

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, **January 17, 2022.**

PRESENT:

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

Acting Chief Administrative Officer/
Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Senior Planner C. Larson
City Engineer J. Wilson (participated remotely)
Planner E. Chorlton
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

5. REPORTS

1. Zoning Amendment Application No. ZON-01227 [McCaffrey, A.; 6821 46 Street NE; 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 3, Section 31, Township 20, Range 9,

5. **REPORTS - continued**

2. **Zoning Amendment Application No. ZON-01227 [McCaffrey, A.; 6821 46 Street NE; R-1 to R-8] - continued**

W6M, KDYD, Plan EPP106597 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:

1. Registration of a Statutory Right of Way as required by BC Hydro; and
2. Approval by the Ministry of Transportation and Infrastructure.

A. McCaffrey, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-544 [Bernard, R.; 870 10 Street NE; Setback requirements]**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-544 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP104309 to vary Zoning Bylaw No. 2303 as follows:

1. Section 13.12.4 – Exterior Side Parcel Line Setback reduction from 6.0 m to 3.0 m to facilitate construction of an attached garage addition to the existing single family dwelling.

R. Barnard, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Permit Application No. DP-436 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]**

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-436 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094 in accordance with the drawings attached as Appendix 2 to the Staff Report dated January 7, 2022;

AND THAT: Issuance of DP-436 be withheld subject to the following:

1. Receipt of a security deposit in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. CORRESPONDENCE

8. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of January 17, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:19 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of January 24, 2022.