

## **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 and by electronic means by Ministerial Order M192, on **Monday, December 7, 2020.**

### **PRESENT:**

Mayor A. Harrison  
Councillor T. Lavery (participated remotely)  
Councillor L. Wallace Richmond (participated remotely)  
Councillor D. Cannon (participated remotely)  
Councillor S. Lindgren  
Councillor C. Eliason (participated remotely)  
Councillor K. Flynn  
  
Chief Administrative Officer C. Bannister  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Corporate Services E. Jackson  
Director of Development Services K. Pearson  
Chief Financial Officer C. Van de Cappelle  
Recorder B. Puddifant

### **ABSENT:**

#### **1. CALL TO ORDER**

Mayor Harrison called the meeting to order at 8:03 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. Zoning Amendment No. ZON-1191 [Brentwell Construction Ltd.; 31 - 4 Street SE; R-1 to R-5] and Text Amendment**

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 Zoning Bylaw No. 2303 by:

**5. REPORTS - continued****1. Zoning Amendment No. ZON-1191 [Brentwell Construction Ltd.; 31 - 4 Street SE; R-1 to R-5] - continued**

- 1) rezoning Lot 3, Block 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 936 from R-1 (Single Family Residential) to R-5 (High Density Residential; and
- 2) adding "Duplex" as a permitted use under Section 10.3 of the R-5 (High Density Residential) zone;

AND THAT: Final Reading of the Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

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

CARRIED UNANIMOUSLY

**2. Development Variance Permit Application No. VP-521 [Brentwell Construction Ltd.; 31 - 4 Street SE; Setback Requirements (See Item 5.1 for Staff Report)]**

Moved: Councillor Flynn

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-521 be authorized for issuance for Lot 3, Block 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 936 to vary the provisions of Zoning Bylaw No. 2303 as follows:

- 1) Section 10.9.3 - R-5 High Density Residential Zone - reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the north parcel line; and
- 2) Section 10.9.3 - R-5 High Density Residential Zone - reduce the minimum setback from an interior side parcel line from 2.4 m (7.8 ft) to 2.0 m (6.6 ft) for the south parcel line.

M. Brenton, the applicant, spoke regarding the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

**3. Cannabis Retail Store Application No. CRS-10 [Inspired Cannabis Co. (1217025 BC Ltd.; #246, 1151 10 Avenue SW]**

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Council approve application CRS-10;

AND THAT: Council consider its Resolution with respect to the following:

5. **REPORTS - continued**

3. **Cannabis Retail Store Application No. CRS-10 [Inspired Cannabis Co. (1217025 BC Ltd.; #246, 1151 10 Avenue SW - continued**

1. Provincial Cannabis Retail Store License Referral No. 007440;
2. City Zoning Bylaw No. 2303 and City Policy No. 3.20;
3. Public notification followed by the holding of a Hearing on December 14, 2020; and
4. The impact of the application on the community.

N. Biln, S. Biln, and J. Dhami, the applicants, outlined the application and were available to answer questions from the Committee.

CARRIED

Councillor Lavery Opposed

4. **Lounge and Special Event Area Liquor License [Shuswap Cider Company; 2090 10 Avenue SW [Westgate Mall]**

Moved: Councillor Eliason

Seconded: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Council has no objection to the issuance of a lounge and special event area liquor license to the Shuswap Cider Company and submits the following:

- a) The issuance of the lounge and special event area liquor license will have no impact on the surrounding residents;
- b) There will be no detrimental impact on the community if the application is approved; and
- c) The views of the neighbouring residents have not been gathered due to the considerable physical distance (125m) to the nearest residential building.

G. Ginn, the applicant, spoke regarding the application and was available to answer questions from the Committee. L. Wong and K. Ramsall, the co-applicants, were also available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **Development Variance Permit Application No. VP-522 [Pym, M./Bernd Hermanski Architect Inc./Hermanski, B.; 1361 18 Street NE; Setback Requirements]**

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-522 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 43148 which will vary the provisions of Zoning Bylaw No. 2303 as follows:

## 5. REPORTS - continued

### 5. Development Variance Permit Application No. VP-522 [Pym, M./Bernd Hermanski Architect Inc./Hermanski, B.; 1361 18 Street NE; Setback Requirements] - continued

- 1) Section 6.10.1 – reduce the minimum setback of the principal building from the front parcel line from 6.0 m to 0 m as shown in Schedule A of the Staff Report dated November 25, 2020.

