

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, June 6, 2022.

PRESENT:

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

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

ABSENT:

Councillor T. Lavery
Councillor L. Wallace Richmond

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-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231 1 Street SE; 10 unit - Medium Density Residential]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-442 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 in accordance with the drawings attached as Appendix 3 of the Staff Report dated May 18, 2022;

5. **REPORTS - continued**

1. **Development Permit Application No. DP-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231 1 Street SE; 10 unit - Medium Density Residential] - continued**

AND THAT: Issuance of Development Permit No. DP-442 be withheld subject to the following:

1. Registration of a Section 219 Land Title Act Covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application VP-552 [Nakazawa, B.; 2371 Auto Road SE; Servicing requirements]**

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-552 be authorized for issuance for Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 9.1 - Service Requirements - Waive the requirement to install underground Hydro/Telecom distribution.

J. Nakazawa, on behalf of the applicant, outlined the application and was available to answer questions from the Committee.

DEFEATED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-555 [Piggot, J. & C.; 4440 20 Street NE; Setback requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-555 be authorized for issuance for Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 4.15.1 - Front parcel line setback reduction from 6.0m to 4.0m for the construction of a swimming pool; and

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-555 [Piggot, J. & C.; 4440 20 Street NE; Setback requirements] - continued**

2. Section 4.12.1(b) – Fence height increase for a fence located in the front yard of a Residential property from 1.2m (3.9 ft) to 1.5m (5.0 ft).

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1241 [McCann, D. & K.; 961 17 Street SE; R-1 to R-8]**

Moved: Councillor Eliason

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 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1243 [Bagley, P. & S./Franklin Engineering Ltd.; 800 Foothill Road SW; A-2 and R-1 to R-8]**

Moved: Councillor Lindgren

Seconded: Councillor Eliason

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 7950 Except Plan 8467 from A-2 (Rural Holding Zone) and R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

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

CARRIED UNANIMOUSLY

6. **Zoning Amendment Application No. ZON-1244 [Caswell, C./Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8]**

Moved: Councillor Eliason

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 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

C. Caswell, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

7. **Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R-1 to R-8]**

Moved: Councillor Flynn

Seconded: Councillor Eliason

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 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN-CAMERA**

8. **ADJOURNMENT**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of June 6, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:58 a.m.

"MAYOR A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council at their Regular Meeting of 13th day of June, 2022.