

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 8, 2023.**

PRESENT:

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

Chief Administrative Officer E. Jackson
Director of Planning & Community Services G. Buxton
City Engineer G. Bau
Planner M. Smyrl
Planner M. Paiement
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 Variance Permit Application No. VP-587 [Hartwig, T./Forsyth, K./JH Investment Corp.; 5161 60 Avenue NE; Height requirements]

Moved: Councillor Flynn
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-587 be authorized for issuance for Lot 2,

5. REPORTS - continued**1. Development Variance Permit Application No. VP-587 [Hartwig, T./Forsyth, K./JH Investment Corp.; 5161 60 Avenue NE; Height requirements] - continued**

Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322, which will vary Zoning Bylaw No. 2303 as follows:

1. Section 35.7 - Maximum Height of Residential Buildings - Increase the maximum permitted height of a residential building from 10m (32.8 ft) to 12.29m (40.32 ft) as shown in Appendix 4 of the Staff Report dated July 20, 2023.

T. Hartwig, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. Development Variance Permit Application No. VP-588 [Rogers, S. & Y.; 4741 56 Street NW; Setback requirements]

Moved: Councillor Lavery

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-588 be authorized for issuance for Lot 3, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 41.11.1 - Parcel Line Setback from 6.0m (19.7 ft) to 5.53m (18.1 ft) for a non-agricultural accessory building as shown in Appendix 6 of the Staff Report dated July 26, 2023.

CARRIED UNANIMOUSLY

3. Development Variance Permit Application No. VP-589 [Mangold, M.; 841 28 Street SE; Setback requirements]

Moved: Councillor Gonella

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. VP-589 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP62934, which will vary Zoning Bylaw No. 2303 as shown in Appendix 4 of the Staff Report dated July 27, 2023 and as follows:

1. Section 6.10.4 - Minimum Setback of Principle Building - Reduce the exterior side parcel line setback from 6m (19.7 ft) to 4.3m (14.1 ft).

M. Mangold, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1267 [Petznick, G. & M.; 1581 16 Street NE; R-1 to R-8]**

Moved: Councillor Flynn

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 B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

G. Petznick, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-590 [Petznick, G. & M.; 1581 16 Street NE; R-1 to R-8] See Item 5.4 for Staff Report**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-90 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.10.2.2 – Minimum Parcel Width – Reduce the minimum parcel width from 20.0m (65.6 ft) to 19.39m (63.62 ft) as shown in Appendix 7 of the Staff Report dated July 27, 2023;

AND THAT: issuance of Development Variance Permit No. VP-590 be withheld subject to the adoption of the Bylaw that would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

G. Petznick, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee meeting of August 8, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:31 a.m.

"A. HARRISON"

Mayor Alan Harrison

Minutes received as information by Council at their Regular Meeting of August 14, 2023.