

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, **March 7, 2022.**

PRESENT:

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

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

ABSENT:

Councillor C. Eliason

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. Development Variance Permit Application No. VP-548 [Walus, A.; 6360 37 Street NE; (Setback requirements)]

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-548 be authorized for issuance for Lot 2, Section 31, Township 20, Range 9, W6M, KDYD, Plan 37577 to vary Zoning Bylaw No. 2303 as follows:

5. REPORTS - continued**1. Development Variance Permit Application No. VP-548 [Walus, A.; 6360 37 Street NE; (Setback requirements) - continued**

1. Section 36.11.1 – Front Parcel Line Setback – reduce the minimum building setback from 6.0m to 4.5m to facilitate construction of an accessory building (detached garage).

CARRIED UNANIMOUSLY

2. Development Permit Application No. DP-437 [TSL Developments Ltd.; 700 30 Street NE; Form and Character]

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-437 be authorized for issuance for Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836 in accordance with the Development Permit drawings attached as Appendix 7 to the staff report dated February 24, 2022;

AND THAT: Development Permit No. DP-437 vary Zoning Bylaw No. 2303 as follows:

1. Section 9.9.2 – Minimum Setback of Principal Buildings, Rear Parcel Line, 5m reduced to 3m for Building 2 and Building 3 as shown in the drawings attached as Appendix 7 to the staff report dated February 24, 2022;

AND FURTHER THAT: Issuance of Development Permit No. DP-437 be withheld subject to receipt of an estimate and Irrevocable Letter of Credit (in the amount of 125% of the estimate) for landscaping.

J. Baer, TSL Developments Ltd., the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Development Permit Application No. DP-439 [Bremmvic Holdings Ltd.; 2430 10 Avenue (TCH) SW; Form and Character]

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-439 be authorized for issuance for Lot 14, Section 10, Township 20, Range 10, W6M, KDYD, Plan 481 Except Plans H401 and EPP70085 in accordance with the Development Permit drawings attached as Appendix 7 to the staff report dated February 24, 2022;

5. REPORTS - continued

3. Development Permit Application No. DP-439 [Bremmvic Holdings Ltd.; 2430 10 Avenue (TCH) SW; Form and Character] - continued

AND THAT: Development Permit No. DP-439 vary Zoning Bylaw No. 2303 as follows:

1. Section 17.9.2 - Minimum Setback of Accessory Buildings, Real Parcel Line, 1.0m reduced to 0.0m for the storage building as shown in the drawings attached as Appendix 7 to the staff report dated February 24, 2022;
2. Section 17.9.3 - Minimum Setback of Accessory Buildings, Interior Parcel Line, 1.0m reduced to 0.0m for the storage building as shown in the drawings attached as Appendix 7 to the staff report dated February 24, 2022;

AND FURTHER THAT: Issuance of Development Permit No. DP-439 be withheld until the registration of an easement to address stormwater discharge on the adjacent parcel shown as proposed Rem Lot 14 on the drawings attached as Appendix 6 to the staff report dated February 24, 2022.

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

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. CORRESPONDENCE

8. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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

CARRIED UNANIMOUSLY

The meeting adjourned at 8:26 a.m.

"A.HARRISON"

Mayor Alan Harrison
Chair