

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, July 18, 2022.

PRESENT:

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

Deputy Chief Administrative Officer/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 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 Application No. ZON-1240 [Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6]**

Moved: Councillor Eliason

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

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1240 [Green Emerald Investments Inc./1306085 Alberta Ltd./Arsenault, G.; 1511 and 1561 10 Avenue SW; C-3 to C-6] - continued**

amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 10420 and Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreational Commercial Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure Approval.

G. Arsenault, Green Emerald Investments Inc., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Lindgren left the meeting at 8:33 a.m. and returned at 8:34 a.m.

2. **Official Community Plan Amendment Application No. OCP4000-50 [Wonderland Investments Inc.; 50 30 Street NE; MR to HR]**

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 the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from MR (Medium Density Residential) to HR (High Density Residential).

F. Beaudet, Wonderland Investments Inc., the applicant, was available to answer questions from the Committee

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1242 [Wonderland Investments Inc.; 50 30 Street NE; R-4 to R-5] see Item 5.2 for Staff Report]**

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 by rezoning Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 from R-4 (Medium Density Residential Zone) 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;
2. Confirmation that the building meets Zoning Bylaw and BC Building Code requirements; and
3. Adoption of the associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Official Community Plan Amendment Application No. OCP4000-51 [Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; LR to MR]**

Moved: Councillor Cannon

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 the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from LR (Low Density Residential) to MR (Medium Density Residential).

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

CARRIED UNANIMOUSLY

5. **Zoning Amendment Application No. ZON-1246 [Kolenosky, M./Franklin Engineering Ltd.; 2371 14 Street SW; R-1 to R-4] See Item 5.4 for Staff Report]**

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 by rezoning Lot 4, Section 10, Township 20, Range 10, W6M, KDYD, Plan 4475 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

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

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN-CAMERA**

8. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of July 18, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:59 a.m.

"A. HARRISON"

Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of 25th day of July, 2022.