



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, dated
March 1, 2019.
2972 & 3020 Yankee Flats Road, Yankee Flats

RECOMMENDATION #1: THAT: "Salmon Valley Land Use Amendment (Walters) Bylaw No.
2560" be given third reading this 21st day of March, 2019.

RECOMMENDATION #2: THAT: "Salmon Valley Land Use Amendment (Walters) Bylaw No.
2560" be adopted this 21st day of March, 2019.

SHORT SUMMARY:

The subject property is located at 2972 & 3020 Yankee Flats Road in Electoral Area D. The 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 over the subject property only, 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.

A public hearing was held to hear representations from the public regarding the bylaw. It is now appropriate for the Board to consider the bylaw for third reading and adoption.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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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 "2019-01-10_Board_DS_BL2560_Walters.pdf" and "Agency_Referral_Responses_BL2560.pdf" attached.

SUMMARY:

Staff continue to support Bylaw No. 2560 and recommend that the Board consider the bylaw for third reading and adoption.

IMPLEMENTATION:

See "2019-01-10_Board_DS_BL2560_Walters.pdf" attached.

As the subject area is not located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure is not required prior to adoption of the bylaw.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL2560.pdf" and "2019-01-10_Board_DS_BL2560_Walters.pdf" attached.

Update

See "Public_Hearing_Notes_BL2560.pdf" attached.

Staff advertised the Public Hearing in the Vernon Morning Star on February 13 and February 15, 2019. The Public Hearing was held on February 20, 2019 and attended by Development Services staff, Director Talbot, the applicant (3020 Yankee Flats Rd) and the applicant's sister [REDACTED]. There were no comments presented at the public hearing and staff did not receive any written submissions.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
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:	2019-03-21_Board_DS_BL2560_Walters.docx
Attachments:	<ul style="list-style-type: none">- BL2560_Third_Adoption.pdf- 2019-01-10_Board_DS_BL2560_Walters.pdf- BL2560_Second.pdf- 2018-10-18_Board_DS_BL2560_Walters.pdf- BL2560_First.pdf- Public_Hearing_Notes_2019-02-20_BL2560.pdf- Agency_Referral_Responses_BL2560.pdf- Maps_Plans_Photos_BL2560.pdf
Final Approval Date:	Mar 9, 2019

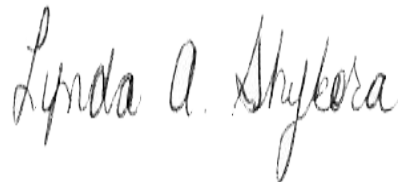
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Mar 1, 2019 - 3:39 PM



Gerald Christie - Mar 7, 2019 - 11:38 AM



Lynda Shykora - Mar 7, 2019 - 11:51 AM



Charles Hamilton - Mar 9, 2019 - 2:08 PM