



AGENDA CITY OF MERRITT REGULAR MEETING OF COUNCIL

Tuesday, January 28, 2020

7:00 P.M.

COUNCIL CHAMBERS, CITY HALL

2185 Voght Street

Merritt, B.C

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

Pages

1. CALL TO ORDER
2. LATE ITEMS
3. PUBLIC INPUT 10 m
4. ADOPTION OF MINUTES
 - 4.1 Special Closed Council Meeting Minutes - November 12, 2019 5

Recommendation:
THAT the Minutes of the Special Closed Council Meeting held on November 12, 2019 be adopted
 - 4.2 Special Closed Council Meeting Minutes - January 7, 2020 7

Recommendation:
THAT the Minutes of the Special Closed Council Meeting held on January 7, 2020 be adopted
 - 4.3 Regular Council Meeting Minutes - January 14, 2020 9

Recommendation:
THAT the Minutes of the Regular Council Meeting held on January 14, 2020 be adopted
5. PUBLIC HEARING

Recess of the Regular Council Meeting and call the Public Hearing to order.

The purpose of this bylaw is to add Participant Recreation Services, Indoor" as a permitted use to the Service Commercial (C3) and Light Industrial (M1) zones.

5.1.1 Staff Report

Oral report from Director of Corporate Services, Sean Smith

5.1.2 Public Input

All persons who believe that their interest in property is affected by the proposed bylaw are invited to provide input to Council, either for or against the bylaw.

5.1.3 Written submissions

No members of the public provided written submissions in relation to the proposed bylaw.

5.2 Termination of the Public Hearing

6. GENERAL MATTERS - Delegations and Recognitions

6.1 Canadian Country Music Heritage Society

Presentation by Susan Roline, Treasurer of CCMHS

7. UNFINISHED BUSINESS

7.1 Letter of Support - Bayshore Minerals Inc.

At the January 14, 2020 Regular Council Meeting, Grant Carlson presented to Council and requested that Council provide a letter of support to Bayshore Minerals Inc., in support of operating the Elk Gold Mine.

Recommendation:

THAT Council provide a letter in support of Bayshore Minerals Inc. operating the Elk Gold Mine located off of Highway 97C.

8. BYLAWS

8.1 Zoning Amendment Bylaw No. 2278, 2019

This item is being brought forward from the public hearing.

Recommendation:

THAT Council give third reading to Zoning Amendment Bylaw No. 2278, 2019

Recommendation:

THAT Council adopt Zoning Amendment Bylaw No. 2278, 2019.

9. NEW BUSINESS

9.1 DVP2019-04 2302 Nicola Ave

21

Recommendation:

THAT Council approve Development Variance Permit DVP2019-04 from Birte Decloux for 2302 Nicola Avenue, Lot 1, District Lot 123 Kamloops Division Yale District, Plan EPP93760 subject to the conditions set out in the permit (see Attachment A).

9.2 Age-Friendly and Accessibility Advisory Committee

41

Following input from the community, City Council has directed the creation of an Age-Friendly and Accessibility Committee. The creation of this Committee, along with the resolution to actively implement our Age-Friendly Action Plan are two integral steps required to apply to become formally recognized as a BC Age-Friendly Community. There are presently forty-seven (47) communities in BC with this designation.

The Committee will also have the opportunity to explore what is required to become a member of the World Health Organization Network for Age-Friendly Cities and Communities. Currently there are three (3) communities in British Columbia with this designation.

Recommendation:

That the City of Merritt actively participate, support, promote and work to implement the "Our Merritt: Age-Friendly Action Plan", to assess and improve accessibility and inclusion of older persons and for the whole community.

Recommendation:

THAT Council establish the Age Friendly and Accessibility Advisory Committee, with the attached Terms of Reference;

AND THAT Council direct staff to advertise to the public for appointments to this Committee

Recommendation:

THAT Council authorize staff to work with the Age-Friendly and Accessibility Committee to submit an application to become formally recognized as a BC Age-Friendly Community.

