



The owners have provided documentation proving that all septic concerns have been resolved; including the construction of a new dispersal field and a Record of Sewerage filed with Interior Health Authority.

**SUMMARY:**

Staff continue to support Bylaw No. 2559 and is recommending that the bylaw be considered for third reading for the following reasons:

- The policies of Bylaw No. 2500 support single family and multifamily residential uses within the community of Falkland;
- The subject property's residential use is consistent with the existing mix of residential and commercial uses located along the Highway 97 corridor within the community of Falkland; and,
- The two-family dwelling residential use on the property has existed since 2009 without any bylaw enforcement complaints from the neighbouring community, possibly indicating community acceptance for this use in this location.

**IMPLEMENTATION:**

Public Hearing

A public hearing for this proposed bylaw amendment was held on April 16, 2019 in the CSRD Boardroom. Two members of the public, the subject property owners, were present. Staff received two submissions (from the same person) from the public indicating opposition to the application. See "Public\_submissions\_BL2559.pdf".

**COMMUNICATIONS:**

If Board gives BL2559 third reading, staff will forward the bylaw to Ministry of Transportation for review and approval. Staff will then bring the bylaw back to the Board for adoption.

The Board will consider Development Variance Permit No. 2500-17 for setbacks for the existing deck, stairs, and storage shed at the same meeting as the adoption of this bylaw amendment.

**DESIRED OUTCOMES:**

That the Board endorse staff recommendation.

**BOARD'S OPTIONS:**

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

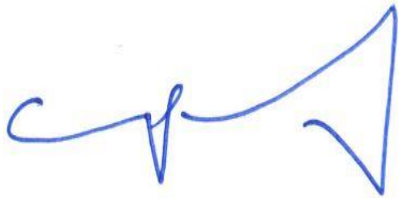
**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Salmon Valley Land Use Bylaw No. 2500
2. Septic documentation

**Report Approval Details**

Document Title:	2019-05-16_Board_DS_BL2559_Desimone.docx
Attachments:	<ul style="list-style-type: none"><li>- BL2559_third.pdf</li><li>- 2019-01-21_Board_DS_BL2559_Desimone_McMullen.pdf</li><li>- BL2559_second.pdf</li><li>- 2018-10-18_Board_DS_BL2559_Desimone_McMullen.pdf</li><li>- BL2559_first.pdf</li><li>- Public_hearing_notes_2019-04-16_BL2559.pdf</li><li>- Public_submissions_BL2559.pdf</li><li>- Agency_referral_responses_BL2559.pdf</li><li>- Maps_Plans_Photos_BL2559.pdf</li></ul>
Final Approval Date:	May 6, 2019

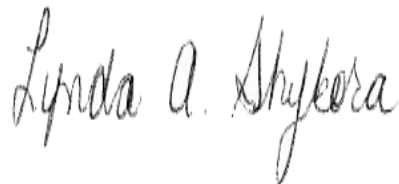
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - May 3, 2019 - 11:25 AM**



**Gerald Christie - May 3, 2019 - 1:07 PM**



**Lynda Shykora - May 6, 2019 - 11:59 AM**



**Charles Hamilton - May 6, 2019 - 2:20 PM**