

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, April 15, 2019.**

PRESENT:

Mayor A. Harrison
Councillor C. Eliason (entered the meeting at 8:02 a.m.)
Councillor L. Wallace Richmond
Councillor S. Lindgren
Councillor D. Cannon
Councillor T. Lavery
Councillor K. Flynn

Chief Administrative Officer C. Bannister
Director of Development Services K. Pearson
City Engineer J. Wilson
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 of interest for Item 5.1 as the applicants are clients of his firm.

4. PRESENTATIONS

Councillor Flynn declared a conflict and left the meeting at 8:02 a.m.
Councillor Eliason entered the meeting at 8:02 a.m.

5. REPORTS

1. Zoning Amendment Application No. ZON-1147 [Brown, C. & D. / Browne Johnson Land Surveyors; 1230 - 52 Avenue NE; R-1 to R-8]

Moved: Councillor Lavery
Seconded: Councillor Wallace Richmond
THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1147 [Brown, C. & D. / Browne Johnson Land Surveyors; 1230 – 52 Avenue NE; R-1 to R-8] - continued**

would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 35, Township 20, Range 10, W6M, KDYD, Plan 31502 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to:

1. Registration of a Section 219 *Land Title Act* covenant(s) registered on title ensuring a *detached suite* is not permitted; and
2. Confirmation that the proposed *secondary suite* in the existing single family dwelling meets Zoning Bylaw and BC Building Code requirements.

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

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:05 a.m.

2. **Zoning Amendment Application No. ZON-1149 [0815605 B.C. Ltd. / Raspberry, W.; 1441 – 20 Avenue SE; 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 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19098 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

W. Raspberry, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1150 [Text Amendment; R-4 and R-5 Zones]**

Moved: Councillor Wallace Richmond

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 as follows:

1. Section 9.3 – Add the defined terms *Assisted Living Housing and Dining Area* to the list of Permitted Uses in the R-4 – Medium Density Residential Zone and renumber the balance of Section 9.3 accordingly; and
2. Section 9.11 – Add a new Section 9.11.3 which would state:
Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*.

5. **REPORTS - continued**

3. **Zoning Amendment Application No. ZON-1150 [Text Amendment; R-4 and R-5 Zones] - continued**

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Section 10.3 – Add the defined terms *Assisted Living Housing and Dining Area* to the list of Permitted Uses in the R-5 – High Density Residential Zone and renumber the balance of Section 10.3 accordingly; and
2. Section 10.11 – Add a new Section 10.11.3 which would state:
Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*.

D. Dunlop, Executive Director, CMHA, outlined CMHA's proposed purchase of R-4 zoned property and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEMS**

9. **ADJOURNMENT**

Moved: Councillor Cannon

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of April 15, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:32 a.m.

Minutes received as information by Council
at their Regular Meeting of April 23, 2019.

“A. HARRISON”

Mayor Alan Harrison
Chair