

DEVELOPMENT AND PLANNING SERVICES

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

October 16, 2023, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Corporate Services S. Wood
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning and Community Services G. Buxton
Executive Assistant B. Puddifant
Senior Planner C. Larson
Planner M. Smyrl
Planner M. Paiement

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

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. ADOPTION OF AGENDA

Moved by: Councillor Lindgren
Seconded by: Councillor Gonella

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Flynn
Seconded by: Councillor Lindgren

THAT: the Minutes of the Development and Planning Services Committee Meeting of October 3, 2023 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Zoning Amendment Application No. ZON-1268

4500 10 Avenue SE

Owner: J. Kral

A-2 to M-2

J. Kral, the applicant, outlined the application.

Moved by: Councillor Lavery

Seconded by: 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 amend Zoning Bylaw No. 2303, by rezoning Lot 3, Section 7, Township 20, Range 9, W6M, KDYD, Plan 16264 from A-2 (Rural Holding Zone) to M-2 (Light Industrial Zone);

AND THAT: Adoption of the bylaw be withheld subject to:

1. Registration of *Land Title Act* Section 219 covenants:

a. securing the road reserve areas aligned with the road network preplan attached as Appendix 7 to the staff report dated October 6, 2023; and

b. the location for a future storm pond or facility as shown on the preplan drawings attached as Appendix 7 to the staff report dated October 6, 2023;

2. Ministry of Transportation and Infrastructure approval.

Amendment:

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Flynn

THAT: Zoning Application No. ZON-1268 be deferred to a future meeting pending further discussion between the applicant and Staff.

Carried Unanimously

6.2 Zoning Amendment Application No. ZON-1270

2391 26 Avenue NE

Owner: W. Cockrill & J. Weed

Agent: Gentech Engineering

R-1 to R-8

J. Weed, the applicant, was available to answer questions from the Committee.

Moved by: Councillor Gonella
Seconded by: 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 amend Zoning Bylaw No. 2303 be rezoning Lot 4, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1500 Except Plans 1948 and EPP119501 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

Carried Unanimously

6.3 Zoning Amendment Application No. ZON-1276

1591 10 Avenue SW
Owner: D. & P. Wiens
Agent: Green Emerald Investments Inc.
R-1 to C-6

G. Arsenault, Green Emerald Investments Inc., the agent, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Gonella

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 2, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 Except Plan 10420 from R-1 (Single Family Residential Zone) to C-6 (Tourist/Recreational Commercial Zone);

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

Carried Unanimously

6.4 Zoning Amendment Application No. ZON-1277

20 20 Street NE
Owner: J. Pannu
R-1 to R-8

Moved by: Councillor Lavery
Seconded by: Councillor Wallace Richmond

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 13, Township 20, Range 10, W6M, KDYD, Plan 23814 Except Plans KAP55273 and EPP118532 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the bylaw be withheld subject to:

- i. confirmation that the proposed *secondary suite* in the existing *single-family dwelling* meets Zoning Bylaw and BC Building Code requirements; and
- ii. Ministry of Transportation and Infrastructure approval.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 8:30 a.m.

MAYOR, A. HARRISON