

## **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, January 7, 2019**.

### **PRESENT:**

Mayor A. Harrison  
Councillor D. Cannon  
Councillor C. Eliason  
Councillor K. Flynn  
Councillor S. Lindgren  
Councillor L. Wallace Richmond  
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 8:01 a.m.

#### **2. REVIEW OF THE AGENDA**

#### **3. DECLARATION OF INTEREST**

#### **4. PRESENTATIONS**

#### **5. REPORTS**

##### **1. Zoning Amendment Application No. ZON-1137 [Arsenault, A.; 4080 - 20 Street NE; R-7 to R-8]**

Moved: Councillor Cannon  
Seconded: Councillor Flynn

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 13, Section 25, Township 20,

5. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1137 [Arsenault, A.; 4080 - 20 Street NE; R-7 to R-8] - continued**

Range 10, W6M, KDYD, Plan EPP68403 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

CARRIED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-492 [Stacer, J.; 661 - 21 Street NE; Parcel Width Variance**

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-492 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79770 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.10.1 Minimum Parcel Width – decrease the minimum parcel width from 14.0 m (45.9 ft) to 13.7 m (44.9 ft) for proposed Lots 1 and 2 as shown on Appendix 5 of the staff report dated December 20, 2018.

J. Stacer, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1135 [Stacer, J.; 661 - 21 Street NE; R-4 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 would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79770 from R-4 (Medium Family Residential Zone) to R-8 (Residential Suite Zone);

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

J. Stacer, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Development Variance Permit Application No. VP-487 [Cox, P. & V.; #6, 481 Highway 97B NE; Parcel Coverage Variance]**

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-487 be authorized for issuance for Strata Lot 21, Section 18, Township 20, Range 9, W6M, KDYD, Strata Plan EPS2062 which will vary Mobile Home Park Bylaw No. 1435 as follows:

1. Section 4.06 Site Coverage – Increase the maximum site coverage from 35% to 41.2%.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **Chief Administrative Officer - Feasibility of installing green technology on a City owned facility**

Received for Information. This item has been referred to the Regular Council Meeting of January 14, 2019.

7. **IN CAMERA**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Pursuant to Section 90 (1) of the Community Charter, the Development and Planning Services Committee move In-Camera.

CARRIED UNANIMOUSLY

The Committee moved In-Camera at 8:23 a.m.

The Committee returned to Regular Session at 8:45 a.m.

8. **LATE ITEMS**

9. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of January 7, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:45 a.m.

Minutes received as information by Council  
at their Regular Meeting of January 14, 2019.

"A. HARRISON"

Mayor Alan Harrison  
Chair