



CITY OF MERRITT

AGENDA

PUBLIC HEARING

CITY HALL
2185 Voght Street
Merritt, B.C.

Tuesday, February 25, 2014
At 7:00 pm

Mission Statement: The City of Merritt is a progressive, attractive, economically viable City that is socially responsible and environmentally sustainable.

Council

Mayor Susan Roline

Councillor Dave Baker

Councillor Mike Goetz

Councillor Kurt Christopherson

Councillor Harry Kroeker

Councillor Clara Norgaard

Country Music Capital of Canada

For Enquiries
Telephone - (250) 378-4224
www.merritt.ca



CITY OF MERRITT

A G E N D A

PUBLIC HEARING COUNCIL CHAMBER, CITY HALL TUESDAY, FEBRUARY 25, 2014 AT 7:00 PM

1. CALL TO ORDER

2. INTRODUCTION OF THE BYLAW

OFFICIAL
COMMUNITY PLAN
Pages 4-5

- 2.1 City of Merritt Official Community Plan Amendment Bylaw No. 2162, 2014
File: 3900.2116

ZONING
Pages 6

- 2.2 City of Merritt Zoning Amendment Bylaw No. 2163, 2014
File: 3900.1894

3. STAFF REPORT

LAND USE
AMENDMENT IN THE
EAST MERRITT OCP
SECTOR
Pages 7-9

- 3.1 Land Use Amendment in the East Merritt OCP Sector; Planning & Development Services Manager's February 17th, 2014 Memorandum
File: 3360 RZ2013-02; 3357 OCP 2013-02; 3900.2116; 3900.1894

4. PROPONENT'S SUBMISSION

5. PUBLIC SUBMISSIONS

6. CONSIDERATION OF RETURNING BYLAW TO REGULAR
COUNCIL MEETING FOR FURTHER READINGS

7. CLOSE OF PUBLIC HEARING

**CITY OF MERRITT
BYLAW NO. 2162, 2014**

**A BYLAW TO AMEND THE EAST MERRITT/ DIAMOND VALE LAND USE
DESIGNATION MAP OF THE OFFICIAL COMMUNITY PLAN BYLAW
2116, 2011**

WHEREAS the Council for the City of Merritt has adopted an Official Community Plan pursuant to the Local Government Act;

AND WHEREAS Local Government Act allows for changes to that Official Community Plan;

AND WHEREAS the Council for the City of Merritt has held a Public Hearing pursuant to the Local Government Act;

NOW THEREFORE the Council for the City of Merritt in open meeting assembled hereby enacts as follows:

1. That this bylaw shall be cited as **"CITY OF MERRITT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2162, 2014."**
1. That the "East Merritt/ Diamond Vale Land Use Designation Map," attached to and forming a part of the "City of Merritt Official Community Plan Bylaw 2116, 2011," is amended to reflect the land use designation as "residential" for the parcels of land legally described as Lots 1,2,3,and 7, of DL 123, KDYD, Plan 1130, EXCEPT SUCH UNDERSURFACE RIGHTS AS ARE REGISTERED IN AFB, VOL18, FOL 152NO. 9837D.

READ A FIRST TIME this 14th day of January, 2014

READ A SECOND TIME this 14th day of January, 2014

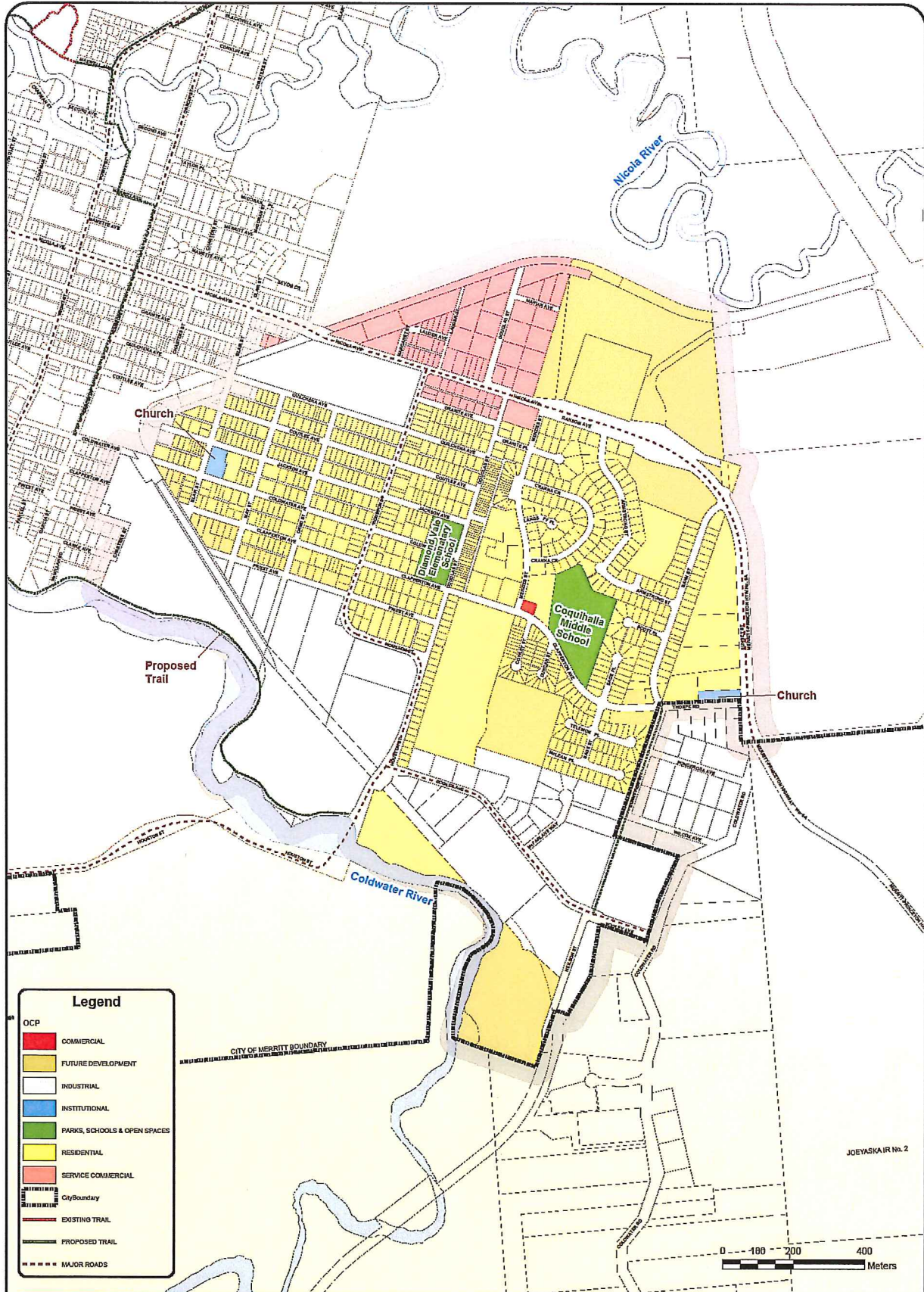
PUBLIC HEARING HELD this day of , 2014

READ A THIRD TIME this day of , 2014

ADOPTED this day of, 2014

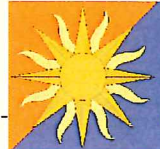
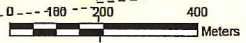
SUSAN ROLINE, MAYOR

LARRY PLOTNIKOFF, ACTING CAO



Legend

- OCP COMMERCIAL
- FUTURE DEVELOPMENT
- INDUSTRIAL
- INSTITUTIONAL
- PARKS, SCHOOLS & OPEN SPACES
- RESIDENTIAL
- SERVICE COMMERCIAL
- City Boundary
- EXISTING TRAIL
- PROPOSED TRAIL
- MAJOR ROADS



City of Merritt
Official Community Plan
Flourishing Under The Sun

East Merritt / Diamond Vale

Land Use Designation Map
 Official Community Plan Bylaw No. 2116, 2011



**CITY OF MERRITT
BYLAW NO. 2163, 2014**

A BYLAW TO AMEND CITY OF MERRITT ZONING BYLAW NO. 1894, 2004

WHEREAS the Council of the Corporation of the City of Merritt has received an application to amend the City of Merritt Zoning Bylaw No. 1894, 2004;

AND WHEREAS the Council of the City of Merritt has held a Public Hearing pursuant to the *Local Government Act*;

AND WHEREAS the zoning amendment conforms to the City of Merritt Official Community Plan Bylaw No. 2116, 2011 as amended;

NOW THEREFORE the Council of the City of Merritt in open meeting assembled hereby enacts as follows:

1. That this bylaw shall be cited as "CITY OF MERRITT ZONING AMENDMENT BYLAW NO. 2163, 2014."
2. THAT Schedule A, the Official Zoning Map to the City of Merritt Zoning Bylaw No. 1894 be amended by changing the zoning designation of parcels legally described as Lots 1,2,3,and 7, of DL 123, KDYD, Plan 1130, EXCEPT SUCH UNDERSURFACE RIGHTS AS ARE REGISTERED IN AFB, VOL18, FOL 152NO. 9837D from C3, Service Commercial to R2, Low Density Residential.

READ A FIRST TIME this 14th day of January, 2014

READ A SECOND TIME this 14th day of January, 2014

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

ADOPTED this day of

**SUSAN ROLINE,
MAYOR**

**LARRY PLOTNIKOFF,
Acting Chief Administrative Officer**



Report

City of Merritt
Public Hearing
February 25th, 2014

File Number: 3360 RZ2013-02,
:3357 OCP 2013-02
3900.2162
3900.2163

To: Larry Plotnikoff, Acting CAO
From: Sean O’Flaherty, Planning & Development Services Manager
Date: February 17th, 2014
Subject: Land use amendment in the East Merritt OCP Sector

Executive Summary:

This land use amendment application received first and second reading on January 14th. The application involves four residential properties at the corner of Blair Street and Coldwater Avenue sitting on commercially zoned land. Each of these properties contains a single family dwelling that have been used in typical residential fashion for at least 40 years. The property owners formed a group and jointly applied, requesting to have the properties recognized as residential instead of commercial. They all intend to retain residential use on their respective properties and are looking to normalize the zoning for the intended purpose.

Purpose:

To amend the Official Community Plan bylaw to change the land use designation of the lands from Future Development to Residential; and to amend the Zoning bylaw to change the land use designation and zoning of the lands from C3, Service Commercial to R2, Low Density Residential.

| | | | |
|------------------------------|-------------------------|----------------------|--------|
| Reviewed by: | | | |
| Chief Administrative Officer | Financial Services Mgr: | Public Works Manager | Other: |



Policy:

The policy for land use amendments is contained in the *Land Use Amendment and Development Approval Procedures Bylaw 2076*. That bylaw sets out the policy and procedures for altering land use.

The Official Community Plan state that the future direction for the DiamondVale/East Merritt sector includes:

- Encourage a mix of housing types and densities, including small lot/narrow lot single family detached housing, semi-detached and duplex houses, triplexes, quadraplexes, townhouses and apartments to enhance and diversify the residential character of the neighbourhood.
- Particularly encourage, as preferred development, multi-family residential density houses (including triplexes, quadraplexes, townhouses and apartments) that complement the existing mixed density character of the community and complement the scale and character of the surrounding neighbourhood.
- Encourage intensification of service commercial uses in the northern portion of this sector along Margaret Street, Lauder Street, Douglas Street, Lauder Avenue and Marian Avenue.

To summarize, residential housing is still a focus for this sector so maintaining the use of these homes as residential in a transition area between residential and industrial uses are appropriate. And since the OCP recognizes this area as a transition zone with a designation of Future Development, an application for residential use is again appropriate.

HISTORY AND BACKGROUND:

The application was received August 13, 2013. All four owners are on the application and enlisted Oliver Kelly as their representing agent. The City's records are not clear with respect to the zoning history. We do know that the entire city block east of Blair Street was also zoned C3 in 1985, and was rezoned to R2 presumably for the same reasons here. That block is also made up entirely of single family dwellings.

There are over 7.4ha (18ac) of vacant C3, Service Commercial land available in the City and this inventory is adequate for the foreseeable future. There has been no uptake on C3 lands or increased activity in the last 10 years except for the pellet mill property. The total area involved in this application is only 0.18ha (0.4ac).

Technical Planning Committee:

The Technical Planning Committee supports the zoning amendment application.

Agency Referrals:

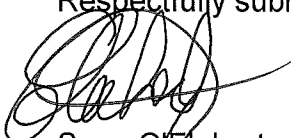
Agency referrals are not required

Public Notice

As per the requirements of the Local Government Act, all property owners within 30m of the subject property have been notified of the pending application in advance of the public hearing. There have been no comments received as a result of these mailings.

Furthermore, notice of this Public Hearing was advertised in the February 13th and 20th 2014 issues of the Merritt newspaper. There have been no comments received as a result of this advertising.

Respectfully submitted,



Sean O'Flaherty