

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, February 6, 2023.

PRESENT:

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

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:

Mayor A. Harrison
Councillor D. Cannon

1. CALL TO ORDER

Deputy Mayor Flynn called the meeting to order at 8:01 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Flynn 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

5. REPORTS

1. Official Community Plan Amendment Application No. OCP4000-53 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; MR to HR]

Moved: Wallace Richmond

Seconded: Gonella

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,

5. **REPORTS - continued**

1. **Official Community Plan Amendment Application No. OCP4000-53 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; MR to HR] - continued**

Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 from MR (Medium Density Residential) to HR (High Density Residential).

CARRIED UNANIMOUSLY

2. **Zoning Amendment Application No. ZON-1255 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; R-1 to R-5] See Item 5.1 for Staff Report**

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 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 from R-1 (Single Family Residential Zone) to R-5 (High Density Residential Zone);

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

R. Bestoon, IBA Architecture Inc., agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Permit Application No. DP-447 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; 19 Unit - High Density Residential]**

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 447 be authorized for issuance for Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 in accordance with the Development Permit drawings attached as Appendix 3 to the Staff Report dated January 25, 2023, subject to:

1. Adoption of the associated Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw; and
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

R. Bestoon, IBA Architecture Inc., agent for the applicant, outlined the application and was available to answer questions from the Committee.

Councillor Lindgren left the meeting at 8:26 a.m. and returned at 8:28 a.m.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

4. **Development Variance Permit Application No. VP-568 [1197665 BC Ltd./Matejka Property Management and Developments Inc.; 2710 30 Avenue NE; Servicing requirements]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 568 be authorized for issuance for Subdivision Plan EPP112221 of Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1948 Except Plans 5734, 13562 and 25888 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Schedule B, Part 1, Section 5.4.6 - Service Requirements - reduce Fire Flow Standard from the Urban Area 60 litres-per-second to the Rural Area 30 litres-per-second standard.

G. Simmons, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-572 [Carlson, D.; 2091 20 Street NE; Setback requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 572 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 60647 which will vary Zoning Bylaw No. 2303, Section 13.12.2 as follows:

1. reduce the rear parcel line setback from 6.0m to 3.0m for an addition to the existing single family dwelling and in accordance with the drawings attached as Appendix 5 to the Staff Report dated January 6, 2023.

D. Carlson, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **Agricultural Land Commission - Reason for Decision - ALC Application NO. 61531 - 3831 20 Avenue SE**

Received as information.

7. **IN-CAMERA**

8. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of February 6, 2023 be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:47 a.m.

"K. FLYNN"

Deputy Mayor K. Flynn, Chair

Minutes received as information by Council at their Regular Meeting of February 13, 2023.