

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 21, 2022.**

PRESENT:

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

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 Permit Application No. DP-438 [McGregor, D./Elidoros, B.; 1910 11 Avenue NE; 15 Unit - High Density Residential]

Moved: Councillor Eliason
Seconded: Councillor Cannon
THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-438 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 in accordance with the drawings shown on Appendix 3 to the Staff Report dated March 15, 2022;

5. **REPORTS - continued**

1. **Development Permit Application No. DP-438 [McGregor, D./Elidoros, B.; 1910 11 Avenue NE; 15 Unit - High Density Residential] - continued**

AND THAT: Development Permit No. DP-438 include the following variance to Zoning Bylaw No. 2303:

1. Section 10.9.1 - decrease the minimum front parcel line setback from 5.0 metres (16.4 feet) to 3.0 metres (9.8 feet) for proposed building/unit 01, as shown on Appendix 3 to the Staff Report dated March 15, 2022;

AND THAT: Development Permit No. DP-438 allow for the placement of fencing along the eastern and southern parcel lines to a maximum height of 8.0 feet (2.4 metres);

AND FURTHER THAT: issuance of Development Permit No. DP-438 be withheld subject to the following:

1. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

B. Elidoros and D. McGregor, the applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-551 [Marshall, R. & N.; 1920 2 Avenue SE; Setback requirements]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-551 be authorized for issuance for Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17865 to vary Zoning Bylaw No. 2303 as follows:

1. Section 4.15.1 - Front Parcel Line Setback reduction from 6.0 metres to 5.3 metres to facilitate construction of a swimming pool on this property.

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

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-543 [0191711 BC Ltd./Dorward, C.; 4191 Auto Road SE; Servicing requirements]**

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-543 be authorized for issuance for Lot 1, Section 6, Township 10, Range 9, W6M, KDYD, Plan KAP78168 which will vary all provisions of the Subdivision and Development Servicing Bylaw No.

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-543 [0191711 BC Ltd./Dorward, C.; 4191 Auto Road SE; Servicing requirements] - continued**

4163 for the development of an *accessory building* as permitted under the M-1 - General Industrial Zone regulations.

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-543 be authorized for issuance subject to:

1. a 50% reduction for the water main requirement; and
2. reducing the fire hydrant installation requirement from two hydrants to one fire hydrant.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1228 [Wild Blue Developments Ltd./Franklin Engineering Ltd.; 2220 10 Street SW; R-1 and A-2 to R-8]**

Moved: Councillor Eliason

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 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan KAP57942 from R-1 (Single Family Residential Zone) and A-2 (Rural Holding Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1232 [Dieleman, P. & J.; 6500 1 Avenue NW; A-2 to A-3]**

Moved: Councillor Lavery

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 Remainder Lot B, Section 17, Township 20, Range 10, W6M, KDYD, Plan EPP96461, Except Plan EPP115380 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

5. **REPORTS - continued**

5. **Zoning Amendment Application No. ZON-1232 [Dieleman, P. & J.; 6500 1 Avenue NW; A-2 and A-3] - continued**

P. Dieleman, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Wallace Richmond declared a conflict as her son is employed by the applicant and left the meeting at 8:37 a.m.

6. **Zoning Amendment Application No. ZON-1235 [Bickle, J. & J.; 1241 25 Avenue SW; R-1 and R-9 to R-8]**

Moved: Councillor Eliason

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 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP88045 from R-1 (Single Family Residential Zone) and R-9 (Estate Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

Councillor Wallace Richmond returned to the meeting at 8:41 a.m.

6. **FOR INFORMATION**

7. **CORRESPONDENCE**

8. **IN-CAMERA**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee move In-Camera pursuant to Section 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED UNANIMOUSLY

The Development and Planning Services Committee moved In-Camera at 8:42 am. and returned to Regular Session at 9:26 a.m.

9. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee meeting of March 21, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:27 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council at their Regular Meeting of March 28, 2022.