B. Hermanski, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

### 6. Land Use Contract Termination and Zoning Bylaw Amendment [LUC N54304; Abacus Cities Ltd.; Strata Lots 1 – 30, 1449 1 Avenue NE, Strata Lots 1 – 30, 1451 1 Avenue NE, 131, 161, 191, 211, 230, 210, 190, 160, 130 – 15 Street NE, 1570, 1540, 1500, 1480 1 Avenue NE, 1451, 1453, 1481, 1491, 1521 and 1531 Okanagan Avenue

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 terminate the Land Use Contract N54304 for the parcels described as:

028-875-656	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	201, 1449 1 Avenue NE
028-875-664	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	202, 1449 1 Avenue NE
028-875-672	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	203, 1449 1 Avenue NE
028-875-681	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	204, 1449 1 Avenue NE
028-875-699	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	205, 1449 1 Avenue NE
028-875-702	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	206, 1449 1 Avenue NE
029-092-736	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	101, 1449 1 Avenue NE
029-092-744	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	102, 1449 1 Avenue NE
029-092-752	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	103, 1449 1 Avenue NE
029-092-761	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	104, 1449 1 Avenue NE
029-092-779	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	105, 1449 1 Avenue NE
029-092-787	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	106, 1449 1 Avenue NE
029-501-237	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	301, 1449 1 Avenue NE

5. **REPORTS - continued**

6. **Land Use Contract Termination and Zoning Bylaw Amendment [LUC N54304; Abacus Cities Ltd.; Strata Lots 1 – 30, 1449 1 Avenue NE, Strata Lots 1 – 30, 1451 1 Avenue NE, 131, 161, 191, 211, 230, 210, 190, 160, 130 – 15 Street NE, 1570, 1540, 1500, 1480 1 Avenue NE, 1451, 1453, 1481, 1491, 1521 and 1531 Okanagan Avenue – continued**

029-501-245	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	302, 1449 1 Avenue NE
029-501-253	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	303, 1449 1 Avenue NE
029-501-261	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	304, 1449 1 Avenue NE
029-501-270	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	305, 1449 1 Avenue NE
029-501-288	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	306, 1449 1 Avenue NE
029-686-121	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	401, 1449 1 Avenue NE
029-686-130	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	402, 1449 1 Avenue NE
029-686-148	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	403, 1449 1 Avenue NE
029-686-156	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	404, 1449 1 Avenue NE
029-686-164	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	405 1449 1 Avenue NE
029-686-172	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	406, 1449 1 Avenue NE
029-775-698	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	501, 1449 1 Avenue NE
029-775-701	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	502, 1449 1 Avenue NE
029-775-710	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	503, 1449 1 Avenue NE
029-775-728	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	504, 1449 1 Avenue NE
029-775-736	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	505, 1449 1 Avenue NE
029-775-744	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740	506, 1449 1 Avenue NE
002-206-854	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	603, 1451 1 Avenue NE
002-206-862	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	601, 1451 1 Avenue NE
002-206-871	Strata Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	604, 1451 1 Avenue NE
002-206-897	Strata Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	602, 1451 1 Avenue NE

5. **REPORTS - continued**

6. **Land Use Contract Termination and Zoning Bylaw Amendment [LUC N54304; Abacus Cities Ltd.; Strata Lots 1 – 30, 1449 1 Avenue NE, Strata Lots 1 – 30, 1451 1 Avenue NE, 131, 161, 191, 211, 230, 210, 190, 160, 130 – 15 Street NE, 1570, 1540, 1500, 1480 1 Avenue NE, 1451, 1453, 1481, 1491, 1521 and 1531 Okanagan Avenue – continued**

002-206-901	Strata Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	503, 1451 1 Avenue NE
002-206-919	Strata Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	501, 1451 1 Avenue NE
002-206-927	Strata Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	504, 1451 1 Avenue NE
002-206-935	Strata Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	502, 1451 1 Avenue NE
002-206-943	Strata Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	703, 1451 1 Avenue NE
002-206-951	Strata Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	701, 1451 1 Avenue NE
002-206-960	Strata Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	704, 1451 1 Avenue NE
002-206-978	Strata Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	702, 1451 1 Avenue NE
002-206-986	Strata Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	405, 1451 1 Avenue NE
002-206-994	Strata Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	403, 1451 1 Avenue NE
002-207-001	Strata Lot 15, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	401, 1451 1 Avenue NE
002-207-010	Strata Lot 16, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	406, 1451 1 Avenue NE
002-207-028	Strata Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	404, 1451 1 Avenue NE
002-207-036	Strata Lot 18, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	402, 1451 1 Avenue NE
002-207-044	Strata Lot 19, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	805, 1451 1 Avenue NE
002-207-052	Strata Lot 20, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	803, 1451 1 Avenue NE
002-207-061	Strata Lot 21, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	801, 1451 1 Avenue NE
002-207-079	Strata Lot 22, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	806, 1451 1 Avenue NE
002-207-087	Strata Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	804, 1451 1 Avenue NE
002-207-095	Strata Lot 24, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	802, 1451 1 Avenue NE
002-207-109	Strata Lot 25, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	305, 1451 1 Avenue NE

