

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, **June 7, 2021**.

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor K. Flynn (participated remotely) (left the meeting at 8:57 a.m.)

Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen (participated remotely)
Director of Development Services K. Pearson (participated remotely)
Chief Financial Officer C. Van de Cappelle (participated remotely)
C. Larson, Senior Planner (participated remotely)
M. Smyrl, Planner (participated remotely)
Recorder B. Puddifant (participated remotely)

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 Flynn declared a conflict of interest with Item 5.3 as the applicants are clients of his firm.

5. REPORTS

1. Proposed Telecommunications Facility Referral (Cellular Tower Installation) [Telus/Cypress Land Services; 4310 45 Street SE]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that the City of Salmon Arm has been notified regarding the proposed installation of a telecommunications facility on Lot 2, Section 6, Township 20, Range 9, W6M, KDYD, Plan 26042, as described in the information package dated April 6, 2021 and attached to the staff report dated June 1, 2021;

AND THAT: the City of Salmon Arm is satisfied that the proposal has addressed the City Policy 3.18 requirements;

5. **REPORTS - continued**

1. **Proposed Telecommunications Facility Referral (Cellular Tower Installation) [Telus/Cypress Land Services; 4310 45 Street SE] - continued**

AND THAT: the City of Salmon Arm concurs with the proposed installation of a telecommunications facility on the subject parcel as proposed.

C. Marlatt, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-531 [Cruikshank, J.; 1681 11 Avenue SE; Setback requirements]**

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-531 be authorized for issuance for Lot 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16367 which will vary Zoning Bylaw No. 2303 (R-7 Large Lot Single Family Residential Zone) as follows:

1. Section 12.11.4 - Exterior Side Parcel Line Setback reduction from 6.0 m to 2.5 m to facilitate construction of a garage addition to the existing single family dwelling on this property;

AND THAT: Final approval be withheld subject to registration of a Section 219 Covenant restricting access from 10 Avenue SE without the City's approval.

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

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict and left the meeting at 8:25 a.m.

3. **Zoning Amendment Application No. ZON-1206 [Dobie, S. & J./Lawson Engineering Ltd./Johnson, J.; 821 60 Street NW; A-2 to A-3]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

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 2, Section 17, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

S. Dobie, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:38 a.m.

5. **REPORTS – continued**

4. **Zoning Amendment Application No. ZON-1211 [LeFloch, C./Sinopoli, R.; 1080 12 Street SE; R-7 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 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan 14114 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1213 [CDN Framing & Development Co.; 941 8 Avenue NE; R-1 to R-8]**

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 A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318 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 Ministry of Transportation and Infrastructure approval.

M. Skjerpen, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **Zoning Amendment Application No. ZON-1214 [City of Salmon Arm Text Amendment; Rural Detached Suite Definition]**

Moved: Councillor Cannon

Seconded: Councillor Lavery

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 as follows:

1. Section 2.0 Definitions to add the following:

RURAL DETACHED SUITE means a *dwelling unit* that consists of Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Detached Suite* is subject to the Agricultural Land Commission Act and Regulations.

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Delete *detached suite* and replace with *rural detached suite*.

5. **REPORTS - continued**

6. **Zoning Amendment Application No. ZON-1214 [City of Salmon Arm Text Amendment; Rural Detached Suite Definition] - continued**

- 3. Table A1 - Required Offstreet Parking Spaces, Column 1 Use - Delete Detached Suite and Single Family Dwelling and replace with Suite (secondary, detached or rural detached).

Councillor Flynn left the meeting at 8:57 a.m.

D. Hooper spoke regarding her request to place a secondary residence on her family farm property.

M. Schroeder spoke regarding their family’s multi-generational farm and the benefit to their family of the proposed amendment.

CARRIED UNANIMOUSLY

7. **2020 City of Salmon Arm Carbon Neutral Progress Survey**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that the 2020 City of Salmon Arm Climate Action/Carbon Neutral Progress Survey indicate the City is eligible for recognition from the Green Communities Committee as a ‘Level 3 - Accelerating Progress’ local government and that the City will not be carbon neutral for the 2020 reporting year;

AND FURTHER THAT: the 2020 City of Salmon Arm Climate Action/Carbon Neutral Progress Survey, attached as Appendix 1 in the Development Services Department memorandum dated May 13, 2021 be received as information.

Councillor Lindgren left the meeting at 9:31 a.m. and returned at 9:35 a.m.

CARRIED UNANIMOUSLY

6. **Zoning Amendment Application No. ZON-1214 [City of Salmon Arm Text Amendment; Rural Detached Suite Definition] - continued**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

AND THAT: Zoning Amendment Application No. ZON-1214 be referred to the Agricultural Advisory Committee for review and comment.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

1. **K. Pearson, Director of Development Services - Storage Zoning**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Option 3, outlined in the Staff report dated May 31, 2021, be considered.

CARRIED UNANIMOUSLY

2. **K. Pearson, Director of Development Services - E-Vehicle**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Council support the purchase of an electrical vehicle for the Bylaw department.

CARRIED UNANIMOUSLY

8. **CORRESPONDENCE**

9. **ADJOURNMENT**

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee meeting of June 7, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:05 a.m.

"A. HARRISON"
Mayor Alan Harrison
Chair

Minutes received as information by Council
at their Regular Meeting of June 7, 2021.