

## **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 16, 2022.**

### **PRESENT:**

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

Chief Administrative Officer E. Jackson  
City Engineer J. Wilson  
Director of Development Services K. Pearson  
Director of Corporate Services S. Wood  
Manager of Permits & Licensing M. Roy  
Executive Assistant 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 Permit Application No. DP-440 [Muto Holdings Ltd.; 130 Shuswap Street SE; 8 Unit - High Density Residential]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-440 be authorized for issuance for Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 in accordance with the drawings attached as Appendix 3 of the Staff Report dated May 4, 2022;

5. **REPORTS - continued**

1. **Development Permit Application No. DP-440 [Muto Holdings Ltd.; 130 Shuswap Street SE; 8 Unit - High Density Residential] - continued**

AND THAT: Issuance of Development Permit No. DP-440 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

R. Muto, Muto Holdings Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Zoning Amendment Application No. ZON-1234 [Sandhu, A., J. & P./Franklin Engineering Ltd.; 1281 20 Avenue SW; R-1 to R-4]**

Moved: Councillor Lindgren

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 10, Township 20, Range 10, W6M, KDYD, Plan 1719 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

S. Mitchell, Franklin Engineering Ltd., agent for the applicant was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-549 [Sandhu, A., J. & P./Franklin Engineering Ltd.; 1281 20 Avenue SW; Setback requirements] (see Item 5.2 for Staff Report)**

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-549 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 1719 which will vary the provisions of the R-4 - Medium Density Residential Zoning regulations as follows:

1. Section 9.9.2 - Reduce the proposed future Rear Parcel Line Setback along the west parcel line from 5m to 4.5m.

S. Mitchell, Franklin Engineering Ltd., agent for the applicant was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1239 [Struk, K. & C.; 6841 46 Street NE; R-1 to R-8]**

Moved: Councillor Lavery

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 amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.

K. Struk, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Official Community Plan Amendment Application No. OCP4000-49 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; TC to HR]**

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 Official Community Plan Bylaw No. 4000, Land Use Designation of Lot 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from TC (City Centre Commercial) to HR (High Density Residential).

CARRIED UNANIMOUSLY

6. **Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] (See Item 5.5 for Staff Report)**

Moved: Councillor Wallace Richmond

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 3, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from C-2 (Town Centre Commercial) to R-5 (High Density Residential Zone);

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to:

1. Ministry of Transportation and Infrastructure approval; and

5. **REPORTS - continued**

6. **Zoning Amendment Application No. ZON-1237 [Burmeister, I.E./Timberline Solutions; 30 2 Street SE; C-2 to R-5] (See Item 5.5 for Staff Report) - continued**

2. Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

Mayor Harrison left the meeting at 8:30 a.m. and Deputy Mayor Wallace Richmond assumed the Chair.  
Councillor Flynn left the meeting at 8:30 a.m.

7. **Licence Extension to include lounge and patio [Northyards Cider Co./Van der Ree, K.; 3181 11 Avenue NE]**

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that they have no objection to the increase of the liquor license area to include a lounge and patio at 3181 11 Avenue NE for Northyards Cider Co.;

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

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **CORRESPONDENCE**

8. **IN-CAMERA**

9. **ADJOURNMENT**

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of May 16, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:34 a.m.

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"A. HARRISON"

Mayor Alan Harrison  
Chair

Minutes received as information by Council at their Regular Meeting of May 24, 2022.