

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 Chambers of the City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, October 2, 2017.**

PRESENT:

Mayor N. Cooper
Councillor C. Eliason
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor A. Harrison
Councillor K. Jamieson

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

ABSENT:

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

Councillor Eliason declared a conflict of interest with item 5.1 due to a potential perceived pecuniary interest as he is a former employee of Tekamar Mortgage Fund Ltd.

4. PRESENTATIONS

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

5. REPORTS

1. Zoning Amendment Application No. ZON-1102 [Tekamar Mortgage Fund Ltd.; 3161 Okanagan Avenue NE; R-1 to R-8]

Moved: Councillor Lavery

Seconded: Councillor Harrison

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 18, Township 20,

5. REPORTS – continued**1. Zoning Amendment Application No. ZON-1102 [Tekamar Mortgage Fund Ltd.; 3161 Okanagan Avenue NE; R-1 to R-8] - continued**

Range 9, W6M, KDYD, Plan EPP342 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

T. Arrowsmith, the applicant, explained the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

Councillor Eliason returned to the meeting at 8:10 a.m.

2. Zoning Amendment Application No. ZON-1105 [Jarvis, C.J. / Frankin Engineering Ltd.; 2810 – 15 Avenue NE; R-1 to R-4 & R-5]

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

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 Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327 Except Plans 9125, KAP46137 & KAP84896 (2810 15 Avenue NE) from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) and R-5 (High Density Residential Zone) as shown on Schedule A of the Staff Report dated September 18, 2017;

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

J. Franklin, the agent, explained the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. Highway Closure Bylaw No. 4189 [1097792 BC Ltd. / Chahal, P.; Portion of 11 Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20 Street NE (Plans 1327, B6229 and KAP48555)]

Moved: Councillor Jamieson

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that the City of Salmon Arm Highway Closure Bylaw No. 4189 proceed to first, second and third readings;

AND THAT: Authorization be granted for the sale of Closed Road, a Portion of 11 Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20 Street NE (Plans 1327, B6229 and KAP48555) Section 24, Township 20, Range 10, W6M, KDYD, as shown on Appendix 1 of the Staff Report dated September 26, 2017, to 1097792 BC Ltd. for the sum of \$40,000.00;

5. **REPORTS – continued**

3. **Highway Closure Bylaw No. 4189 [1097792 BC Ltd. / Chahal, P.; Portion of 11 Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20 Street NE (Plans 1327, B6229 and KAP48555)] - continued**

AND THAT: Final Reading of Salmon Arm Highway Closure Bylaw No. 4189 and the sale of the above noted lands be subject to the following:

1. Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification).

CARRIED UNANIMOUSLY

6. **IN CAMERA**

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Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: Pursuant to Section 90 (1) of the Community Charter, the Development and Planning Services Committee move In-Camera.

CARRIED UNANIMOUSLY

The Committee moved In-Camera at 8:40 a.m.

The Committee returned to Regular Session at 8:50 a.m.

7. **FOR INFORMATION**

No items

8. **LATE ITEMS**

No Items.

9. **ADJOURNMENT**

Moved: Councillor Harrison

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee meeting of October 2, 2017, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:51 a.m.

Minutes received as information by Council
at their Regular Meeting of October 10, 2017.

"N. COOPER"

Mayor Nancy Cooper
Chair