



BOARD REPORT

TO: Chair and Directors

File No: BL2561
PL20190044

SUBJECT: Electoral Area D: Salmon Valley Land Use Amendment (Tereposky-MacDonald) Bylaw No. 2561

DESCRIPTION: Report from Erica Hartling, Planner I, dated July 4, 2019.
2950 Wetaskiwin Road, Falkland

RECOMMENDATION #1: THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered "Salmon Valley Land Use Amendment (Tereposky-MacDonald) Bylaw No. 2561" in conjunction with the Columbia Shuswap Regional District's Financial Plan and its Waste Management Plan.

RECOMMENDATION #2: THAT: "Salmon Valley Land Use Amendment (Tereposky-MacDonald) Bylaw No. 2561" be read a second time this 18th day of July, 2019.

RECOMMENDATION #3: THAT: a public hearing to hear representations on "Salmon Valley Land Use Amendment (Tereposky –MacDonald) Bylaw No. 2561" 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 to 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 2950 Wetaskiwin Road in Falkland of Electoral Area D. The applicant is applying to amend the zone and designation of the Salmon Valley Land Use Bylaw No. 2500 from R – Rural to RH – Rural Holdings for the subject property. The applicant has made this bylaw amendment application to be able to apply to subdivide the property into two parcels and build a new home for themselves on the proposed remainder lot.

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	<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 Board Report first reading and maps, plans, and photos in the attached "2019-05-16_Board_DS_BL2561_first_Tereposky-MacDonald.pdf" and "Maps_Plans_Photos_BL2561.pdf".

POLICY:

See relevant Salmon Valley Land Use Bylaw No. 2500 policies, general regulations, and zones in the attached "BL2500_Excerpts_BL2561.pdf".

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

See staff discussion of the bylaw amendment proposal, local area bylaw amendment history, subdivision for a relative, rural and agricultural character policies, and servicing and access, in the attached "2019-05-16_Board_DS_BL2561_first_Tereposky-MacDonald.pdf".

Update

The Board gave first reading of Bylaw No. 2561 at its May 16, 2019 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. See copies of the complete referral responses "Agency_Referral_Responses_BL2561.pdf" attached.

SUMMARY:

See staff Board Report first reading recommendations and reasons for support in the attached "2019-05-16_Board_DS_BL2561_first_Tereposky-MacDonald.pdf"

As no concerns were raised during the referral process, staff continue to support Bylaw No. 2561 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. 2561 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. 2561 was referred to the following agencies and First Nations for comments, which are summarized below. See "Agency_Referral_Responses_BL2561.pdf" attached.

- Interior Health: No objections.

- Archaeology Branch: Approval recommended subject to conditions. The property has high potential to contain unknown/unrecorded archaeological deposits but no known archaeological sites are recorded on the subject property. The applicant has been informed of the archaeological potential and provided with the Archaeology Branch referral comments for further direction.
- Ministry of Transportation and Infrastructure: No objections, as the proposal will not create a significant impact to traffic volumes in the area.
- Agricultural Land Commission (ALC): No objection. The ALC recognizes that only a small portion of the subject property is within the Agricultural Land Reserve (ALR) and that all existing and proposed residential infrastructure is to be located adjacent to Wetaskiwin Road, away from the ALR.
- CSRD Operations Management: No concerns. The proposed bylaw has been reviewed as per Section 477 of the Local Government Act and is consistent with the CSRD's Waste Management Plan.
- CSRD Financial Services: No objections. The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

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

- FrontCounter BC;
- Adams Lake Indian Band;
- Coldwater Indian Band;
- Cook's Ferry Indian Band;
- Little Shuswap 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(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

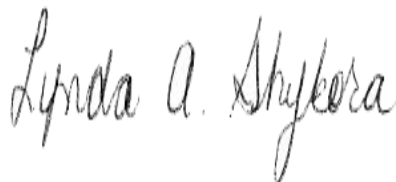
Report Approval Details

Document Title:	2019-07-18_Board_DS_BL2561_second_Tereposky-MacDonald.docx
Attachments:	<ul style="list-style-type: none">- BL2561_second.pdf- 2019-05-16_Board_DS_BL2561_first_Tereposky-MacDonald.pdf- BL2561_first.pdf- BL2500_Excerpts_BL2561.pdf- Agency_Referral_Responses_BL2561.pdf- Maps_Plans_Photos_BL2561.pdf
Final Approval Date:	Jul 5, 2019

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



Corey Paiement - Jul 4, 2019 - 4:26 PM



Lynda Shykora - Jul 5, 2019 - 10:02 AM

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

Charles Hamilton - Jul 5, 2019 - 10:03 AM