



BOARD REPORT

TO:

Chair and Directors

File No:

BL2560
PL20180000086

SUBJECT:

Electoral Area D: Salmon Valley Land Use Amendment (Walters)
Bylaw No. 2560

DESCRIPTION:

Report from Erica Hartling, Development Services Assistant,
December 17, 2018.
2972 & 3020 Yankee Flats Road, Yankee Flats

RECOMMENDATION #1: THAT: "Salmon Valley Land Use Amendment (Walters) Bylaw No. 2560" be given second reading this 10th day of January, 2019.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Salmon Valley Land Use Amendment (Walters) Bylaw No. 2560" be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Talbot, Electoral Area D, being that in which the land concerned is located, or the Alternate Director De Vos, if the Director is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The subject property is located at 2972 & 3020 Yankee Flats Road in Electoral Area D. The subject property owner has applied to amend the zone and designation of the Salmon Valley Land Use Bylaw No. 2500 from R – Rural to RH – Rural Holdings, in order to be able to apply to subdivide the 63.99 ha parcel. The minimum parcel size is 60 ha in the R zone and 8 ha in the RH zone. The property owner's current subdivision proposal is for a one 8 ha parcel surrounding the existing manufactured home at 2972 Yankee Flats Road, with a remainder lot of 55.99 ha containing the existing single family dwelling, outbuildings, hobby farm, and grazing land at 3020 Yankee Flats Road.

The bylaw was given first reading and the Board directed staff to refer the bylaw to applicable agencies and First Nations for comment. Comments have been received and are summarized in this report. It is now appropriate for the Board to consider the bylaw for second reading and referral to a public hearing.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

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BACKGROUND:

See "2018-10-18_Board_DS_BL2560_Walters.pdf" and "Maps_Plans_Photos_BL2560.pdf" attached.

POLICY:

See "BL2500_Excerpts_BL2560.pdf" attached.

FINANCIAL:

See "2018-10-18_Board_DS_BL2560_Walters.pdf" attached.

KEY ISSUES/CONCEPTS:

See "2018-10-18_Board_DS_BL2560_Walters.pdf" and "Agency_Referral_Responses_BL2560.pdf" attached.

The Board gave first reading of Bylaw No. 2560 at its October 18, 2018 Board meeting and directed staff to follow the simple consultation process and refer the bylaw amendment to applicable agencies and First Nations for comment. Referral comments have now been received and are summarized in the Communications section of this report.

SUMMARY:

Staff continue to support Bylaw No. 2560 and is recommending that the bylaw be considered for second reading and referral to a public hearing in order to hear the views of the public on this matter.

IMPLEMENTATION:**Consultation Process**

Neighbouring property owners first became aware of the application when a notice of application sign was posted on the property. As of the date of this report, no written submissions from the public have been received. If the Board approves the staff recommendation, a public hearing will be scheduled to receive input from the public.

COMMUNICATIONS:

If the Board supports second reading of Bylaw No. 2560 and delegates a Public Hearing, staff will proceed with notification of property owners within 100 metres and publication of notices as required by the Local Government Act.

Bylaw No. 2560 was referred to the following agencies and First Nations for comments, which are summarized below. See "Agency_Referral_Responses_BL2560.pdf" attached.

- Interior Health:
Interests unaffected by bylaw.
- Archaeology Branch:

Interest unaffected, no known archaeological sites recorded on the subject property.

- Ministry of Transportation and Infrastructure:
No concerns
- CSRD Operations Management:
No concerns.
- CSRD Financial Services:
Interests unaffected by bylaw.
- Little Shuswap Indian Band (LSLIB):
Currently have undertaken a Suspension Action, which means that LSLIB has decided to suspend all referrals processing and consultation activities pursuant to the QS-G2G LoC.

The following agencies did not respond to the request for comments:

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – FrontCounter BC;
- Ministry of Transportation and Infrastructure;
- Agricultural Land Commission;
- Adams Lake Indian Band
- Coldwater Indian Band
- Cook's Ferry Indian Band
- Lower Nicola Indian Band
- Lower Similkameen Indian Band
- Lytton First Nation
- Neskonlith Indian Band
- Nlaka'pamux Nation Tribal Council
- Okanagan Indian Band
- Okanagan Nation Alliance
- Oregon Jack Creek Band
- Penticton Indian Band
- Siska Indian Band
- Skeetchestn Indian Band
- Splots'in First Nation
- Stk'emlups te Secwepemc
- Tk'emlups Indian Band
- Upper Nicola Band; and,
- Esh-kn-am Cultural Resources Management Services

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Salmon Valley Land Use Bylaw No. 2500
2. 2017-09-21_Board_DS_LC2538_LC2539_Walters-Scott.pdf
3. LC2538_LC2539_ALC_Decision.pdf

Report Approval Details

Document Title:	2019-01-10_Board_DS_BL2560_Walters.docx
Attachments:	<ul style="list-style-type: none">- BL2560_Second.pdf- 2018-10-18_Board_DS_BL2560_Walters.pdf- BL2560_First.pdf- BL2500_Excerpts_BL2560.pdf- Agency_Referral_Responses_BL2560.pdf- Maps_Plans_Photos_BL2560.pdf
Final Approval Date:	Dec 20, 2018

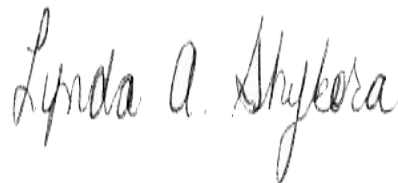
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Dec 18, 2018 - 3:01 PM



Gerald Christie - Dec 18, 2018 - 4:38 PM



Lynda Shykora - Dec 20, 2018 - 8:58 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Dec 20, 2018 - 9:00 AM