

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, as authorized under Ministerial Order M083, on Monday, **April 6, 2020**.

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor K. Flynn
Councillor C. Eliason
Councillor T. Lavery
Councillor S. Lindgren
Councillor L. Wallace Richmond

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. 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

Councillor Flynn declared a conflict of interest with item 5.2 as the applicant is a client of his firm.

5. **REPORTS**

1. **Agricultural Land Commission Application No. ALC-391 [Lakeland Farms; 6710 50 Avenue SW; Non-Farm Use**

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-391 be authorized for submission to the Agricultural Land Commission.

CARRIED UNANIMOUSLY

Councillor Flynn declared a conflict and left the meeting at 8:05 a.m.

2. **Zoning Amendment No. ZON-1169 [Browne Johnson Land Surveyors; 710 10 Street SW; R-1 to R-5]**

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 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2016 Except Plan KAP71234, from R-1 (Single Family Residential) to R-5 (High Density Residential);

AND THAT: final reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:13 a.m.

3. **Zoning Amendment Application No. ZON-1170 [Gilmore, C.; 390 6 Street SE; R-1 to R-8]**

Moved: Councillor Eliason

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 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 9644 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);

AND THAT: final reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

5. REPORTS – continued**4. Zoning Amendment Application No. ZON-1172 [Wild Blue Development Ltd.; 271 3 Street SE; R-1 to R-8]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

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 Lots 21 and 22, Block 6, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);

AND THAT: final reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

5. Zoning Amendment Application No. ZON-1173 [Shantz, C.; 2760 30 Street NE; R-1 to R-8]

Moved: Councillor Cannon

Seconded: Councillor Eliason

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 20, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

6. Development Variance Permit Application No. VP-513 [Labbe, S. & J.; 4731 75 Avenue NE; Setback requirements]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-513 be authorized for issuance for Lot 1, Section 6, Township 21, Range 9, W6M, KDYD, Plan EPP26171, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.1 – R-1 Single-Family Residential Zone – reduce the minimum building setback from the front parcel line from 6.0 m (19.7 ft) to 5.0 m (16.4 ft) for the construction of a new single-family dwelling, as shown in Schedule A of the staff report dated March 24, 2020.

S. & J. Labbe, the applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

7. **Development Variance Permit Application No. VP-515 [Christensen, K./Christensen, M. & H.; 3220 20 Avenue SE, Fire Hydrant and Bike Lane requirements]**

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-515 be authorized for issuance for Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539, which will vary Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install bike lanes along the subject property's 20 Avenue and Auto Road frontages;
2. Waive the requirement to install a fire hydrant along Auto Road to the required 300 metre spacing in rural zones.

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

The Motion was split:

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-515 be authorized for issuance for Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539, which will vary Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install a bike lane along the subject property's 20 Avenue frontage.

CARRIED UNANIMOUSLY

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-515 be authorized for issuance for Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539, which will vary Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to install a bike lane along the subject property's Auto Road frontage.

5. **REPORTS – continued**

7. **Development Variance Permit Application No. VP-515 [Christensen, K./Christensen, M. & H.; 3220 20 Avenue SE, Fire Hydrant and Bike Lane requirements] - continued**

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: Subdivision & Development Servicing Bylaw No. 4163 be varied as follows:

1. Waive the requirement to install a bike lane along the subject property's Auto Road frontage subject to payment of a 50% cash in lieu contribution.

CARRIED

Councillor Flynn Opposed

Motion as Amended:

CARRIED UNANIMOUSLY

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-515 be authorized for issuance for Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539, which will vary Subdivision & Development Servicing Bylaw No. 4163 as follows:

2. Waive the requirement to install a fire hydrant along Auto Road to the required 300 metre spacing in rural zones.

CARRIED

Councillor Lavery Opposed

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **IN CAMERA**

9. **LATE ITEMS**

10. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee meeting of April 6, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:54 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council
at their Regular Meeting of April 14 , 2020.