

## **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 **Tuesday, February 21, 2023.**

### **PRESENT:**

Mayor A. Harrison  
Councillor K. Flynn  
Councillor T. Lavery (participated remotely)  
Councillor D. Gonella (participated remotely) (entered the meeting at 8:02 a.m.)  
Councillor S. Lindgren (participated remotely)  
Councillor L. Wallace Richmond  
Councillor D. Cannon

Chief Administration Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Corporate Service S. Wood  
Senior Planner C. Larson  
Planner M. Smyrl  
Executive Assistant 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 Wallace Richmond declared a conflict with Item 5.3 as she is employed by Okanagan College.

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

Councillor Gonella entered the meeting at 8:02 a.m.

5. **REPORTS**

1. **Zoning Amendment Application No. ZON-1252 [Folkman, D.; 3361 16 Avenue NE; R-1 to R-8]**

Moved: Cannon

Seconded: 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 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283 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 approval by the Ministry of Transportation and Infrastructure.

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

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-570 [Pelletier, E. & G.; 871 3 Avenue NE; setback requirements]**

Moved: Councillor Gonella

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-570 be authorized for issuance for Lot 4, Section 14, Township 20, Range 10, W6M, KDYD, Plan 3862 to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.11.3 - R-1 Single Family Residential Zone - reduce the minimum setback to an interior side parcel line from 1.0m (3.3 ft) to 0.06m (0.2 ft) to allow for the siting of an accessory building as per the drawings attached as Appendix 5 of the Staff Report dated February 8, 2023.

E. Pelletier, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict and left the meeting at 8:13 a.m.

**3. Development Variance Permit Application No. VP-573 [Okanagan College/Faction Projects Inc.; 2552 10 Avenue (TCH) NE; height requirements]**

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-573 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 29879 which will vary Zoning Bylaw No. 2303 as follows and in accordance with the drawings attached as Appendix 7 of the Staff Report dated February 9, 2023:

1. Section 24.4 – the permitted maximum height of a principal building in the P-3 Institutional Zone from 10.0 m to 12.5 m; and
2. Section 4.4.17 – to increase the permitted height exemption from 2.0 m to 3.0 m and the maximum area from 10.0m<sup>2</sup> to 31.52m<sup>2</sup> in order to accommodate a mechanical penthouse and elevator shaft.

P. Reyes, Faction Projects Inc., agent for the owner, outlined the application and was available to answer questions from the Committee.

J. Ragsdale, Okanagan College, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond returned to the meeting at 8:22 a.m.

Councillor Flynn declared a conflict and left the meeting at 8:22 a.m.

**4. Development Permit Application No. DP-446 [1149439 BC Ltd./Grieve, J.; 1120 Shuswap Street SE; servicing requirements]**

Moved: Councillor Cannon

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-446 be authorized for issuance for Lot 5, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 in accordance with the Development Permit drawings attached as Appendix 8 of the Staff Report dated February 14, 2023;

AND THAT: Development Permit No. DP-446 vary the Subdivision and Servicing Bylaw No. 4163 as follows:

- i. waive the requirement to install street lights along the Shuswap Street SE frontage of the subject property;
- ii. waive the requirement to widen and construct a 3 m wide multi-use path along the frontage;
- iii. waive the requirement to place existing hydro and telecommunications underground; and

5. **REPORTS - continued**

4. **Development Permit Application No. DP-446 [1149439 BC Ltd./Grieve, J.; 1120 Shuswap Street SE; servicing requirements] - continued**

- iv. increase the number of permitted accesses from one to two;

AND FURTHER THAT: issuance of Development Permit No. DP-446 be withheld subject to:

- i. receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping; and
- ii. registration of a Land Title Act Section 219 Covenant restricting tenure to rental for up to 10 units.

J. Grieve, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Lindgren left the meeting at 8:49 a.m.

Councillor Flynn returned to the meeting at 8:50 a.m.

5. **Zoning Amendment Application No. ZON-1257 [Braga, M.L.; 60 10 Street SE; R-1 to R-4]**

Moved: Councillor Cannon

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 5, Block 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1255 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to:

1. Registration of a Section 219 Land Title Act Covenant(s) restricting the permitted uses to only a single family dwelling and commercial daycare facility; and
2. Approval by the Ministry of Transportation and Infrastructure.

Councillor Lindgren returned to the meeting at 8:52 a.m.

CARRIED UNANIMOUSLY

6. **Development Variance Permit Application No. VP-576 [Mushaluk, J. & L./Edge Craft Construction Inc.; 2871 25 Avenue NE; height requirements]**

Moved: Councillor Flynn

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-576 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP113491, which will vary Zoning Bylaw No. 2303, Section 4.12.1 (a) by increasing the height of a combined retaining wall and fence from 6.5 ft to 17.5 ft.

5. REPORTS - continued

6. Development Variance Permit Application No. VP-576 [Mushaluk, J. & L./Edge Craft Construction Inc.; 2871 25 Avenue NE; height requirements] - continued

S. Burgi, Edge Craft Construction Inc., agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of February 21, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:57 a.m.

"A. HARRISON"

Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of February 27, 2023.