

## **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, August 2, 2022.

### **PRESENT:**

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

Chief Administrative Officer E. Jackson  
Director of Corporate Service S. Wood  
Director of Development Services K. Pearson  
Manager of Roads & Parks D. Gerow  
City Engineer J. Wilson  
Executive Assistant B. Puddifant

### **ABSENT:**

Councillor D. Cannon

#### **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-444 [BDGA Development Company Inc.; 4400 and 4600 Canoe Beach Drive NE; Form and Character]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. DP-444 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 in accordance with the Development Permit drawings attached as Appendix 6 to the Staff Report dated July

5. **REPORTS - continued**

1. **Development Permit Application No. DP-444 [BDGA Development Company Inc.; 4400 and 4600 Canoe Beach Drive NE; Form and Character] - continued**

25, 2022, subject to the receipt of a Landscape Plan, Landscape Estimate and Irrevocable Letter of Credit for 125% of the Landscape Estimate.

M. Claeys, BDGA Development Company Inc., the applicant, outlined the application and was available to answer questions from the Committee.

M. Lamerton and A. Waters, agents for the applicant, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-556 [1348074 BC Ltd./Meise, R. & E./Franklin Engineering Ltd.; 2790 20 Avenue NE; Servicing requirements]**

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-556 be authorized for issuance for Lots 1 and 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP121728 reducing the upgrade of 20 Avenue NE fronting to the RD-3 Road Standard for the subject property as follows:

1. waive the requirement to replace the existing BC Hydro Lease Light; and
2. reduce the number of Davit street lights to be installed from three lights to one light.

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

The motion was split and amended as follows:

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the number of Davit street lights to be installed be reduced from three lights to two lights – one fronting the subject property and one on the north side of 20 Avenue NE.

CARRIED UNANIMOUSLY

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: Issuance of Development Variance Permit No. VP-556 be withheld subject to the owner/developer providing a cash in lieu payment to the satisfaction of the City Engineer for the installation of underground conduits for hydro and telecommunication services.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

2. **Development Variance Permit Application No. VP-556 [1348074 BC Ltd./Meise, R. & E./Franklin Engineering Ltd.; 2790 20 Avenue NE; Servicing requirements] - continued**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: reduce the upgrade of 20 Avenue NE fronting to the RD-3 Road Standard.

CARRIED

Councillor Lavery Opposed

Motion as amended:

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-550 [NTL Developments Ltd./Franklin Engineering Ltd.; 1681 10 Street SE; Servicing requirements]**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-550 be authorized for issuance for Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 11982 which will vary the following provisions of Subdivision and Development Servicing Bylaw No. 4163:

1. Section 4.11.4 – extend the maximum permitted cul-de-sac length from 160 metres in length in Urban Development Areas to 330 metres for the future 9 Avenue SE.

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

DEFEATED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1247 [1197665 BC Ltd./Matejka Property Management and Developments Inc.; 2710 30 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 24, Township 20, Range 10, W6M, KDYD, Plan 1948 Except Plans 5734, 13562 and 25888 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

G. Simmons, 1197665 BC Ltd., the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. IN-CAMERA

8. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of August 2, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:44 a.m.

"A. HARRISON"

Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of the 8th day of August, 2022.