

## DEVELOPMENT AND PLANNING SERVICES

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

June 16, 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  
Planner M. Paiement  
Corporate Officer R. West

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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 Lindgren

**Seconded by:** Councillor Gonella

THAT: the Agenda be adopted as presented.

Carried Unanimously

#### 4. APPROVAL OF MINUTES

**Moved by:** Councillor Wallace Richmond

**Seconded by:** Councillor Lindgren

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

Carried Unanimously

**5. DISCLOSURE OF INTEREST**

**6. REPORTS**

**6.1 Development Permit Application No. DP-460**

Legal: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916

Civic: 1231 1 Street SE

Owner: AR Broadview Holdings Ltd.

Agent: Bluegreen Architecture Inc.

**Moved by:** Councillor Cannon

**Seconded by:** Councillor Lindgren

THAT: the Committee recommends to Council that Development Permit No. DP-460 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 8 in the staff report dated June 16, 2025;

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved as follows:

- i. Table A1-1 – Required Off-street Parking Spaces – reduce the number of parking spaces from 20 to 17; and
- ii. Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of a retaining wall from 2.0 m to 4.6 m.

AND THAT: Issuance of Development Permit No. 460 be withheld subject to:

- i. the Registration of a *Land Title Act* Section 219 Covenant on the Title of the subject parcel restricting residential use on the parcel to Rental Housing; and
- ii. the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

AND FURTHER THAT: a bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a Housing Agreement for market rental housing for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE).

Carried Unanimously

**6.2 Building Bylaw No. 4725**

**Moved by:** Councillor Lavery

**Seconded by:** Councillor Flynn

THAT: the Committee recommends to Council that it give first reading to Building Bylaw No. 4725;

THAT: the Committee recommends to Council to direct staff to undertake appropriate public engagement regarding Building Bylaw No. 4725, including referral to and discussion with the Environmental Advisory Committee (EAC) and the Shuswap Construction Industry Professionals (SCIP).

Carried Unanimously

**7. FOR INFORMATION**

**8. IN-CAMERA**

**9. ADJOURNMENT**

There being no further business on the agenda, the meeting adjourned at 8:51 a.m.

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MAYOR, A. HARRISON