5. **REPORTS - continued**

6. **Land Use Contract Termination and Zoning Bylaw Amendment [LUC N54304; Abacus Cities Ltd.; Strata Lots 1 – 30, 1449 1 Avenue NE, Strata Lots 1 – 30, 1451 1 Avenue NE, 131, 161, 191, 211, 230, 210, 190, 160, 130 – 15 Street NE, 1570, 1540, 1500, 1480 1 Avenue NE, 1451, 1453, 1481, 1491, 1521 and 1531 Okanagan Avenue – continued**

002-207-117	Strata Lot 26, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	303, 1451 1 Avenue NE
002-207-125	Strata Lot 27, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	301, 1451 1 Avenue NE
002-207-133	Strata Lot 28, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	306, 1451 1 Avenue NE
002-207-141	Strata Lot 29, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	304, 1451 1 Avenue NE
002-207-150	Strata Lot 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507	302, 1451 1 Avenue NE
003-248-429	Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	131 15 Street NE
003-248-437	Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	161 15 Street NE
003-248-453	Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	191 15 Street NE
003-248-461	Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	211 15 Street NE
003-248-470	Lot 5, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	230 15 Street NE
003-248-488	Lot 6, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	210 15 Street NE
003-248-496	Lot 7, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	190 15 Street NE
003-248-500	Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	160 15 Street NE
003-248-518	Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	130 15 Street NE
003-248-526	Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, PLAN 33113	1570 1 Avenue NE
003-248-551	Lot 11, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1540 1 Avenue NE
003-248-569	Lot 12, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1500 1 Avenue NE
003-248-577	Lot 13, Section 13, Township 20, Range 10, W6M, KDYD, Plan 33113	1480 1 Avenue NE
025-681-401	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1451 Okanagan Avenue NE
025-681-419	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541	1453 Okanagan Avenue NE
018-189-661	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1481 Okanagan Avenue NE

5. **REPORTS - continued**

6. **Land Use Contract Termination and Zoning Bylaw Amendment [LUC N54304; Abacus Cities Ltd.; Strata Lots 1 – 30, 1449 1 Avenue NE, Strata Lots 1 – 30, 1451 1 Avenue NE, 131, 161, 191, 211, 230, 210, 190, 160, 130 – 15 Street NE, 1570, 1540, 1500, 1480 1 Avenue NE, 1451, 1453, 1481, 1491, 1521 and 1531 Okanagan Avenue – continued**

018-189-679	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227	1491 Okanagan Avenue NE
017-800-943	Strata Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1521 Okanagan Avenue
017-800-951	Strata Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054	1531 Okanagan Avenue

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 rezoning Strata Lots 1 to 30, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS507 and Strata Lots 1 to 30,

Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan EPS740 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS2541 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1227 and Strata Lots 1 and 2, Section 13, Township 20, Range 10, W6M, KDYD, Strata Plan KAS1054 from R1 – Single Family Residential to R4 – Medium Density Residential, as shown on 'Schedule A' of the Staff Report dated November 23, 2020;

AND FURTHER THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

CARRIED UNANIMOUSLY

Councillors Lindgren and Flynn left the meeting at 9:08 a.m.

6. **IN-CAMERA**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

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

CARRIED UNANIMOUSLY

The Meeting recessed at 9:08 a.m.

The Meeting reconvened at 9:14 a.m.

7. **FOR INFORMATION**

8. **CORRESPONDENCE**



Councillors Wallace Richmond and Eliason left the meeting at 10:05 a.m.

9. ADJOURNMENT

Moved: Councillor Flynn

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee meeting of December 7, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:06 a.m.

"A. HARRISON"

Mayor Alan Harrison  
Chair

Minutes received as information by Council  
at their Regular Meeting of December 14, 2020.