

## DEVELOPMENT AND PLANNING SERVICES

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

September 3, 2024, 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 D. Gonella

ABSENT: Councillor S. Lindgren

STAFF PRESENT: Chief Administrative Officer E. Jackson  
Director of Engineering & Public Works R. Niewenhuizen  
Director of Planning & Community Services G. Buxton  
Deputy Corporate Officer B. Puddifant  
Corporate Officer R. West  
Manager of Planning & Building M. Smyrl  
Planner, M. Paiement

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#### 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 Lavery

**Seconded by:** Councillor Cannon

THAT: the Agenda be adopted as presented.

Carried Unanimously

**4. APPROVAL OF MINUTES**

**Moved by:** Councillor Cannon  
**Seconded by:** Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of August 19, 2024 be approved.

Carried Unanimously

**5. DISCLOSURE OF INTEREST**

**6. REPORTS**

6.1 Development Permit Application No. 457

Legal: Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050

Civic: 981 – 12 Street SE

Owner: Terra Civis Inc.

Agent: Browne Johnson Land Surveyors

Councillor Gonella entered the meeting at 8:03 a.m.

Councillor Gonella declared a conflict as the agent is a sponsor of the Roots and Blues Festival operated by his employer, the Salmon Arm Folk Music Society, and left the meeting at 8:06 a.m.

M. Mason, Browne Johnson Land Surveyors, and M. McColl, Onsite Engineering, the agents for the owner, were available to answer questions from the Committee.

**Moved by:** Councillor Wallace Richmond

**Seconded by:** Councillor Cannon

THAT: The Development and Planning Services Committee recommends to Council that Development Permit No. 457 be authorized for issuance for Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050 in accordance with the drawings dated June 11, 2024 and attached to this memorandum;

AND THAT: Development Permit No. 457 include the following variance to Zoning Bylaw No. 2303:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 2.6 metres (8 feet) in accordance with the attached drawings; and

Section 4.12.1b – increase the maximum height of a retaining wall in an exterior yard from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) in accordance with the drawings attached as Appendix 7.

Carried Unanimously

**7. FOR INFORMATION**

**8. IN-CAMERA**

**9. ADJOURNMENT**

There being no further business on the agenda, the meeting adjourned at 8:11 a.m.

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MAYOR, A. HARRISON