

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, **July 5, 2021.**

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor L. Wallace Richmond (participated remotely) (left the meeting at 9:30 a.m.)
Councillor C. Eliason (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor S. Lindgren (participated remotely)

Acting Chief Administrative Officer/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)
Recorder B. Puddifant (participated remotely)

ABSENT

Councillor K. Flynn

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. Zoning Amendment Bylaw Application No. ZON-1210 (Fieldstone Place Inc./Franklin Engineering Ltd.; 1830 & 1860 10 Street SW; R-1 to R-4]

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 A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 5795 and Lot 2, Section 11, Township 20, Range 10, W6M,

5. **REPORTS - continued**

1. **Zoning Amendment Bylaw Application No. ZON-1210 (Fieldstone Place Inc./Franklin Engineering Ltd.; 1830 & 1860 10 Street SW; R-1 to R-4] - continued**

KDYD, Plan 3797 Except Plan 5795 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

S. Mitchell, on behalf of Franklin Engineering, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-524 [Salmon Arm & Shuswap Lake Agricultural Association; 421 5 Avenue SW; Setback requirements]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 524 be authorized for issuance for Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan 16126 to vary Zoning Bylaw No. 2303 as follows:

1. Section 24.8.1 - P1 - Park and Recreation Zone - reduce the front parcel line setback from 6.0 m to 3.0 m for an office building;

AND THAT: Development Variance Permit No. 524 also vary Section 4.0 (Works and Services requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade the 5 Avenue SW frontage, including the installation of three streetlights;
2. Waive the requirement to install one of two fire hydrants;
3. Waive the requirement to upgrade the 100 mm water main along the northern frontage to 200 mm; and
4. Waive the requirement to extend storm sewer to and across the southern frontage.

J. Wickner, and J. Franklin, Franklin Engineering, outlined the application and were available to answer questions from the Committee.

P. Wright and C. Ingram, applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 534 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan KAP57572 to vary Zoning Bylaw No. 2303 as follows:

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-534 [Hasselaar, A.; 1981 18A Avenue SE; Setback and height requirements] - continued**

1. Section 4.12.1 (a) – Fences and Retaining Walls – increase fence height to 2.0 m along entire rear and interior side yards;
2. Section 4.12.1 (b) – Fences and Retaining Walls – increase fence height from 1.2 m to 2.0 m along front and exterior side yards;
3. Section 6.6 – R-1 – Single Family Residential Zone – increase height of accessory building (i.e. detached shop) from 6.0 m to 8.0 m;
4. Section 6.7 – R-1 – Single Family Residential Zone – increase maximum parcel coverage for accessory buildings from 10% to 11% of the parcel;
5. Section 6.11.2 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the rear parcel line; and
6. Section 6.11.3 – R-1 – Single Family Residential Zone – reduce setback from 1.0 m to 0.4 m from the eaves of a detached shop to the interior side parcel line.

A. Hasselaar, the applicant, outlined the application and was available to answer questions from the Committee.

Amendment:

Moved: Councillor Eliason
 Seconded: Councillor Cannon
 THAT: Items 3, 4, 5 and 6 be deleted in their entirety.

CARRIED UNANIMOUSLY

Motion as amended:

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1216 [City of Salmon Arm; Text Amendment; General and Light Industrial Zone]**

Moved: Councillor Eliason
 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 as follows:

1. Section 28 – General Industrial Zone

Add to sub-section 28.3.17 – Permitted Uses

mini warehouse to a maximum *parcel area* of 20%, inclusive of any outside storage

Add a sub-section to section 28.10 – Outside Storage

28.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of *mini-warehouse*. This limitation does not apply to a contractor's storage yard or other *accessory* use storage purposes.

5. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1216 [City of Salmon Arm; Text Amendment; General and Light Industrial Zone] - continued**

2. Section 29 - Light Industrial Zone

Add to sub-section 29.3.18 - Permitted Uses

mini warehouse to a maximum *parcel area* of 20%, inclusive of any outside storage area

Add as sub-section to section 29.10 - Outside Storage

29.10.1 an outside storage business is limited to a maximum *parcel area* of 20%, inclusive of any *mini-warehousing*. This limitation does not apply to a contractor's storage yard or other *accessory* use storage purposes.

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

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

1. **Agricultural Land Commission - Reason for Decision - ALC Application No. 61847**

Received for information.

Councillor Wallace Richmond left the meeting at 9:30 a.m.

8. **CORRESPONDENCE**

9. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of July 5, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:35 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair