



# 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 August 27, 2019.  
2950 Wetaskiwin Road, Falkland

**RECOMMENDATION:** THAT: "Salmon Valley Land Use Amendment (Tereposky-MacDonald) Bylaw No. 2561" be read a third time this 19<sup>th</sup> day of September, 2019.

## 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.

A public hearing was held to hear representations from the public regarding the bylaw. No comments or written submissions were received and it is now appropriate for the Board to consider the bylaw for third reading.

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<b>VOTING:</b>	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 CSR D with regard to this application.

## KEY ISSUES/CONCEPTS:

See "2019-05-16\_Board\_DS\_BL2561\_first\_Tereposky-MacDonald.pdf" and "2019-07-18\_Board\_DS\_BL2561\_second\_Tereposky-MacDonald.pdf"

## 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 at the public hearing and no public submissions were received, staff continue to support Bylaw No. 2561 and is recommending that the bylaw be considered for third reading.

**IMPLEMENTATION:**

As the subject area is located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure (MOTI) is required prior to adoption of the bylaw. If the Board supports third reading of the bylaw, staff will submit the bylaw to MOTI requesting statutory approval before coming back to the Board for adoption.

**COMMUNICATIONS:**

See "Agency\_Referral\_Responses\_BL2561.pdf" and 2019-05-16\_Board\_DS\_BL2561\_first\_Tereposky-MacDonald.pdf attached.

**Update**

See "Public\_Hearing\_Notes\_2019-08-26\_BL2561.pdf" attached.

Staff advertised the Public Hearing in the Vernon Morning Star on Friday, August 16 and Wednesday, August 21, 2019. The Public Hearing was held on Monday, August 26, 2019 and attended by Development Services staff and Director Talbot. There were five members of the public in attendance, no verbal representations or questions were presented, and staff did not receive any written submissions.

**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

**Report Approval Details**

Document Title:	2019-09-19_Board_DS_BL2561_third_Tereposky-MacDonald.docx
Attachments:	<ul style="list-style-type: none"><li>- BL2561_third.pdf</li><li>- 2019-07-18_Board_DS_BL2561_second_Tereposky-MacDonald.pdf</li><li>- BL2561_second.pdf</li><li>- 2019-05-16_Board_DS_BL2561_first_Tereposky-MacDonald.pdf</li><li>- BL2561_first.pdf</li><li>- BL2500_Excerpts_BL2561.pdf</li><li>- Public_Hearing_Notes_2019-08-26_BL2561.pdf</li><li>- Agency_Referral_Responses_BL2561.pdf</li><li>- Maps_Plans_Photos_BL2561.pdf</li></ul>
Final Approval Date:	Sep 4, 2019

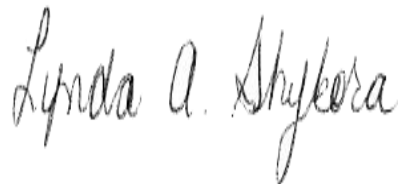
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Lynda Shykora



Charles Hamilton