

DEVELOPMENT AND PLANNING SERVICES

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

July 7, 2025, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

ABSENT: Councillor K. Flynn

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
Deputy Corporate Officer B. Puddifant

Other Staff present: C. Guidos, Deputy Fire Chief, H. Flinkman, Senior Manager of HR & Communications

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

Mayor Harrison noted that Councillor Flynn is in conflict with Item 6.1 as the applicant is a client of his firm and for that reason Councillor Flynn will not be in attendance.

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Lavery

Seconded by: Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of June 16, 2025 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Development Variance Permit Application No. VP-604

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726

Civic: 350B 30 Street NE

Owner: Broadview Evangelical Free Church and Shuswap Christian Education Society

Agent: TA Structures (Kyllo, G.)

G. Kyllo, TA Structures, agent for the owner, outlined the application and was available to answer questions from the Committee.

T. Corless, Deacon of Building Management for the Broadview Evangelical Free Church, was available to answer questions from the Committee.

C. Meliefste, Kings Christian Education Society, was available to answer questions from the Committee.

Councillor Lindgren left the meeting at 8:28 a.m. and returned at 8:30 a.m.

Moved by: Councillor Gonella

Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-604 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726, as follows:

1. waive the requirement to upgrade 30 Street NE to the RD-4 Urban Arterial Road standard; and
2. waive the requirement to upgrade 2 Avenue NE to the RD-2 Urban Local Road standard.

The main motion was split.

Moved by: Councillor Gonella
Seconded by: Councillor Cannon

THAT: Development Variance Permit Application No. VP-604 be authorized for issuance as follows:

2. waive the requirement to upgrade 2 Avenue NE to the RD-2 Urban Local Standard.

Amendment:

Moved by: Councillor Lavery
Seconded by: Councillor Wallace Richmond

THAT: Development Variance Permit Application No. VP-604 be authorized for issuance as follows:

2. waive the requirement to upgrade 2 Avenue NE to the RD-2 Urban Local Road Standard subject to the provision of road dedication to support the corner cut at 30 Street NE and 2 Avenue NE.

Carried Unanimously

Moved by: Councillor Gonella
Seconded by: Councillor Cannon

THAT: Development Variance Permit Application No. VP-604 be authorized for issuance as follows:

1. waive the requirement to upgrade 30 Street NE to the RD-4 Urban Arterial Road standard.

Amendment:

Moved by: Councillor Lavery
Seconded by: Councillor Lindgren

THAT: Development Variance Permit Application No. VP-604 be authorized for issuance subject to:

1. waive the requirement to upgrade 30 Street NE to the RD-4 Urban Arterial Road standard subject to the provision of road dedication to support the 30 Street NE multi use path.

Carried Unanimously

Moved by: Councillor Gonella
Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit Application No. VP-604 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293 for the frontage of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726 as follows:

1. waive the requirement to upgrade 30 Street NE to the RD-4 Urban Arterial Road Standard subject to the provision of road dedication to support the 30 Street NE multi use path; and
2. waive the requirement to upgrade 2 Avenue NE to the RD-2 Urban Local Road Standard subject to the provision of road dedication to support the 30 Street NE multi use path including the corner cut at 30 Street NE and 2 Avenue NE.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 9:15 a.m.

MAYOR, A. HARRISON