

DEVELOPMENT AND PLANNING SERVICES

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

April 22, 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 S. Lindgren
Councillor D. Gonella

ABSENT: Councillor D. Cannon

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Senior Planner C. Larson
Planner A. Jeffrey
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 Lindgren

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Gonella

Seconded by: Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of April 7, 2025 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

Mayor Harrison declared a conflict of interest with Item 7.2 as the application is connected to a family member. Councillor Wallace Richmond will assume the chair during this item.

6. REPORTS

6.1 Development Variance Permit Application No. VP-612

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381

Civic: 370 20 Street SE

Owner: McMinn, C. & Scorgie, R.

C. McMinn, the applicant, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP – 612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:

1. Section 6.4.8. - waive the sanitary main upgrade requirement along the east parcel line; and
2. Section 7.5.3. - waive the storm main upgrade (cash-in-lieu) requirement along the east parcel line.

Amendment:

Moved by: Councillor Lavery

Seconded by: Councillor Flynn

THAT: Section 7.5.3 - waive the storm main upgrade requirement along the east parcel line upon payment of cash-in-lieu of \$25,000.00.

Carried Unanimously

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Flynn

The main motion was split:

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293 for

frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:

1. Section 6.4.8 - waive the sanitary main upgrade requirement along the east parcel line.

Carried Unanimously

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293 for frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:

2. Section 7.5.3 - waive the storm main upgrade requirement along the east parcel line on payment of cash-in-lieu of \$25,000.00.

Carried Unanimously

6.2 Zoning Amendment Application No. ZON-1305

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304

Civic: 1490 10 Avenue SW

Owner: W. Laird

Agent: W. Laird

Moved by: Councillor Wallace Richmond

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 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304 from C-3 (Service Commercial) to C-6 (Tourist/Recreation Commercial);

AND THAT: Final Reading of the Bylaw be withheld subject to Ministry of Transportation and Transit approval.

Carried Unanimously

7. FOR INFORMATION

7.1 Director of Planning & Community Services – 2025 Building Code Updates

For information.

7.2 ALC Application No. 100696

Reason for Decision

Mayor Harrison declared a conflict and left the meeting at 8:44 a.m. Councillor Wallace Richmond assumed the Chair.

Councillor Lindgren left the meeting at 8:47 a.m.

For information.

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 8:47 a.m.

MAYOR, A. HARRISON