

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, May 1, 2023.**

PRESENT:

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

Chief Administration Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
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 Gonella declared a conflict with Item 5.1 as his employer has a sponsorship contract with the applicant.

Councillor Flynn declared a conflict with Item 5.1 as the applicant is a client of his firm.

Councillors Gonella and Flynn declared a conflict and left the meeting at 8:04 a.m.

5. **REPORTS**

1. **Development Permit Application No. DP-450 [Dhaliwal Investments Ltd./Kandola Investments Ltd./Vic Van Isle Construction 2020 Ltd.; 1160 10 Avenue SW; Commercial City Centre**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-450 be authorized for issuance for that part of Lot 7, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans KAP76141 and KAP76862 in accordance with the drawings dated February 16, 2023 and attached as Appendix 7 to the Staff Report dated April 24, 2023;

AND THAT: issuance of Development Permit No. DP-450 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

L. Hendrickson, Vic Van Isle Construction 2020 Ltd., agent for the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:12 a.m.

Councillor Gonella returned to the meeting at 8:14 a.m.

2. **Development Permit Application No. DP-448 [Wonderland Investment Inc.; 50 30 Street NE; Multi Family Residential]**

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-448 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 in accordance with the elevations and site plan attached as Appendix 5 to the Staff Report dated April 18, 2023.

F. Beaudet, 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-578 [Lepp, L. & T.; 1091 60 Street NW; Servicing requirements]**

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-578 be authorized for issuance for Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 to vary Section 4.8.1., Subdivision and Development Servicing Bylaw No. 4163 as follows:

- i) waive the upgrading of the west side of 60 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including the installation of a bike lane, shoulder and drainage ditch;
- ii) waive the requirement for the extension of 8 Avenue NW and the construction of a cul-de-sac at the entrance to the proposed property;
- iii) waive the cash-in-lieu payment for upgrading of the north side of 8 Avenue NW to a Rural Local Road Standard (RD-7) from the cul-de-sac to 65 Street NW;
- iv) waive the cash-in-lieu payment for upgrading of the east side of 65 Street NW to a Rural Local Road Standard (RD-7) along the frontage of the parcel boundary;
- v) waive the requirement for dedication along 8 Avenue NW; and
- vi) waive the requirement for dedication along 65 Street NW.

Councillor Lavery left the meeting at 8:45 a.m. and returned at 8:48 a.m.

L. Lepp, the applicant, outlined the application and was available to answer questions from the Committee.

The motion was split:

- i) waive the upgrading of the west side of 60 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including the installation of a bike lane, shoulder and drainage ditch.

CARRIED UNANIMOUSLY

- ii) waive the requirement for the extension of 8 Avenue NW and the construction of a cul-de-sac at the entrance to the proposed property.

DEFEATED UNANIMOUSLY

- iii) waive the cash-in-lieu payment for upgrading of the north side of 8 Avenue NW to a Rural Local Road Standard (RD-7) from the cul-de-sac to 65 Street NW;

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-578 [Lepp, L. & T.; 1091 60 Street NW; Servicing requirements] - continued**

Amendment:

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the cash-in-lieu payment be reduced to 50%.

DEFEATED

Mayor Harrison, Councillors Lindgren, Cannon, Gonella, Flynn and Wallace Richmond Opposed

iv) waive the cash-in-lieu payment for upgrading of the east side of 65 Street NW to a Rural Local Road Standard (RD-7) along the frontage of the parcel boundary.

CARRIED UNANIMOUSLY

v) waive the requirement for dedication along 8 Avenue NW.

DEFEATED UNANIMOUSLY

vi) waive the requirement for dedication along 65 Street NW.

Amendment:

Moved: Councillor Lavery
Seconded: Councillor Flynn
THAT: the required road dedication along the 65th Street NW frontage be reduced from 4.971m to 3.971m allowing for an ultimate road right of way of 18.0m.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of May 1, 2023
be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:27 a.m.

"A. HARRISON"
Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of May 8, 2023.