

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, **September 20, 2022.**

PRESENT:

Mayor A. Harrison
Councillor T. Lavery (participated remotely) (entered the meeting at 8:04 a.m.)
Councillor S. Lindgren
Councillor D. Cannon
Councillor K. Flynn (participated remotely)
Councillor L. Wallace Richmond (participated remotely)

Chief Administration Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Corporate Service S. Wood
Director of Development Services K. Pearson
Executive Assistant B. Puddifant

ABSENT:

Councillor C. Eliason

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-1250 [City of Salmon Arm; Text Amendment; Addition to R-4 (Medium Density Residential Zone); Definitions]

Moved: Councillor Cannon
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 as follows:

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1250 [City of Salmon Arm; Text Amendment; Addition to R-4 (Medium Density Residential Zone); Definitions]**

1. Section 9.7 to add the following after Section 9.7.3:
 4. *duplexes, triplexes and multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit.
2. Section 9.8 to replace 9.8.4 with the following:
 4. Notwithstanding Section 9.8.1, *duplexes, triplexes and multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit and no lot shall be less than 6.9m in width.

Councillor Lavery entered the meeting at 8:04 a.m.

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-558 [Brown, A.; 1660 20 Street SE; Servicing requirements]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-558 be authorized for issuance to vary the RD-3 Road Standard in Subdivision and Development Servicing Bylaw No. 4163 for frontage of Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 2915 as follows:

1. Waive the requirement to replace the BC Hydro Lease Light and install 3 davit lights; and
2. Waive the requirement to install a bike lane.

J. Johnson, agent for the applicant, outlined the application and was available to answer questions from the Committee.

The motion was split:

Waive the requirement to replace the BC Hydro Lease Light and install 3 davit lights.

CARRIED UNANIMOUSLY

Waive the requirement to install a bike lane.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-559 [Peasgood, T. & L.; 1461 16 Street NE; Setback requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-559 be authorized for issuance for Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 10172 to vary Zoning Bylaw No. 2303 as follows:

1. Section 6.10.3 Interior Side Parcel Line Setback reduction from 1.5m to 0.5m to facilitate reconstruction of a roof over a carport/storage area on the property.

T. Peasgood, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Development Variance Permit Application No. VP-560 [Koleba, C.; 3081 28 Avenue NE; Setback requirements]**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-560 be authorized for issuance for Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220 which will vary Zoning Bylaw No. 2303, Section 13.12.3 as follows:

1. Reduce the interior side parcel line setback from 1.5m to 1.2m.

C. Koleba, 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 Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of September 20, 2022 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:48 a.m.

"A. HARRISON"

Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of September 26, 2022.