

## **DEVELOPMENT AND PLANNING SERVICES COMMITTEE**

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held in the Council Chamber of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, October 17, 2016.**

### **PRESENT:**

Mayor N. Cooper  
Councillor K. Jamieson  
Councillor T. Lavery  
Councillor L. Wallace Richmond

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

### **ABSENT:**

Councillor C. Eliason  
Councillor K. Flynn  
Councillor A. Harrison

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

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

#### **2. REVIEW OF THE AGENDA**

#### **3. DECLARATION OF INTEREST**

No interest was declared.

#### **4. PRESENTATIONS**

##### **1. Canoe Forest Products Ltd., Ray Mills, Development Forester - Harvest Plan for East Canoe Creek Watershed**

Ray Mills, Development Forester for Canoe Forest Products Ltd. outlined the harvest plan for the East Canoe Creek Watershed. He was available to answer questions from the Committee.

**5. REPORTS****1. Zoning Amendment Application No. ZON-1071 [Kulwinder, D. & C./Chahal, P. - 1141 & 1181 - 20 Street NE - P-3 to R-4]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

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 24, Township 20, Range 10, W6M, KDYD, Plan KAP64666 and Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 14376 from P-3 (Institutional Zone) to R-4 (Medium Density Residential Zone);

AND THAT: final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

Councillor Jamieson left the meeting at 8:43 p.m.

The meeting recessed at 8:49 a.m. due to lack of quorum.

Councillor Jamieson returned and the meeting resumed at 8:55 a.m.

CARRIED UNANIMOUSLY

**2. Development Variance Permit Application No. VP-442 [Durstun, B. & C. - 2830 - 25 Street NE - Servicing]**

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-442 be authorized for issuance for Lot 1, Plan 28855, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 3596, as amended:

- i) Waive the requirement to upgrade the 25 Street NE frontage to the Local Urban Road standard (RD-2);
- ii) Waive the requirement to extend the storm sewer system; and
- iii) Waive the requirement to provide a cash contribution equivalent to 50% of the estimated cost of upgrading the existing 100 mm diameter water main to a 150 mm diameter water main.

B. and C. Durston, the owners, outlined the application and were available to answer questions from the Committee.

5. **REPORTS** – continued

2. **Development Variance Permit Application No. VP-442 [Durstons, B. & C. - 2830 - 25 Street NE - Servicing]** – continued

Amendment:

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: Section 4.2 i), ii) and iii) be amended to the following:

1. Section 4.2:

- i) Reduce the requirement to upgrade the 25 Street NE frontage to the Local Urban Road standard (RD-2) to a cash contribution equivalent to the estimated cost of the upgrade; and
- ii) Reduce the requirement to extend the storm sewer system to a cash contribution equivalent to 50% of the estimated cost extending the main across the property frontage, subject to:
  - a) installation of on-site storm water disposal systems designed by a qualified geotechnical engineer; and
  - b) registration of a Land Title Act, Section 219 covenant to prohibit any further subdivision until the water main has been upgraded to City standards.

CARRIED UNANIMOUSLY

Motion as Amended:

CARRIED UNANIMOUSLY

3. **Development Permit Application No. DP-407 [Marson Investments Inc. - 361 - 10 Street SE - 12 Unit Residential Development]**

Moved: Councillor Lavery

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 407 be authorized for issuance for Lot 4, Section 14, Township 20, Range 10, W6M, KDYD, Plan 11087 except Plan 20146 in accordance with the site plan, elevations and landscaping plan date stamped received August 16, 2016;

AND FURTHER THAT: Issuance of Development Permit No. DP-407 be withheld subject to the following:

- 1) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

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

CARRIED UNANIMOUSLY

5. **REPORTS** – continued

4. **Development Permit Application No. DP-408 [Home Hardware Stores Ltd. / Kehler, J. - 790 Trans Canada Hwy SW – 2 Storage Buildings]**

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 408 be authorized for issuance for SW ¼ Section 14 on Plan DD15869, Township 20, Range 10, W6M, KDYD, Except Plans B3939, B6563, 11507, KAP66520 & KAP83423 (790 Trans Canada Highway SW) in accordance with the drawings received September 7, 2016.

CARRIED UNANIMOUSLY

5. **Agricultural Land Commission Application No. ALC-366 [1276802 Alberta Ltd. / Cancorp Properties - 3191 – 10 Avenue (TCH) SW – Exclusion]**

Moved: Councillor Jamieson

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-366 be authorized for submission to the Agricultural Land Commission.

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

DEFEATED

Councillors Jamieson and Lavery Opposed

6. **Agricultural Land Commission Application No. ALC-368 [406900 BC Ltd. / Country Camping - 3101 – 10 Avenue (TCH) SW – Exclusion]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Jamieson

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-368 be authorized for submission to the Agricultural Land Commission.

Councillor Wallace Richmond left the meeting at 10:05 a.m.

T. Welsh, the owner, outlined the application and was available to answer questions from the Committee.

Councillor Wallace Richmond returned to the meeting at 10:07 a.m.

DEFEATED

Councillors Jamieson and Lavery Opposed

6. **CORRESPONDENCE**

1. **Agricultural Land Commission Application No. ALC-365 [Laitinen, P. & A. / Mead, K. - 2451 - 30 Avenue NE - Resolution #321-2016]**

Received for information.

7. **IN-CAMERA**

8. **LATE ITEMS**

No items.

9. **ADJOURNMENT**

Moved: Councillor Jamieson

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of October 17, 2016, be adjourned.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:10 a.m.

**"N. COOPER"**  
Mayor Nancy Cooper  
Chair

Minutes received as information by Council  
at their Regular Meeting of October 24, 2016.