

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, **September 20, 2021.**

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor C. Eliason (participated remotely) (left the meeting at 10:56 a.m.)
Councillor T. Lavery (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor K. Flynn (participated remotely)

Acting Chief Administrative Officer/
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen (participated remotely)
Chief Financial Officer C. Van de Cappelle (participated remotely)
Director of Development Services K. Pearson (participated remotely)
City Engineer J. Wilson (participated remotely)
Recorder B. Puddifant (participated remotely)

ABSENT:

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison 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. Development Permit Application No. DP-435 [MQN Architects/1292919 BC Ltd.; 2110 11 Avenue NE; Highway Service/Tourist Commercial]

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 435 be authorized for issuance for part of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191 in accordance with the drawings dated July 27, 2021 attached to the Staff Report dated September 14, 2021;

5. **REPORTS - continued**

2. **Development Permit Application No. DP-435 [MQN Architects/1292919 BC Ltd.; 2110 11 Avenue NE; Highway Service/Tourist Commercial] - continued**

AND THAT: Issuance of Development Permit No. 435 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

A. Waters, representative of 1292919 BC Ltd., the owner, outlined the application and was available to answer questions from the Committee.

N. Borstmayer, MQN Architects, the applicant, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

2. **Zoning Amendment Application No. ZON-1217 [Browne Johnson Land Surveyors/Appeldoorn Developments Ltd.; 1640 10 Street SE; R-1 to R-8]**

Moved: Councillor Cannon

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 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plans 10716, 12873, 21504 and EPP53854 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

J. Johnson, Browne Johnson Land Surveyors, the applicant, was available to answer questions from the Committee.

J. Grieve, owner, was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-538 [Couillard, R.; 6310 10 Avenue SE; Setback requirements]**

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-538 be authorized for issuance for Lot 8, Section 8, Township 20, Range 9, W6M, KDYD, Plan 9772 to vary Zoning Bylaw No. 2303 as follows:

1. Section 35.11.2 – Rear Parcel Line Setback reduction from 6.0 m to 1.5 m (south parcel line) to facilitate construction of an accessory building.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

4. **Development Variance Permit Application No. VP-536 [H. Roberge/Maple Tree Montessori Daycare; 931 12 Street SE; Off Street Parking and Loading Spaces]**

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-536 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, KDYD, Plan EPP94805 to vary Zoning Bylaw No. 2303, Appendix 1 – Off Street Parking and Loading Spaces as follows:

1. Reducing the number of off-street parking spaces from 14 stalls to 6 stalls; and
2. Waive the requirement to provide hard surface parking on-site;

AND THAT: Council directs staff to enter into an agreement with the owner to allocate sufficient parking within the road right-of-way (Auto Road SE) as shown on Appendix 7 of the Staff Report dated August 19, 2021, and the applicant provide upgrades to the road right-of-way to accommodate those spaces.

H. Roberge, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

7. **Agricultural Land Commission Application No. ALC-387 [School District No. 83; 5970 10 Avenue SE; Non-Farm Use]**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-387 be authorized for submission to the Agricultural Land Commission.

T. Betcher and J. King, School District No. 83, outlined the application and were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-535 [Onsite Engineering Ltd./1309295 BC Ltd.; 6810 Park Hill Road NE; Servicing requirements]**

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit VP-535 be authorized for issuance for Amended Legal Subdivision 15 of Section 31, Township 20, Range 9, W6M, KDYD, Except Plan 10393 and 21686 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, waiving the requirement to upgrade the west side of Park Hill Road NE to the RD-4 Urban Arterial Road, fronting the subject property, subject to:

1. The owner/developer extending the multi-use path in a north-south direction for the length fronting the subject property on the east side of Park Hill Road NE; and

5. **REPORTS - continued**

5. **Development Variance Permit Application No. VP-535 [Onsite Engineering Ltd./1309295 BC Ltd.; 6810 Park Hill Road NE; Servicing requirements] - continued**

2. The owner/developer registering a Land Title Act Section 219 Covenant restricting further subdivision of the portion of the subject property west of Park Hill Road NE.

J. Van Lindert, Onsite Engineering Ltd., the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **Agricultural Land Commission Application No. ALC-409 [Stevenson, W./1276802 Alberta Ltd.; 3191 10 Avenue (TCH) SW; Subdivision]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-409 be authorized for submission to the Agricultural Land Commission.

W. Stevenson, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

8. **Agricultural Land Commission Application No. ALC-410 [Phare, K./Seventh Day Adventist Church; 5881 35 Street NE; Non-Farm Use]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-410 be authorized for submission to the Agricultural Land Commission.

K. Phare, Seventh Day Adventist Church, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **IN-CAMERA**

Moved: Councillor Flynn

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee move In-Camera.

CARRIED UNANIMOUSLY

The Committee moved In-Camera at 9:30 a.m.

The Committee returned to the Regular session at 11:02 a.m.

7. FOR INFORMATION

8. CORRESPONDENCE

9. ADJOURNMENT

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of September 20, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:03 a.m.

"A. HARRISON"

Mayor Alan Harrison

Chair

Minutes received as information by Council
at their Regular Meeting of September 27, 2021.