

## **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, January 23, 2017.**

### **PRESENT:**

Mayor N. Cooper  
Councillor C. Eliason  
Councillor K. Flynn  
Councillor K. Jamieson  
Councillor A. Harrison  
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

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

Mayor Cooper called the meeting to order at 8:01 a.m.

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

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

Councillor Eliason declared a conflict of interest with item 4.1 as he is related to the applicants.

### **4. REPORTS**

Councillor Eliason declared a conflict of interest and left the meeting at 8:01 a.m.

#### **1. Development Variance Permit Application No. VP-439 [M. Norgren & T. Eliason; 5281 - 75 Avenue NE; Setback Variance]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-439 be authorized for issuance for Parcel Z, Block 1, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.1 - R-1 Single-Family Residential Zone - reduce the minimum building setback from the front parcel line from 6.0 m (19.7 ft) to 3.1 m (10.2 ft) for the existing single-family dwelling, as shown in Schedule A, and;

4. **REPORTS** – Continued

1. **Development Variance Permit Application No. VP-439 [M. Norgren & T. Eliason; 5281 – 75 Avenue NE; Setback Variance]** – Continued

2. Section 6.10.2 – R-1 Single-Family Residential Zone – reduce the minimum building setback from the rear parcel line from 6.0 m (19.7 ft) to 1.3 m (4.3 ft) for the existing single-family dwelling, as shown in Schedule A.

AND THAT: Issuance of Development Variance Permit No. VP-439 be withheld subject to the registration of a Section 219 *Land Title Act* covenant(s) registered on title ensuring compliance with Riparian Areas Regulation: Assessment Report Number 4062, addressing flood hazard, and saving the City harmless from any liability or damages that may arise in the future.

J. Johnson, Brown Johnson Land Surveyors, the agent, spoke regarding the application and was available to answer questions from the Committee.

CARRIED  
Councillor Lavery Opposed

Councillor Eliason returned to the meeting at 8:26 a.m.

2. **Development Variance Permit Application No. VP-444 [A. & H. Gowen; 31 – 2 Street SE; Setback Variance]**

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-444 be authorized for issuance for Lot 22, Block 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1(a) – General Regulations – increase the maximum permitted height of a fence in the interior side yard from 2.0 m (6.5 ft) to 2.75 m (9.02 ft) to allow for an existing 5.5 m (18.05 ft) length of privacy fence, as shown in Schedule A;
2. Section 6.10.3 – R-1 Single-Family Residential Zone – reduce the minimum setback of the principal building from the south interior parcel line from 1.5 m (4.9 ft) to 0.7 m (2.2 ft) to allow for the existing single family dwelling, as shown in Schedule A;
3. Section 6.11.1 – R-1 Single-Family Residential Zone – reduce the minimum setback of an accessory building from the front parcel line from 6.0 m (19.7 ft) to 0 m (0 ft) to allow for an existing “car tent”, as shown in Schedule A;
4. Section 6.11.1 – R-1 Single-Family Residential Zone – reduce the minimum setback of an accessory building from the front parcel line from 6.0 m (19.7 ft) to 0 m (0 ft) to allow for a future carport, as shown in Schedule A, and;

4. **REPORTS** – Continued

2. **Development Variance Permit Application No. VP-444 [ A. & H. Gowen; 31 - 2 Street SE; Setback Variance]** – Continued

5. Section 6.11.3 – R-1 Single-Family Residential Zone – reduce the minimum setback of an accessory building from the north interior side parcel line from 1.0 m (3.3 ft) to 0 m (0 ft) to allow for an accessory building, an existing “car tent”, and a future carport, as shown in Schedule A.

A. Gowen, the applicant, spoke regarding the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-445 [P. Cumming & N. Wagner; 4891 - 16 Street NE; Setback Variance]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-445 be authorized for issuance for Lot 2, Plan 34059, Sec. 25, Tp. 20, R. 10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

- 1) Section 6.11.4 - decrease the minimum setback of an accessory building from the front parcel line from 6.0 metres to 1.84 metres for the proposed garage building shown on Appendix 3.

N. Wagner, the applicant, spoke regarding the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **PRESENTATION**

No items.

6. **CORRESPONDENCE**

1. **Accommodation Statistics for Salmon Arm - email dated January 13, 2017 - from Corporate Officer to BC Wildfire Service**

Received for information.

7. **IN-CAMERA**

8. **LATE ITEMS**

No items.

9. ADJOURNMENT

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of January 23, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:25 a.m.

"N. COOPER"

Mayor Nancy Cooper  
Chair

Minutes received as information by Council  
at their Regular Meeting of January 30, 2017.