

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 at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Tuesday, May 22, 2018.**

PRESENT:

Mayor N. Cooper
Councillor K. Flynn
Councillor T. Lavery
Councillor C. Eliason
Councillor A. Harrison

Chief Administrative Officer C. Bannister
Corporate Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Manager of Permits & Licensing M. Roy
Recorder B. Puddifant

ABSENT:

Councillor L. Wallace Richmond
Councillor K. Jamieson

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 with Item 5.1 as the applicant is a client of his firm.

4. PRESENTATIONS

5. REPORTS

Councillor Eliason declared a conflict and left the meeting at 8:00 a.m.

1. Zoning Amendment Application No. ZON-1127 [Presch, B.; 7031 – 52 Street NE; R-1 to R-8]

Moved: Councillor Flynn

Seconded: Councillor Lavery

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:

1. rezoning Lot 14, Block 5, Section 5, Township 21, Range 9, W6M, KDYD, Plan 1004 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone);
2. add a provision to Section 13.8 that would read:

The total maximum parcel coverage for principal and accessory buildings shall be 45% of the parcel area, of which 10% shall be the maximum parcel coverage for all accessory buildings, which may be increased to a maximum of 15% for all accessory buildings including those containing a detached suite provided the accessory building containing the detached suite has a lesser building area than the single family dwelling.

CARRIED UNANIMOUSLY

Councillor Eliason returned to the meeting at 8:03 a.m.

2. Temporary Use Permit Application No. TUP-15 [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J.; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival]

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Temporary Use Permit No. TUP-15 be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 – 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼, Section 11, Township 20, Range 10, W6M, KDYD (690 – 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 – 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 of the staff report dated May 15, 2018 and in accordance with the following terms and conditions:

- 1) The total number of tent or recreational vehicle sites on the subject properties shall not exceed 600;
- 2) Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);

5. **REPORTS – continued**

2. **Temporary Use Permit Application No. TUP-15 [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J.; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival] - continued**

- 3) Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
- 4) Approval of a Fire Safety Plan by the City's Fire Department; and
- 5) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum four day time period during the Roots and Blues Festival.

CARRIED UNANIMOUSLY

Moved: Councillor Flynn

Seconded: Councillor Harrison

THAT: the Development and Planning Services Committee recommends to Council that the Salmon Arm Folk Music Society is authorized to use the southeast baseball diamond at the corner of 10 Avenue SW and 5 Street SW of Blackburn Park for use as a volunteer and overflow campground during the Roots and Blues Festival from and including August 13 to August 23, 2018.

CARRIED UNANIMOUSLY

3. **Proposed Telecommunications Facility Referral [Rogers/Cypress Land Services; 2200 – 20 Avenue SE]**

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Council concur with the proposed installation of a telecommunications facility on Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 3757, Except Plan 10183, as described in the information package dated April 25, 2018.

C. Marlatt, agent of Cypress Land Services, presented information regarding the proposed Tower and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

4. **Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Brehm, E.J. & M.; 4781 Lakeshore Road NE]**

Moved: Councillor Eliason

Seconded: Councillor Flynn

THAT: the Development and Planning Services Committee recommends to Council that a notice be filed against the Title of Lot 3, Plan 30664, Section 25,

5. **REPORTS – continued**

4. **Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Brehm, E.J. & M.; 4781 Lakeshore Road NE] - continued**

Township 20, Range 10, W6M, KDYD (4781 Lakeshore Road NE) pursuant to Section 57 of the Community Charter.

M. Roy, Manager of Permits and Licensing, explained the notice and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **FOR INFORMATION**

1. **Agricultural Land Commission Application No. ALC-372 [Agricultural Land Commission Resolution No. 131/2018; Schaefer, W.; 1940 – 60 Street NW – Subdivision within the ALR]**

Received for information.

2. **Agricultural Land Commission Application No. ALC-373 [Agricultural Land Commission Resolution No. 120/2018; Page, P.; 460 – 10 Avenue SW – Non-Farm Use]**

Received for information.

3. **Agricultural Land Commission Application No. ALC-374 [Agricultural Land Commission Resolution No. 156/2018; School District No. 83; 5970 – 10 Avenue SE – Non-Farm Use]**

Received for information.

7. **FOR DEVELOPMENT & PLANNING SERVICES COMMITTEE INPUT**

1. **Panhandling Bylaw**

The Development & Planning Services Committee discussed issues relating to a potential Panhandling/Busking Bylaw.

8. **IN CAMERA**

9. **LATE ITEMS**

1. **Airport Trees**

For Information.

9. **LATE ITEMS - continued**

2. **Flood Update**

For Information.

10. **ADJOURNMENT**

Moved: Councillor Lavery

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee meeting of May 22, 2018, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:23 a.m.

Minutes received as information by Council
at their Regular Meeting of May 28, 2018.

"N. COOPER"

Mayor Nancy Cooper
Chair