

DEVELOPMENT AND PLANNING SERVICES

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

February 18, 2025, 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 Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Manager of Planning & Building M. Smyrl
Senior Planner C. Larson
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 Lindgren

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of January 20, 2025 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Councillor Gonella declared a conflict of interest relating to Item 6.2 - Development Variance Permit Application No. VP-609 - as the Salmon Arm Folk Music Society is his employer.

Councillor Flynn declared a conflict of interest on Item 6.2 - Development Variance Permit Application No. VP-609 - as the Salmon Arm Folk Music Society is a client of his firm.

6. REPORTS

6.1 Zoning Bylaw Amendment Application No. ZON-1304

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
Civic: 1400 12 Avenue SE
Owner: F. & J. Noort
Agent: P. Warburton

F. Noort, the owner, provided an overview of the application and was available to answer questions from the Committee.

Moved by: Councillor Lindgren

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 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone

Carried Unanimously

6.2 Development Variance Permit Application No. VP-609 (Servicing)

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473
Civic: 541 3 Street SW
Owner: City of Salmon Arm
Agent: Salmon Arm Folk Music Society / Bernd Hermanski Architect Inc.

Councillors Gonella and Flynn declared a conflict and left the meeting at 8:06 a.m.

B. Hermanski, agent, provided an overview of the application and was available to answer questions from the Committee.

Moved by: Councillor Cannon

Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-609 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 26.5 Maximum Height of Accessory Buildings - increase the maximum permitted height of an accessory building from 6 m (19.7 feet) to 6.8 m (22.3 feet) as per Appendix 7 of the report dated February 18, 2025; and
2. Section 26.9.3 Minimum Interior Side Parcel Line Setback - reduce the minimum permitted interior side parcel line setback for an accessory building from 3 m (9.8 feet) to 0.2 m (0.7 feet) as per Appendix 7 of the report dated February 18, 2025.

AND THAT: the Committee recommends to Council that Development Variance Permit No. VP – 609 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) as follows:

1. waive the requirement to upgrade 5 Avenue SW to the RD-3 Road standard; and
2. waive the requirement to upgrade 3 Street SW to the RD-2 Road standard.

Amendment:

Moved by: Councillor Cannon

Seconded by: Councillor Lindgren

THAT: Issuance of Development Variance Permit No. VP – 609 be withheld subject to all required road dedications for future improvements along the 3 Street SW and 5 Avenue SW frontages being provided to the City.

Carried Unanimously

Moved by: Councillor Cannon

Seconded by: Councillor Lindgren

THAT: the Committee recommends to Council that Development Variance Permit No. VP-609 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 26.5 Maximum Height of Accessory Buildings - increase the maximum permitted height of an accessory building from 6 m (19.7 feet) to 6.8 m (22.3 feet) as per Appendix 7 of this staff report dated February 17, 2025; and
2. Section 26.9.3 Minimum Interior Side Parcel Line Setback - reduce the minimum permitted interior side parcel line setback for an accessory building

from 3 m (9.8 feet) to 0.2 m (0.7 feet) as per Appendix 7 of this staff report dated February 17, 2025.

AND THAT: Development Variance Permit No. VP – 609 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) as follows:

1. waive the requirement to upgrade 5 Avenue SW to the RD-3 Road standard; and
2. waive the requirement to upgrade 3 Street SW to the RD-2 Road standard.

AND FURTHER THAT: Issuance of Development Variance Permit No. VP – 609 be withheld subject to all required road dedications for future improvements along the 3 Street SW and 5 Avenue SW frontages being provided to the City.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 8:38 a.m.

MAYOR, A. HARRISON