

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 **Tuesday, July 4, 2023.**

PRESENT:

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

Director of Corporate Services S. Wood
Director of Planning & Community Services G. Buxton
Director of Engineering & Public Works R. Niewenhuizen
Senior Planner C. Larson
Executive Assistant B. Puddifant

ABSENT:

Mayor A. Harrison

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Cannon 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 with Items 5.5 and 5.6 as the applicant is a client of his firm.

Councillor Gonella declared a conflict with Item 6.1 as he is employed by the Salmon Arm Folk Music Society.

5. **REPORTS**

1. **Official Community Plan Amendment Application No. OCP4000-54 [Beagle, J. & E./Franklin Engineering Ltd.; 1421 17 Street SE; LR to MR]**

Moved: Councillor Wallace Richmond

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 to re-designate Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795 from Residential Low Density to Residential Medium Density.

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

CARRIED

Councillors Lavery and Lindgren Opposed

2. **Zoning Amendment Application No. ZON-1266 [Beagle, J. & E./Franklin Engineering Ltd.; 1421 17 Street SE; R-1 to R-4] See Item 5.1 for Staff Report**

Moved: Councillor Flynn

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 the south-east portion of Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP106795 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone).

CARRIED

Councillors Lavery and Lindgren Opposed

3. **Development Permit Application No. DP-451 [Aviator Business Park Inc.; 3601 20 Avenue SE; Industrial]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-451 be authorized for issuance for Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230 Except Plan KAP83094, in accordance with the drawings attached as Schedule A to the Staff Report dated June 23, 2023.

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

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Development Variance Permit Application No. VP-580 [Reid, C. & Verney, D.; 3821 50 Street NW; Road upgrades]**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-580 be authorized for issuance for Lot 1, Section 29, Township 20, Range 10, W6M, KDYD, Plan 39577 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, to waive the upgrading of the west side of 50 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including installation of a bike lane, shoulder and drainage ditch.

P. Verney, agent for the applicant, outlined the application and was available to answer questions from the Committee. D. Reid, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict and left the meeting at 9:13 a.m.

Councillor Wallace Richmond left the meeting at 9:13 a.m. and returned at 9:14 a.m.

5. **Development Variance Permit Application No. VP-583 [Ellis, C./Hindbo Construction Group Inc.; 1161 19 Avenue SE; Retaining Wall]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-583 be authorized for issuance for Lot 3, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls - increase the maximum permitted combined height of a retaining wall from 2 m (6.5 feet) to 4.25 m (14 feet) in accordance with the drawing attached as Schedule A (Appendix 4) to the Staff Report dated June 23, 2023.

C. Hindbo, Hindbo Construction Group Inc. agent for the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **Development Variance Permit Application No. VP-584 [Leclair, S./Hindbo Construction Group Inc.; 1121 19 Avenue SE; Retaining Wall]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-584 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083, which will vary Zoning Bylaw No. 2303 as follows:

5. **REPORTS - continued**

6. **Development Variance Permit Application No. VP-584 [Leclair, S./Hindbo Construction Group Inc.; 1121 19 Avenue SE; Retaining Wall] - continued**

Section 4.12.1 (a) Fences and Retaining Walls - increase the maximum permitted combined height of a fence in conjunction with a retaining wall from 2 m (6.5 feet) to 5.5 m (18 feet) in accordance with the drawing attached as Schedule A (Appendix 4) to the Staff Report dated June 23, 2023.

C. Hindbo, Hindbo Construction Group Inc. agent for the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

7. **Development Variance Permit Application No. VP-585 [Sanderson, T.; 3450 16 Avenue NE; Parcel line setback]**

Moved: Councillor Lindgren

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-585 be authorized for issuance for Lot 27, Section 19, Township 20, Range 9, W6M, Plan EPP125424 which will vary Zoning Bylaw No. 2303, in accordance with the drawings included as Appendix 6 of the staff report dated June 21, 2023 and as follows:

- 1) Section 6.10.0 reduce the front parcel line setback from 6.0 m to 5.0 m; and
- 2) Section 6.10.3 reduce the interior parcel line setback from 1.5 m to 0.9 m;

Subject to the owner installing a 1.8 m tall chain link fence with privacy slats along the west property line.

J. Krogstad, Vanderstad Construction, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Gonella declared a conflict and left the meeting at 9:27 a.m.

6. **FOR INFORMATION**

1. **Agricultural Land Decision - Reasons for Decision - ALC Application 67109 - 460 10 Avenue SW**

For information.

7. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of July 4, 2023
be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:28 a.m.

"T. LAVERY"
Deputy Mayor T. Lavery

Minutes received as information by Council at their Regular Meeting of July 10, 2023.