

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, February 7, 2022.

PRESENT:

Mayor A. Harrison
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)

Acting Chief Administrative Officer/Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Recorder B. Puddifant

ABSENT:

Councillor D. Cannon

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

Councillor Lindgren left the meeting at 8:02 a.m. and returned at 8:03 a.m.

4. DISCLOSURE OF INTEREST

Councillor Flynn declared a conflict with Item 5.4 as the applicant is a client of his firm.

5. REPORTS

1. Development Variance Permit Application No. VP-542 [Cockrill, E. & Weed, J./Gentech Engineering Inc.; 2391 26 Avenue NE; Servicing requirements]

Moved: Councillor Lindgren
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-542 be authorized for issuance for Lot 4, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1500 Except Plan 1948 to vary

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-542 [Cockrill, E. & Weed, J./Gentech Engineering Inc.; 2391 26 Avenue NE; Servicing requirements] - continued**

Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install frontage works along the proposed new parcel (Proposed Lot 1) in exchange for a cash-in-lieu payment; and
2. Defer the requirement to install frontage works along the proposed remainder parcel until time of future subdivision.

AND THAT: Council support the motion subject to:

1. Receipt of a cash-in-lieu payment for the extension of the 25 Street NE water main to the south parcel boundary; and
2. Registration of a Land Title Act Section 219 Covenant stipulating no further development or subdivision of the proposed remainder parcel until fully serviced to City Bylaw standards.

B. Hillson, Gentech Engineering Inc., agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-546 [Brindley, T. & Schroers, P.; 3860 Lakeshore Road NE; Maximum parcel coverage]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-546 be authorized for issuance for Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 26407 to vary Zoning Bylaw No. 2303 as follows:

1. Section 6.7 – Maximum Parcel Coverage increase from 10% to 12% for all accessory buildings in order to facilitate construction of a detached carport.

E. Sutherland, Jaryn Construction, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. REPORTS - continued**3. Development Variance Permit Application No. VP-545 [R.P. Johnson Construction Ltd.; 360 Trans Canada Highway SW; Off Street Parking and Loading Spaces]**

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-545 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 43112 to vary Zoning Bylaw No. 2303 as follows:

1. Section 21.9/Appendix I – Off Street Parking and Loading Spaces – Table A1-1 – Reduce the number of required off-street parking spaces from 689 to 645.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict and left the meeting at 8:24 a.m.

4. Development Variance Permit Application No. VP-541 [Dobie, J. & S./Lawson Engineering Ltd.; 821 60 Street NW; Servicing requirements]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-541 be authorized for issuance for Lot 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, as follows:

1. Waive the upgrading of the west side of 60 Street NW along the frontage of the parcel boundary to an interim Rural Paved Collector Road Standard (RD-8), including installation of an asphalted 1.5m wide bike lane and 1.25m wide shoulder and drainage ditch, and;
2. Waive the upgrading of 8 Avenue NW to a Rural Local Road Standard (RD-7) to the driveway location for Proposed Lot 1, including road dedication of 4.971m, construction of a cul-d-sac at the end of 8 Avenue NW and 65 Street NW and completion of the road surface to gravel. A 100% cash-in-lieu contribution for that portion of 8 Avenue NW along the frontage of Proposed Lot 1 beyond the driveway to the rear parcel line.

AND THAT: Council support a reduction in service level for 8 Avenue NW, reducing the road classification to 'private driveway', requiring the maintenance of the road the responsibility of the adjacent property owners.

A. Waters, Lawson Engineering Ltd., agent for the applicant, and S. Dobie, the applicant, outlined the application and were available to answer questions from the Committee.

5. REPORTS - continued

4. Development Variance Permit Application No. VP-541 [Dobie, J. & S./Lawson Engineering Ltd.; 821 60 Street NW; Servicing requirements] - continued

The motion was split:

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Development Variance Permit No. VP-541 be authorized for issuance to vary Section 4.8.1., Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the west side of 60 Street NW along the frontage of the parcel boundary to an Interim Rural Paved Collector Road Standard (RD-8), including installation of an asphalted 1.5m wide bike lane and 1.25m wide shoulder and drainage ditch.

CARRIED UNANIMOUSLY

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: Waive the upgrading of 8 Avenue NW to a Rural Local Road Standard (RD-7) to the driveway location for Proposed Lot 1, including road dedication of 4.971m, construction of a cul-de-sac at the end of 8 Avenue NW and 65 Street NW and completion of the road surface to gravel. A 100% cash-in-lieu contribution for that portion of 8 Avenue NW along the frontage of Proposed Lot 1 beyond the driveway to the rear parcel line;

AND THAT: Council support a reduction in service level for 8 Avenue NW, reducing the road classification to 'private driveway', requiring the maintenance of the road the responsibility of the adjacent property owners.

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Lavery

2. Reduce the required road dedication along the 8 Avenue NW frontage from 4.971m to 3.971m, allowing for an ultimate road right of way of 18.0m. Upgrading of 8 Avenue NW to an RD-11 standard.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 9:00 a.m.

6. FOR INFORMATION

1. Dog Licences – Early Payment Discount Deadline

Received for information.

7. CORRESPONDENCE

8. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of February 7, 2022, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:05 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of February 14, 2022.