

## **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 Tuesday, **August 3, 2021.**

### **PRESENT:**

Mayor A. Harrison (participated remotely)  
Councillor C. Eliason (participated remotely)  
Councillor T. Lavery (participated remotely)  
Councillor D. Cannon (participated remotely)  
Councillor K. Flynn (participated remotely)

Acting Chief Administrative Officer/Director of Corporate  
Services E. Jackson (participated remotely)  
Director of Development Services K. Pearson (participated remotely)  
City Engineer, J. Wilson (participated remotely)  
Recorder B. Puddifant (participated remotely)

### **ABSENT**

Councillor L. Wallace Richmond  
Councillor S. Lindgren

#### **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-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character]**

Moved: Councillor Eliason  
Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 434 be authorized for issuance for Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862, Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 1, Section 10, Township 20, Range 20, W6M, KDYD, Plan

**5. REPORTS - continued****1. Development Permit Application No. DP-434 [WestUrban Developments Ltd. (1307058 BC Ltd.); 1230, 1260 and 1290 10 Avenue SW; Form and Character] - continued**

3991, Except Plan KAP76862 in accordance with the Development Permit drawings attached as Appendix 1 to the Staff Report dated July 26, 2021;

AND THAT: Issuance of Development Permit No. 434 be withheld subject to:

1. Receipt of an Estimate and Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping; and
2. Consolidation of Lots 1 and 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plan KAP76862 and Lot 6, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans 6136, 35041 and KAP76862 into one lot.

S. Alexander, on behalf of WestUrban Developments Ltd., the applicant, outlined the application. S. Alexander and B. Sampson, on behalf of WestUrban Developments Ltd., were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

**2. Highway Closure Bylaw No. 4468 [Baker, S. & J.; Part of 53 Street NE and Lane Adjacent to 5331 71 Avenue NE; Proposed Road Closure, Disposal and Dedication]**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Highway Closure Bylaw No. 4468 proceed to first, second and third readings;

AND THAT: final reading of City of Salmon Arm Highway Closure Bylaw No. 4468 be subject to:

1. Consideration of a Highway Closure Bylaw in accordance with Sections 26 and 94 of the *Community Charter*;
2. The owner of 5331 71 Avenue NE being responsible for all surveying and associated legal and registration costs;
3. Dedication of that part of 53 Street NE along the west property line of 5331 71 Avenue NE; and
4. Registration of a Statutory Right of Way in favour of BC Hydro.

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

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1215 [Green Emerald Investments Inc.; 4380 20 Street NE; R-7 to R-8]**

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 by rezoning Lot 8, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP68403 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

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

CARRIED UNANIMOUSLY

4. **Regulating Ground Water Bottling**

The Director of Development Services outlined the report and was available to answer questions from the Committee.

Moved: Councillor Lavery

Seconded: Eliason

THAT: the Development and Planning Services Committee recommends to Council that staff be directed to develop a Zoning Amendment Bylaw to regulate the bottling of ground water through options 1 and 2 noted in the Staff Report dated July 27, 2021;

AND THAT: staff seek a legal opinion on the matter.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

1. **Agricultural Land Commission – Reason for Decision – ALC Application No. 61586**

Received for information.

8. **CORRESPONDENCE**

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of August 3, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:06 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council  
at their Regular Meeting of August 9, 2021.