

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 2, 2022.

PRESENT:

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

Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Director of Corporate Services S. Wood
Manager of Permits & Licensing M. Roy
Executive Assistant B. Puddifant

ABSENT:

Councillor T. Lavery

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

Councillor Eliason entered the meeting at 8:01 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-553 [Chursky, M. & R.; 580 Old Auto Road SE; Setback requirements]

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-553 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 14206 which will vary Zoning Bylaw No. 2303 as follows:

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-553 [Chursky, M. & R.; 580 Old Auto Road SE; Setback requirements] - continued**

1. Section 6.10.4 Exterior Side Parcel Line Setback reduction from 6.0 m to 0.9 m to facilitate construction of a deck addition on this property.

Councillor Cannon entered the meeting at 8:04 a.m.

M. Chursky, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Temporary Use Permit Application No. TUP-16 [Salmon Arm Folk Music Society/Thompson, J., B. & S./De Dood, J. & J.; 550 10 Avenue SW/1300 10 Street SW/690 10 Avenue SW; Temporary Camping for Roots and Blues Festival]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Temporary Use Permit No. TUP-16 be issued for:

1. Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 10 Avenue SW)
2. Parcel B (Plan B5839) of the NW 1/4 , Section 11, Township 20, Range 10, W6M, KDYD (690 10 Avenue SW); and
3. Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A, Plan B7061, Plans 29487 and 42166 (1300 10 Street SW);

AND THAT: Temporary Use Permit No. TUP-16 permits the temporary use of campgrounds as shown in Appendix 4 of the Staff Report dated April 25, 2022 and in accordance with the following:

1. The total number of tent or recreation vehicle sites on the subject properties shall not exceed 600;
2. Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);
3. Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
4. Approval of a Fire Safety Plan by the City's Fire Department;
5. Approval of a Security Plan by the RCMP;
6. Non-Farm Use approval from the Agricultural Land Commission; and

5. **REPORTS - continued**

2. **Temporary Use Permit Application No. TUP-16 [Salmon Arm Folk Music Society/Thompson, J., B. & S./De Dood, J. & J.; 550 10 Avenue SW/1300 10 Street SW/690 10 Avenue SW; Temporary Camping for Roots and Blues Festival] - continued**

- 7. TUP-16 is valid for a two week period during the month of August for the years 2022, 2023 and 2024 with camping limited to a maximum seven day time period during the Roots and Blues Festival.

D. Gonella, Executive Director, Roots and Blues Festival, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the total number of tent or recreation vehicle sites on the subject properties shall not exceed 750.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

3. **Temporary Use Permit Application No. TUP-17 [Page, L. & D.; 460 10 Avenue SW; Temporary Camping for Roots and Blues Festival]**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Temporary Use Permit No. TUP-17 be issued for Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 to permit the temporary use of the subject property for a campground as shown in Appendix 3 of the Staff Report dated April 25, 2022, and in accordance with the following terms and conditions:

- 1. The total number of tent or recreational vehicle sites on the subject property shall not exceed 100;
- 2. Plumbing Permit issuance by the City’s Building Department is required prior to the commencement of the Roots and Blues Festival;
- 3. Approval of a Fire Safety Plan by the City’s Fire Department;
- 4. Approval of a Security Plan by the RCMP; and
- 5. TUP-17 is valid for a two week period during the month of August for the years 2022, 2023 and 2024 with camping limited to a maximum seven day time period during the Roots and Blues Festival.

CARRIED UNANIMOUSLY

5. REPORTS - continued**4. Development Permit Application No. DP-429 [Terra Civis Inc./Heydewerk Homes Ltd.; 1017 10 Avenue SE and 981 12 Street SE; Residential]**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-429 be authorized for issuance for Lot 2, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 (1017 10 Avenue SE) and Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP82683 Except Plan EPP94805 (981 12 Street SE) in accordance with the drawings dated March 25, 2022 and attached in Appendix 6 of the Staff Report dated April 19, 2022;

AND THAT: Development Permit No. DP-429 include the following variance to Zoning Bylaw No. 2303:

1. Section 9.4 - increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 10.6 metres (34.8 feet) in accordance with the drawings in the Staff Report dated April 19, 2022;

AND FURTHER THAT: Issuance of Development Permit No. DP-429 be withheld subject to:

1. Revisions to the landscape plan to the satisfaction of City staff to include an additional 16 fire smart landscape trees; and
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscape plan and installation of fencing.

R. Heyde, Heydewerk Homes Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. Agricultural Land Commission Application No. ALC-413 [Birch Haven Farms Ltd./Browne Johnson Land Surveyors; 3710 and 3280 10 Avenue SW; Subdivision]

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-413 be authorized for submission to the Agricultural Land Commission.

J. Johnson, Browne Johnson Land Surveyors, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. REPORTS - continued

6. Permanent Patio Application [Tanto Latte/ Crimi, S.; 1481 10 Avenue SW]

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that they have no objection to the creation of a permanent licensed patio at 1481 10 Avenue SW for Tanto Latte (307864);

AND THAT: Council opts out of the comment and public consultation process.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

7. CORRESPONDENCE

1. Agricultural Land Commission - Reason for Decision - ALC Application No. 61443 and Application No. 61439

Received as information.

8. IN-CAMERA

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of May 2, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:40 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council at their Regular Meeting of May 9, 2022.