONDENCE**

8. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of April 6, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:53 a.m.

“A. HARRISON”

Mayor Alan Harrison
Chair

Minutes received as information by Council at their Regular Meeting of April 12, 2021.