

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, City Hall, 500 - 2 Avenue NE, Salmon Arm, BC, and by electronic means on Monday, **June 20, 2022.**

PRESENT:

Deputy Mayor L. Wallace Richmond
Councillor K. Flynn
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren
Councillor C. Eliason (participated remotely)

Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Corporate Services S. Wood
Senior Planner C. Larson
Planner M. Smyrl
Executive Assistant B. Puddifant

ABSENT:

Mayor A. Harrison
Councillor D. Cannon

1. CALL TO ORDER

Deputy Mayor Wallace Richmond called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Wallace Richmond 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

5. REPORTS

1. Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd.; 2800 10 Avenue (TCH) SW; Form and Character]

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-443 be authorized for issuance for Parcel A (DD 136157F Plan B6396) of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4550, Except Plan H401, KAP55184, KAP69718, KAP78951 and EPP7474 in

5. REPORTS - continued**1. Development Permit Application No. DP-443 [Blanleil Cranbrook Holdings Ltd.; 2800 10 Avenue (TCH) SW; Form and Character] - continued**

accordance with the Development Permit drawings attached as Appendix 5 to the Staff Report dated June 15, 2022;

AND THAT: Development Permit DP-443 vary Zoning Bylaw No. 2303 for Building 1 as shown in the drawings attached as Appendix 5 as follows:

1. Section 17.8.2 – Minimum Interior Parcel Line setback of 1.0m reduced to 0.0m;

AND FURTHER THAT: Issuance of Development Permit No. DP-443 be withheld subject to receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping.

A. Blanleil, Blanleil Cranbrook Holdings Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Development Permit Application DP-441 [1334672 BC Ltd./Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential]

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-441 be authorized for issuance for Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 in accordance with the drawings dated March 22, 2022 and attached as Appendix 6 to the Staff Report dated June 1, 2022;

AND THAT: Development Permit No. DP-441 include the following variances to Zoning Bylaw No. 2303:

1. Section 4.9.1 – decrease the special building setback from the center line of an Arterial Street from 17.5 metres (57.4 feet) to 15.4 metres (50.5 feet) in accordance with the attached drawings;
2. Section 4.12.1 – increase the maximum height of a retaining wall from 2.0 metres (6.5 feet) to 2.5 metres (8.2 feet) in accordance with the attached drawings; and
3. Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.1 metres (39.7 feet) in accordance with the attached drawings;

5. **REPORTS - continued**

2. **Development Permit Application DP-441 [1334672 BC Ltd./Lawson Engineering Ltd.; 1180 Old Auto Road SE; Residential] - continued**

AND FURTHER THAT: issuance of Development Permit No. DP-441 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscape plan and installation of fencing.

A. Waters, Lawson Engineering Ltd., the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN-CAMERA**

8. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of June 20, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:13 a.m.

"L. WALLACE RICHMOND"

Deputy Mayor L. Wallace Richmond
Chair

Minutes received as information by Council at their Regular Meeting of 27th day of June, 2022.