



BOARD REPORT

TO: Chair and Directors

File No: BL2559
PL201080

SUBJECT: Electoral Area D: Salmon Valley Land Use Amendment (Desimone/McMullen) Bylaw No. 2559

DESCRIPTION: Report from Candice Benner, Planner II, dated June 5, 2019. 5781 Highway 97, Falkland

RECOMMENDATION #1: THAT: "Salmon Valley Land Use Amendment (Desimone/McMullen) Bylaw No. 2559 be adopted this 20th day of June, 2019.

SHORT SUMMARY:

The subject property is located at 5781 Highway 97 in Falkland of Electoral Area D. The property is currently zoned C-Commercial in Salmon Valley Land Use Bylaw No. 2500. A two-storey, two-family dwelling was built on the property in 2009; it consists of one self-contained dwelling per floor. The owners have applied to redesignate and rezone the property from C-Commercial to RS-Single and Two Family Residential in order to recognize the current two-family dwelling use on the property.

The Board gave third reading at its May 16, 2019 Board meeting. Staff have received Statutory Approval from Ministry of Transportation and Infrastructure and therefore it is now appropriate for the Board to consider the bylaw for adoption.

VOTING:	Unweighted Corporate <input type="checkbox"/>	LGA Part 14 (Unweighted) <input checked="" type="checkbox"/>	Weighted Corporate <input type="checkbox"/>	Stakeholder (<i>Weighted</i>) <input type="checkbox"/>
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BACKGROUND:

See "2018-10-18_Board_DS_BL2559_Desimone_McMullen.pdf" and "Maps_Plans_Photos_BL2559.pdf" attached.

POLICY:

See "BL2500_Excerpts_BL2559.pdf" attached.

FINANCIAL:

See "2018-10-18_Board_DS_BL2559_Desimone_McMullen.pdf" attached.

KEY ISSUES/CONCEPTS:

See "2018-10-18_Board_DS_BL2559_Desimone_McMullen.pdf", "2019-01-21_Board_DS_BL2559_Desimone_McMullen.pdf", and "2019-05-16_Board_DS_BL2559_Desimone_McMullen.pdf" attached.

SUMMARY:

Staff continue to support Bylaw No. 2559 and recommend that the Board consider the bylaw for adoption.

IMPLEMENTATION:

See "2019-05-16_Board_DS_BL2559_Desimone_McMullen.pdf" attached.

As the subject area is located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure has been received.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL2559.pdf" and "2019-05-16_Board_DS_BL2559_Desimone_McMullen.pdf" attached.

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.*

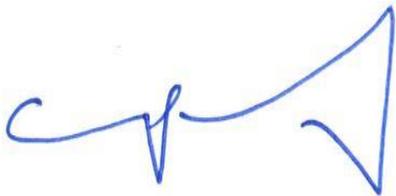
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

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

Report Approval Details

Document Title:	2019-06-20_Board_DS_BL2559_adoption_Desimone_McMullen.docx
Attachments:	- BL2559_adoption.pdf - BL2500_Excerpts_BL2559.pdf - Maps_Plans_Photos_BL2559.pdf
Final Approval Date:	Jun 6, 2019

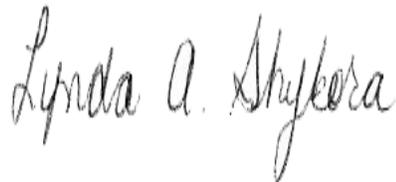
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jun 5, 2019 - 4:28 PM



Gerald Christie - Jun 6, 2019 - 11:04 AM



Lynda Shykora - Jun 6, 2019 - 1:52 PM



Charles Hamilton - Jun 6, 2019 - 3:11 PM