

## **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 **Tuesday, February 19, 2019.**

### **PRESENT:**

Mayor A. Harrison  
Councillor S. Lindgren  
Councillor L. Wallace Richmond  
Councillor K. Flynn  
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:**

Councillor D. Cannon  
Councillor C. Eliason

#### **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**

#### **4. PRESENTATIONS**

#### **5. REPORTS**

##### **1. Zoning Amendment Application No. ZON-1142 [Perfection Builders Holdings Ltd. / Gauthier, E. & M.; 2110 & 2150 - 14 Avenue SE; R-1 to R-8]**

Moved: Councillor Lindgren

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 Lots 6 & 7, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515 (2110 & 2150 - 14 Avenue SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**CARRIED UNANIMOUSLY**

**5. REPORTS - continued****2. Development Variance Permit Application No. VP-495 [Muto Holdings Ltd.; 1, 10, 15, 17, 18, 23 and 30 - 481 Highway 97B NE; Site Coverage Variance]**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-495 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP5053, Except Plan EPS2062, Phases 1 - 11; and Strata Lots 14, 24 & 25, Section 18, Township 20, Range 9, W6M, KDYD, 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 45%.

CARRIED UNANIMOUSLY

**3. Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-488 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP67710, Except Plan KAP78170 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property;
2. Waive the requirement to provide a fire hydrant on Auto Road SE; and
3. Waive the requirement to upgrade the north half of Auto Road SE to the Urban Interim Arterial Standard along the entire frontage of the subject property.

AND THAT: Issuance of Development Variance Permit No. VP-488 be withheld subject to the registration of a Section 219 Land Title Act Covenant restricting any further subdivision or development on proposed Lot 1 until the lot is fully serviced to City standards.

A. Kawalle, the applicant, was available to answer questions from the Committee.

5. **REPORTS - continued**

3. **Development Variance Permit Application No. VP-488 [Kawalle, A. & Y.; 1631 Auto Road SE; Servicing Variance] - continued**

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Flynn

THAT: Item 1. be deleted in its entirety and replaced as follows:

1. Waive the requirement to construct a sidewalk along the south half of 16 Street SE for the entire frontage of the subject property upon payment of a cash in lieu contribution;

DEFEATED

Mayor Harrison, Councillors Wallace Richmond and Lindgren Opposed

Original Motion:

CARRIED UNANIMOUSLY

4. **Agricultural Land Commission Application No. ALC-379 [Balen, R.M. & B.M. / Browne Johnson Surveyors Ltd.; 6751 Lakeshore Road NE; Exclusion]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application ALC-379 be authorized for submission to the Agricultural Land Commission.

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

CARRIED

Councillor Lavery Opposed

5. **Chief Administrative Officer - Checkout Shopping Bag Regulation Bylaw No. 4297**

Moved: Mayor Harrison

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that the Bylaw entitled City of Salmon Arm Checkout Bag Regulation Bylaw No. 4297 and staff report be brought forward for consideration at the Regular Council Meeting of February 25, 2019.

CARRIED UNANIMOUSLY

6. FOR INFORMATION

1. Agricultural Land Commission - Letter dated February 11, 2019 - Application 57480 to conduct a non-farm use in the Agricultural Land Reserve

Received for information.

7. IN CAMERA

8. LATE ITEMS

9. ADJOURNMENT

Moved: Councillor Wallace Richmond

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee meeting of February 19, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:08 a.m.

Minutes received as information by Council  
at their Regular Meeting of February 25, 2019.

A. HARRISON"  
Mayor Alan Harrison  
Chair