

# DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on Monday, **June 21, 2021.**

## PRESENT:

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

Acting Deputy Chief Administrative Officer/Director of Engineering  
& Public Works R. Niewenhuizen (participated remotely)  
Director of Development Services K. Pearson (participated remotely)  
City Engineer J. Wilson (participated remotely)  
Recorder B. Puddifant (participated remotely)

## ABSENT

Mayor A. Harrison  
Councillor D. Cannon

### 1. CALL TO ORDER

Deputy Mayor Wallace Richmond called the meeting to order at 8:00 a.m.

### 2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Deputy Mayor Wallace Richmond 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" and acknowledged that June 21, 2021 is National Indigenous Peoples Day.

### 3. REVIEW OF THE AGENDA

### 4. DISCLOSURE OF INTEREST

### 5. REPORTS

#### 1. Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit - Medium Density Residential]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 in accordance with the drawings attached as Schedule A to the Staff Report dated June 15, 2021;

5. **REPORTS - continued**

1. **Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit - Medium Density Residential] - continued**

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1 (a) - maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 - maximum height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 - minimum setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 - minimum setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Waive the 4.0 m (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: issuance of Development Permit No. 431 be withheld subject to receipt of an irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

M. Lamerton, agent for the applicant, outlined the application and was available to answer questions from the Committee.

K. Guenther, the applicant, was available to answer questions from the Committee.

CARRIED  
Councillor Lavery Opposed

2. **Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing**

Moved: Councillor Flynn

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 2303 as follows:

1. Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);
2. Waive the requirement to install Concrete works (curb, gutter and sidewalk); and
3. Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Telephone).

M. Burgi, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS - continued**

3. **Official Community Plan Amendment Application No. OCP4000-46 [Passey, B. & T.; 3381 10 Avenue SE; LR to MR]**

Moved: Councillor Eliason

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 Official Community Plan Bylaw No. 4000 Land Use Designation of Lot B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density).

CARRIED

Councillor Lavery Opposed

4. **Zoning Amendment Application No. ZON-1203 [Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] [See Item 5.3 for Staff Report]**

Moved: Councillor Eliason

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 B, Section 18, Township 20, Range 9, W6M, KDYD, Plan 27921 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

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

CARRIED

Councillor Lavery Opposed

5. **Zoning Amendment Application No. ZON-1204 [Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 - 6 Avenue NE; R-1 to R-4]**

Moved: Councillor Flynn

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 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

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

1. removal of two shipping containers from the property; and
2. Ministry of Transportation and Infrastructure approval.

J. Johnson, agent for applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. REPORTS - continued

6. Zoning Amendment Application No. ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]

Moved: Councillor Eliason

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 31, Township 20, Range 9, W6M, KDYD, Plan 3674 Except Plan 27952 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.

M. Wilson, agent for the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. PRESENTATIONS

7. FOR INFORMATION

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee meeting of June 21, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:30 a.m.

"L. WALLACE RICHMOND"  
Deputy Mayor Louise Wallace Richmond  
Chair

Minutes received as information by Council at their Regular Meeting of June 28, 2021.