

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 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, March 4, 2019.**

PRESENT:

Mayor A. Harrison
Councillor C. Eliason
Councillor S. Lindgren
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor K. Flynn (left the meeting at 9:21 a.m.)
Councillor T. Lavery

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Recorder B. Puddifant

ABSENT:

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

2. REVIEW OF THE AGENDA

3. DECLARATION OF INTEREST

Councillor Flynn declared a conflict with Item 5.2 as the applicants are clients of his firm.

4. PRESENTATIONS

5. REPORTS

1. Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-491 be authorized for issuance for Lots 1 and 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 and Mobile Home Park Bylaw No. 1435 as follows:

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-491 [Canoe Beach Properties Ltd. & 0753219 BC Ltd./Tarnow, K.; 4400 & 4600 Canoe Beach Drive NE; Bylaw Variance] - continued**

1. Bylaw No. 4163 - Section 4.0 Servicing Requirements - waive the requirement to upgrade the Canoe Beach Drive frontage of Lot 1, Plan 3538 to the RD-14 Canoe Beach Drive Standard; and

2. Bylaw No. 1435 -

Section 4.04(1) Mobile Home Space - reduce the minimum mobile space from 465 m² to 300 m²;

Section 4.04(2) Mobile Home Space (Width) - reduce the minimum width for a mobile home space from 13.5 m (for a single wide) and 15.0 m (for a double wide) to 4.0 m for both;

Section 4.06 Site Coverage - increase the maximum site coverage of all mobile homes, additions and building area from 35% to 45%;

Section 4.07 Buffer Area - waive the requirement to provide a minimum 7.5 m in the buffer width;

Section 4.08 Fencing - waive the requirement to install perimeter fencing along the Canoe Beach Drive frontage, the future 45 Street frontages, and along the west parcel boundary of Lot 1, Plan 3538; and

Section 4.17 Recreation Area - waive the requirement to provide a recreation area.

K. Tarnow, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED

Councillors Wallace Richmond and Lindgren Opposed

Councillor Flynn declared a conflict and left the meeting at 9:21 a.m.

2. **Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance**

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-493 be authorized for issuance for Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to upgrade (construct sidewalk) the south half of 52 Avenue NE for the entire frontage of the subject property; and

5. **REPORTS - continued**

2. **Development Variance Permit Application No. VP-493 [Brown, C. & D./Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; Servicing Variance - continued**

2. Reduce the minimum width requirement for a panhandle from 6.0 m to 5.3 m, as shown in Schedule "A" of the staff report dated February 22, 2019.

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

C. Brown, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEMS**

9. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of March 4, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:35 a.m.

Minutes received as information by Council at their Regular Meeting of March 11, 2019.

"A. HARRISON"

Mayor Alan Harrison
Chair