

## **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 Monday, **January 16, 2023.**

### **PRESENT:**

Mayor A. Harrison  
Councillor T. Lavery (participated remotely)  
Councillor D. Gonella (participated remotely)  
Councillor S. Lindgren (participated remotely)  
Councillor K. Flynn  
Councillor L. Wallace Richmond (participated remotely)  
Councillor D. Cannon

Chief Administration Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Corporate Service S. Wood  
Senior Planner C. Larson  
Planner M. Smyrl  
Executive Assistant B. Puddifant

### **ABSENT:**

#### **1. CALL TO ORDER**

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

Councillor Gonella entered the meeting at 8:01. 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”.

Councillor Gonella left the meeting at 8:02 a.m. and returned at 8:03 a.m.

#### **3. REVIEW OF THE AGENDA**

#### **4. DISCLOSURE OF INTEREST**

Councillor Flynn declared a conflict with Item 5.4 as the applicant is a client of his firm.

Councillor Gonella declared a conflict with Item 5.1 as he is the Executive Director of the Roots and Blues Festival.

Councillor Lavery declared a conflict with Item 5.5 as the applicant is his neighbor.

Councillor Gonella declared a conflict and left the meeting at 8:04 a.m.

Councillor Cannon entered the meeting at 8:05 a.m.

5. **REPORTS**

1. **Agricultural Land Commission Application No. ALC-414 [Page, L. & D.; 460 10 Avenue SW; Non-Farm Use]**

Moved: Councillor Flynn

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. 414 be authorized for submission to the Agricultural Land Commission.

L. Page, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Gonella returned to the meeting at 8:07 a.m.

2. **Official Community Plan Amendment Application No. OCP4000-52 [Switzer, C. & Muxlow, R.; 6450 50 Street NE; INS to LR]**

Moved: Councillor Cannon

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 Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882, Except Plan H609 from INS (Institutional) to LR (Low Density Residential).

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1253 [Switzer, C. & Muxlow, R.; 6450 50 Street NE; P-3 to R-8] See Item 5.2 for Staff Report**

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 by rezoning Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882 Except Plan H609 from P-3 (Institutional Zone) to R-8 (Residential Suite Zone);

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to:

1. Ministry of Transportation and Infrastructure approval; and
2. adoption of associated Official Community Plan Amendment Bylaw.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

Councillor Flynn declared a conflict and left the meeting at 8:13 a.m.

4. **Zoning Amendment Application No. ZON-1254 [Hindbo Construction Group Inc./Weed, J. & Cockrill, E.; 2791 25 Street NE; R-1 to R-8]**

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 24, Township 20, Range 10, W6M, KDYD, Plan EPP119501 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

C. Hindbo, Hindbo Construction Group Inc. agent for the owner, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Flynn returned to the meeting at 8:17 a.m.

Councillor Lavery declared a conflict and left the meeting at 8:17 a.m.

5. **Zoning Amendment Application No. ZON-1259 [Zaichkowsky, J. & E.; 1421 20 Street NE; R-1 to R-8]**

Moved: Councillor Flynn

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 Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17983 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 Ministry of Transportation and Infrastructure approval.

J. & E. Zaichkowsky, the applicants, were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Lavery returned to the meeting at 8:19 a.m.

5. **REPORTS - continued**

6. **Zoning Amendment Application No. ZON-1256 [Whitstone Developments Ltd./Siebenga, B. & C.; 2498 4B Avenue SE; R-1 to R-8]**

Moved: Councillor Wallace Richmond

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 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP48489 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

M. Wilson, Whitstone Developments Ltd., agent for the owner, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

7. **Development Variance Permit Application No. VP-566 [Whitstone Developments Ltd./Siebenga, B. & C.; 2498 4B Avenue SE; Setback requirements]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-566 be authorized for issuance for Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP48489, which will vary Zoning Bylaw No. 2303, Section 13.14.2, reducing the rear parcel line setback from 3.0 m to 2.0 m to facilitate construction of a new detached suite in accordance with the drawings attached as Appendix 3 to the Staff Report dated December 13, 2022.

M. Wilson, Whitstone Developments Ltd., agent for the owner, was available to answer questions from the Committee.

CARRIED  
Councillor Lindgren Opposed

6. **FOR INFORMATION**

7. **IN-CAMERA**

8. ADJOURNMENT

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of January 16, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:30 a.m.

"A. HARRISON"

Mayor A. Harrison, Chair

Minutes received as information by Council at their Regular Meeting of January 23, 2023.