

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, September 3, 2019.**

PRESENT:

Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor D. Cannon
Councillor C. Eliason
Councillor L. Wallace Richmond

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson
Director of Development Services K. Pearson
Director of Engineering & Public Works R. Niewenhuizen
Recorder B. Puddifant

ABSENT:

Councillor S. Lindgren

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. Development Variance Permit Application No. VP-486 [Bartusek, D. & M.; 1070 Okanagan Avenue SE; Setback Requirements]

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-486 be authorized for issuance for Lot 3, Block 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1255 to vary Zoning Bylaw No. 2303 as follows:

1. Section 6.11.1 - Reduce the minimum setback for an accessory building from the front parcel line from 6.0 metres to 0.8 metres;

5. **REPORTS - continued**

1. **Development Variance Permit Application No. VP-486 [Bartusek, D. & M.; 1070 Okanagan Avenue SE; Setback Requirements] - continued**

2. Section 6.11.3 – Reduce the minimum setback for an accessory building from the East interior side parcel line from 1.0 metres to 0.5 metres; and
3. Section 4.9.2 – Reduce the minimum setback for an accessory building from a Collector Street (Okanagan Avenue) from 16.0 metres to 10.32 metres.

D. & M. Bartusek, the applicants, outlined the application and were available to answer questions from the Committee.

DEFEATED UNANIMOUSLY

2. **Development Variance Permit Application No. VP-503 [Chahal, K., Gill, S. & Kandola, J.; 1170 15 Street SE; Setback Requirements]**

Moved: Councillor Eliason

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-503 be authorized for issuance for Lot 2, Section 12, Township 20, Range 9, W6M, KDYD, Plan 19112 to vary Zoning Bylaw No. 2303 as follows:

1. Section 7.11.3:
 - i) Reduce the minimum setback for a duplex from the interior side parcel line from 2.0 metres to 1.75 metres.

CARRIED UNANIMOUSLY

3. **Official Community Plan Amendment Application No. OCP-4000-39 [Muto Holdings Ltd.; 130 Shuswap Street SE; INS to HDR]**

Moved: Councillor Eliason

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 the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from INS (Institutional) to HDR (High Density Residential).

CARRIED UNANIMOUSLY

4. **Zoning Amendment Application No. ZON-1153 [Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 to R-5]**

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

5. **REPORTS - continued**

4. **Zoning Amendment Application No. ZON-1153 [Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 to R-5] - continued**

would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from P-3 (Institutional) to R-5 (High Density Residential);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

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

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

7. **IN CAMERA**

8. **LATE ITEM**

9. **ADJOURNMENT**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of September 3, 2019, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:46 a.m.

Minutes received as information by Council
at their Regular Meeting of September 9, 2019.

"A. HARRISON"

Mayor Alan Harrison
Chair