



# BOARD REPORT

**TO:**

Chair and Directors

**File No:**

BL2558

PL20160145

**SUBJECT:**

Electoral Area D: Salmon Valley Land Use Amendment (674816 BC Ltd.)  
Bylaw No. 2558

**DESCRIPTION:**

Report from Candice Benner, Planner II, dated August 27, 2019  
Highway 97, Falkland

**RECOMMENDATION:**

THAT: "Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558" be read a third time this 19<sup>th</sup> day of September, 2019.

**SHORT SUMMARY:**

The applicant would like to redesignate and rezone a portion of the subject property located at Lot A, Section 3, Township 18, Range 12, W6M, KDYD, Plan KAP49754, Except Plan KAP49757, in Falkland on Highway 97 from C Commercial to RS Residential; the objective being to subdivide the subject property into 4 lots: 2 residential and 2 commercial.

A public hearing was held on August 26, 2019 to hear representations from the public regarding the bylaw amendment. It is now appropriate for the Board to consider the bylaw for third reading.

**VOTING:**

Unweighted  
Corporate

☐

LGA Part 14  
(Unweighted)

☒

Weighted  
Corporate

☐

Stakeholder  
(Weighted)

☐**BACKGROUND:**

See previous board reports for relevant background information:

"2017-08-17\_Board\_DS\_BL2558\_674816BCLTD.pdf",

"2017-11-16\_Board\_DS\_BL2558\_674816BCLtd.pdf",

"2019-03-21\_Board\_DS\_BL2558\_674816BCLtd.pdf",

"2019-05-16\_Board\_DS\_BL2558\_674816BCLtd.pdf", and

"2019-07-18\_Board\_DS\_BL2558\_674816BCLtd.pdf", attached.

**POLICY:**

See previous board reports for relevant land use and policy information:

"2017-08-17\_Board\_DS\_BL2558\_674816BCLTD.pdf",

"2017-11-16\_Board\_DS\_BL2558\_674816BCLtd.pdf",

"2019-03-21\_Board\_DS\_BL2558\_674816BCLtd.pdf",

"2019-05-16\_Board\_DS\_BL2558\_674816BCLtd.pdf", and

"2019-07-18\_Board\_DS\_BL2558\_674816BCLtd.pdf", attached.

**FINANCIAL:**

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

**KEY ISSUES/CONCEPTS:**

This bylaw amendment has had a few proposal changes since first reading, see previous board reports to review past application history;

"2017-08-17\_Board\_DS\_BL2558\_674816BCLTD.pdf",  
"2017-11-16\_Board\_DS\_BL2558\_674816BCLtd.pdf",  
"2019-03-21\_Board\_DS\_BL2558\_674816BCLtd.pdf",  
"2019-05-16\_Board\_DS\_BL2558\_674816BCLtd.pdf", and  
"2019-07-18\_Board\_DS\_BL2558\_674816BCLtd.pdf", attached.

The current application is to redesignate and rezone the northern portion of the property from C – Commercial to RS – Single and Two Family Residential. The proposed amendment would facilitate a subdivision that would include 2 residential lots and 2 commercial lots, see Current Proposal map in "Maps\_Plans\_Photos\_BL2558.pdf".

**SUMMARY:**

Staff is recommending third reading for the following reasons:

- The residential use proposed is consistent with the land use pattern policies in Bylaw No. 2500;
- The neighbouring properties to the north and east are designated and zoned RS –Single and Two Family Residential;
- The proposed redesignation and rezoning from Commercial to Single and Two Family residential for the north half of the subject property has remained consistent throughout this application; and,
- No objections were raised at the public hearing held on August 26, 2019 and no submissions were received regarding the current proposal.

**IMPLEMENTATION:**

See previous Board Reports regarding implementation requirements at different stages of this application process:

"2017-08-17\_Board\_DS\_BL2558\_674816BCLTD.pdf",  
"2017-11-16\_Board\_DS\_BL2558\_674816BCLtd.pdf",  
"2019-03-21\_Board\_DS\_BL2558\_674816BCLtd.pdf",  
"2019-05-16\_Board\_DS\_BL2558\_674816BCLtd.pdf", and  
"2019-07-18\_Board\_DS\_BL2558\_674816BCLtd.pdf", attached.

As the subject property 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. In their referral comments, MOTI indicated that they will be giving statutory approval of this amending bylaw after third reading. If the Board supports third reading of the bylaw, staff will submit the Bylaw No. 2558 to MOTI requesting statutory approval before coming back to the Board for adoption.

**COMMUNICATIONS:**

See "Public\_Hearing\_Notes\_2019-08-26\_BL2558\_Redacted.pdf" attached.

Staff advertised the public hearing in the Vernon Morning Star on August 16 and 21, 2019. The public hearing was held on August 26, 2019 at the Sunday Morners Hall in Falkland and was attended by Development Services staff, Director Talbot, and 6 members of the public, including the applicant, Bip Thind.

The members of the public in attendance had questions clarifying the proposed residential uses for the proposed lots and servicing requirements. There were no objections raised regarding the proposal, however there were concerns about the potential impact of increased traffic turning onto Highway 97 from Wetaskiwin Road and Westridge Drive.

No public submissions were received regarding the current proposal; see "Public\_submissions\_BL2558\_Redacted.pdf" for submissions pertaining to previous proposals regarding 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

**Report Approval Details**

Document Title:	2019-09-19_Board_DS_BL2558_third_674816BCLtd.docx
Attachments:	<ul style="list-style-type: none"><li>- BL2558_third.pdf</li><li>- 2019-07-18_Board_DS_BL2558_second_amended_674816BCLtd.pdf</li><li>- BL2558_second_reading_as_amended_2.pdf</li><li>- 2019-05-16_Board_DS_BL2558_674816BCLtd.pdf</li><li>- BL2558_third_as_amended.pdf</li><li>- 2019-03-21_Board_DS_BL2558_674816BCLtd.pdf</li><li>- BL2558_second_reading_as_amended.pdf</li><li>- 2017-11-16_Board_DS_BL2558_674816BCLtd.pdf</li><li>- BL2558_second_reading.pdf</li><li>- 2017-08-17_Board_DS_BL2558_674816BCLTD.pdf</li><li>- BL2558_first_reading.pdf</li><li>- Public_hearing_notes_2019-08-26_BL2558.pdf</li><li>- Public_hearing_notes_2019-04-25_BL2558_Redacted.pdf</li><li>- Public_submissions_BL2558_2_Redacted.pdf</li><li>- Public_Hearing_notes_2018-01-23_BL2558.pdf</li><li>- Public_submission_BL2558_Redacted.pdf</li><li>- Agency_referral_responses_BL2558.pdf</li><li>- Septic_map_2018-01-19_BL2558.pdf</li><li>- Maps_Plans_Photos_BL2558.pdf</li></ul>
Final Approval Date:	Sep 4, 2019

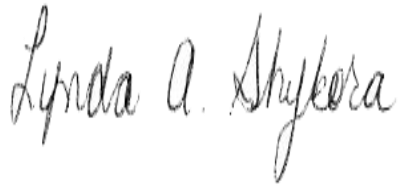
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement

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

Gerald Christie

A handwritten signature in cursive script that reads "Lynda A. Shykora".

Lynda Shykora

A handwritten signature in cursive script that reads "C. A. Hamilton".

Charles Hamilton