

## **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, February 4, 2019.**

### **PRESENT:**

Deputy Mayor C. Eliason  
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  
Chief Financial Officer C. Van de Cappelle  
Recorder B. Puddifant

### **ABSENT:**

Mayor A. Harrison  
Councillor D. Cannon  
Councillor K. Flynn

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

Deputy Mayor Eliason assumed the chair and called the meeting to order at 8:00 a.m.

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

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

#### **4. REPORTS**

##### **1. Zoning Amendment Application No. ZON-1136 [Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19]**

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 Parcel A (DD20184F) of the North ½ of the North East ¼ of Section 12, Township 20, Range 10, W6M, KDYD, Except Plans 5250, 8442 and 12764 from R-1 (Single Family Residential Zone) to CD-19;

AND THAT: final reading of the rezoning bylaw be withheld pending receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the fencing and landscaping proposed for buffering.

4. **REPORTS - continued**

1. **Zoning Amendment Application No. ZON-1136 [Lawson Engineering & Development Services Ltd./Lawson, B./Hillcrest Mews Inc.; 2520 10 Avenue SE; R-1 to CD-19] - continued**

A. Waters, the agent, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Zoning Amendment Application No. ZON-1138 [Simpson, M. ; 2150 21 Street 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 would amend Zoning Bylaw No. 2303 by rezoning Lot 18, Section 24, Township 20, Range 10, W6M, KDYD, Plan 31204 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 confirmation that the proposed secondary suite meets Zoning Bylaw and BC Building Code requirements.

M. Simpson, the owner, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Zoning Amendment Application No. ZON-1139 [Green, S.; 1461 17 Street SE; R-7 to R-8 & R-1]**

Moved: Councillor Lindgren

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 12, Section 12, Township 20, Range 10, W6M, KDYD, Plan 19260 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone) and R-1 (Single Family Residential Zone) as shown in Schedule A of the staff report dated January 25, 2019.

S. Green, the owner, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

**4. REPORTS - continued****4. Zoning Amendment Application No. ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6]**

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 Lots 1 & 2, Section 6, Township 21, Range 9, W6M, KDYD, Plan 3538 from R-4 (Medium Density Residential Zone) to R-6 (Mobile Home Park Zone);

AND THAT: final reading of the bylaw be withheld subject to the following:

Registration of a Section 219 Land Title Act covenant that would secure a 20 m wide road reserve connecting 45 Street NE to Canoe Beach Drive and the land needed for road widening along Canoe Beach Drive to an ultimate width of 20 m, with the two road alignments to match plan EPP5948 prepared by Browne Johnson Land Surveyors (File No. 306-09).

AND FURTHER THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Section 11 (R-6 Mobile Home Park Zone) of Zoning Bylaw No. 2303 as follows:

Section 11.5 Minimum Parcel Area - Add the following subsection and renumber accordingly:

- .2 Notwithstanding, the minimum *parcel area* for a *mobile home park* may be reduced to an area not less than 1.0 hectare (2.47 acres) when land dedication is provided for road widening or when a road reserve covenant is secured by the *municipality* for road widening.

Section 11.7 Maximum Density - Add the following Subsection:

- .1 Notwithstanding, the maximum *density* may be increased higher than 17 *dwelling units* per hectare (6.8 dwelling units per acre) to limit not exceeding the maximum *density* policies of the *Official Community Plan*.

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

T. Tarnow, the applicant, answered questions from the Committee.

4. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1140 [Tarnow, T. & K./Canoe Beach Properties Ltd/0753219 BC Ltd.; 4400 & 4600 Canoe Beach Drive NE; R-4 to R-6] - continued**

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Public Hearings and consideration of third readings be withheld subject to the following:

- 1) Submission of a detailed landscaping plan for the development; and
- 2) Completion of the City staff report for variance application No. DVP-491.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

5. **City of Salmon Arm Community Heritage Register - 450 and 500 2 Avenue NE**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Council approve the inclusion of 450 & 500 - 2 Avenue NE and the corresponding Statement of Significance, attached as Appendix 2 to the staff report dated January 14, 2019, in the City of Salmon Arm Community Heritage Register.

CARRIED UNANIMOUSLY

Councillor Lindgren left the meeting at 9:19 and was present when the meeting reconvened.

The Meeting recessed at 9:19 a.m. and reconvened at 9:22 a.m.

5. **PRESENTATIONS**

1. **Director of Engineering & Public Works - City of Salmon Arm Ice & Snow Control Program**

The Director of Engineering & Public Works provided an overview of the Ice and Snow Control Removal Program in the City of Salmon Arm.

6. **FOR INFORMATION**

7. **IN CAMERA**

8. LATE ITEMS

9. ADJOURNMENT

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

The meeting adjourned at 9:46 a.m.

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

"C. ELIASON"  
Deputy Mayor Chad Eliason  
Chair