

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on Monday, **May 3, 2021**.

PRESENT:

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

Chief Administrative Officer C. Bannister (participated remotely)
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen (participated remotely)
Senior Planner C. Larson (participated remotely)
Recorder C. Simmons (participated remotely)

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. Agricultural Land Commission Application No. ALC-402 [BC Transportation Financing Authority (Ministry of Transportation and Infrastructure)/Talisman Land Resource Consultants Inc./Christie, P.; Exclusion]

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-402 be authorized for submission to the Agricultural Land Commission.

P. Christie, Ministry of Transportation and Infrastructure, provided an overview of the application and was available to answer questions from Council.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

2. **Development Permit Application No. DP-430 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-430 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094;

AND THAT: Issuance of DP-430 be withheld subject to the following:

- 1) Receipt of a bond in the amount of 125% of a landscaper's estimate for completion of the approved landscaping plan including screening measures for outside storage; and
- 2) Registration of a Section 219 Covenant and survey plan to secure road reserve aligned with the road network preplan dated December 1, 2006.

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

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1193 [NTL Development Ltd./Franklin Engineering Ltd.; 1681 10 Street SE; R-1 to R-8]**

Moved: Councillor Cannon

Seconded: Councillor Flynn

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 A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

J. Wickner, the agent, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1207 [Johnson, D.; 481 34 Street SE; R-1 to R-8]**

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 Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551, from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated April 15, 2021;

5. **REPORTS – continued**

4. **Zoning Amendment Application No. ZON-1207 [Johnson, D.; 481 34 Street SE; R-1 to R-8] – continued**

AND THAT: Final reading of the Bylaw be withheld subject to submission of a Building Permit application showing that the proposed detached suite conforms to BC Building Code and Zoning Bylaw requirements.

CARRIED UNANIMOUSLY

5. **Land Use Contract Termination [LUC N71309; Greyfriars Rentals Ltd.; 4121, 4141, 4161, 4181, 4221 and 4241 45 Street SE]**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would terminate the Land Use Contract N71309 for the parcels legally described as:

004-278-399	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4121 45 Street SE
004-278-411	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4141 45 Street SE
002-983-249	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 29482	4161 45 Street SE
003-076-938	Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4181 45 Street SE
003-076-946	Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4221 45 Street SE
003-076-962	Lot 3, Section 6, Township 20, Range 9, W6M, KDYD, Plan 36923	4241 45 Street SE

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

1. **G. Chomitz, BC Timber Sales – Mt. Ida Logging Plan**

Grace Chomitz, Planning Forester, Warren Yablonski, Woodlands Supervisor and Brian Sye, Indigenous Relations Team Lead, BC Timber Sales outlined the proposed Mt. Ida Logging Plan. They were available to answer questions from the Committee.

B. Shirley, Fire Chief, spoke regarding the Mt. Ida Logging Plan and was available to answer questions from Council.

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of May 3, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:42 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council
at their Regular Meeting of May 10, 2021.