

DEVELOPMENT AND PLANNING SERVICES

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

April 7, 2026, 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 Planning & Community Services G. Buxton
Director of Engineering & Sustainability J. Wilson
Director of Operations D. Gerow
Manager of Planning & Building M. Smyrl
Deputy Corporate Officer B. Puddifant
Corporate Officer R. West

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 Flynn
Seconded by: Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Gonella
Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of February 17, 2026 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Mayor Harrison declared a conflict with Item 6.1 as the applicant is a family member. Councillor Cannon will assume the Chair during this item.

6. REPORTS

Mayor Harrison declared a conflict and left the meeting at 8:02 a.m. Deputy Mayor Cannon assumed the Chair.

6.1 Manager of Planning & Building and Director of Engineering & Sustainability – Development Variance No. 624

Legal: Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans 6555 and EPP53189

Civic: 4811 45 Street SW

Owner: Nicholas Harrison and Karlene Carvalho

Agent: N/A

N. Harrison, the owner, outlined and application and was available to answer questions from the Committee.

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Lavery

THAT: the Committee recommends to Council that Development Variance Permit No. 624, be authorized for issuance for Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750 Except Plans 6555 and EPP53189 (4811 45 Street SW) to vary the provisions of the Subdivision and Development Servicing Bylaw No. 4293 by waiving the requirement to install a fire hydrant on the south side of Foothill Road SW.

Carried Unanimously

6.2 Director of Planning & Community Services – Building Bylaw No. 4725 – Zero Carbon Step Code

Mayor Harrison returned to the meeting at 8:11 a.m. and resumed the Chair.

Councillor Wallace Richmond left the meeting at 9:16 a.m.

Moved by: Councillor Lindgren

Seconded by: Councillor Gonella

THAT: the Committee recommends to Council that staff be directed to prepare amendments to Building Bylaw No. 4725 to require that building permits submitted to the City need to meet the following Zero Carbon Step Code requirements of the BC Building Code on the following schedule:

- EL-2 – June 1, 2027
- EL-3 – June 1, 2029
- EL-4 – as required by the Province

Amendment:

Moved by: Councillor Lindgren

Seconded by: Councillor Lavery

THAT: Council adopt the Zero Carbon Step Code requirements on the following schedule:

- EL-2 - January of 2027
- EL-3 - January of 2028
- EL-4 - January of 2029

Opposed (5): Mayor Harrison, Councillor Flynn, Councillor Lavery, Councillor Wallace Richmond, and Councillor Cannon

Defeated

Amendment:

Moved by: Councillor Lavery

Seconded by: Councillor Gonella

THAT: Council adopt the Zero Carbon Step Code requirements on the following schedule:

- EL-2 - June of 2027
- EL-3 - June of 2028
- EL-4 - June of 2029

Opposed (4): Mayor Harrison, Councillor Flynn, Councillor Wallace Richmond, and Councillor Cannon

Defeated

Moved by: Councillor Lindgren

Seconded by: Councillor Gonella

THAT: the Committee recommends to Council that staff be directed to prepare amendments to Building Bylaw No. 4725 to require that building permits submitted to the City need to meet the following Zero Carbon Step Code requirements of the BC Building Code on the following schedule:

- EL-2 – June 1, 2027
- EL-3 – June 1, 2029
- EL-4 – as required by the Province

Opposed (4): Mayor Harrison, Councillor Flynn, Councillor Lavery, and Councillor Cannon

Defeated

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 9:27 a.m.

MAYOR, A. HARRISON