9.3 CAO Update

10. NOTICES OF MOTION

11. REPORTS FROM COUNCIL

12. INFORMATION ITEMS

12.1 Rural Evidence Review - Findings and Flyer

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12.2 Strategic Planning Priorities

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13. TERMINATION OF MEETING



MINUTES
CITY OF MERRITT
SPECIAL CLOSED COUNCIL MEETING

Tuesday, November 12, 2019
6:00 P.M.
BOARD ROOM, CITY HALL
2185 Voght Street
Merritt, B.C

PRESENT:

Mayor L. Brown
Councillor M. Bhangu
Councillor K. Christopherson
Councillor A. Etchart
Councillor T. Fehr
Councillor T. Luck
Councillor M. White

Mr. S. Hildebrand, Chief Administrative Officer
Mr. S. Smith, Director of Corporate Services

1. **CALL TO ORDER**

Mayor Brown called the meeting to order at 6:01PM

2. **CLOSURE OF MEETING**

2.1 **Resolution**

THAT this meeting be closed to the public to address items pursuant to the following sections of the Community Charter:

Section 90(1)(c) - Labour Relations or Other Employee Relations

Moved, Seconded, CARRIED (7 to 0)

3. TERMINATION OF MEETING

The Mayor declared the meeting ended at 6:54pm

Corporate Officer

Sean Smith

Certified correct in accordance with Section 124(2) (c) of the Community Charter

Confirmed on the ____ day of ____, 20__

Mayor

Linda Brown



MINUTES
CITY OF MERRITT
SPECIAL CLOSED COUNCIL MEETING

Tuesday, January 7, 2020
6:00 P.M.
BOARD ROOM, CITY HALL
2185 Voght Street
Merritt, B.C

PRESENT:

Mayor L. Brown
Councillor M. Bhangu
Councillor K. Christopherson
Councillor A. Etchart
Councillor T. Fehr
Councillor T. Luck
Councillor M. White

Mr. S. Hildebrand, Chief Administrative Officer
Mr. S. Smith, Director of Corporate Services

OTHERS: **Charlie Henderson, Public Works Superintendent**

1. **CALL TO ORDER**

Mayor Brown called the meeting to order at 6:01PM

2. **CLOSURE OF MEETING**

2.1 **Resolution**

Recommendation:

THAT this meeting be closed to the public to address items pursuant to the following sections of the Community Charter:

Section 90(1)(c) - Labour Relations or Other Employee Relations

Section 90(1)(f) - Law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(1)(g) - Litigation or Potential Ligation Affecting the Municipality

Moved, Seconded, CARRIED

3. CLOSED SESSION

4. TERMINATION OF MEETING

The Mayor declared the meeting ended at 8:01PM.

Corporate Officer

Sean Smith

Certified correct in accordance with Section 124(2) (c) of the Community Charter

Confirmed on the ____ day of ____, 20__

Mayor

Linda Brown



MINUTES

CITY OF MERRITT

REGULAR MEETING OF COUNCIL

Tuesday, January 14, 2020
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
2185 Voght Street
Merritt, B.C

PRESENT:

- Mayor L. Brown**
- Councillor M. Bhangu**
- Councillor K. Christopherson**
- Councillor A. Etchart**
- Councillor T. Fehr**
- Councillor T. Luck**
- Councillor M. White**

Mr. S. Hildebrand, Chief Administrative Officer
Mr. S. Smith, Director of Corporate Services
Ms. S. Thiessen, Director of Finance & IT

1. CALL TO ORDER

1.1 Call to Order

Mayor Brown called the meeting to order at 7:00pm

2. LATE ITEMS

3. PUBLIC INPUT

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting Minutes - December 17, 2019

Recommendation:

01/2020

THAT the Minutes of the Regular Council Meeting held on December 17, 2019 be adopted

Moved, Seconded, CARRIED

5. PUBLIC HEARING

6. GENERAL MATTERS - Delegations and Recognitions

6.1 Bayshore Minerals Inc. Presentation

Grant Carlson and Ron Woo of Bayshore Minerals Inc., will present to Council regarding the Elk Gold Project, located about 50km east of Merritt, just South of Highway 97C.

Grant Carlson, co-founder of Bayshore Minerals Inc. presented to Council regarding the Elk Gold Mine project, which was acquired in May 2019.

Grant discussed the history of the company, the archaeological plans for the site, and a description of the proposed open pit mine operation, which involves 200 tonnes of ore being mined each day, a 12 year mine life, and 15-20 employees, with ore being shipped offsite for processing.

There is no process plant or tailings pond on site.

Grant discussed the project timeline, including a plan to submit Mining Permit applications in March 2020, and requested that Council consider providing a letter in support of Bayshore developing the Elk Gold mine.

Mayor Brown directed that a motion for a letter of support be brought forward to the next Council meeting.

7. UNFINISHED BUSINESS

8. BYLAWS

8.1 2019-2023 Financial Plan Amendment Bylaw

Recommendation:

02/2020

THAT City of Merritt Five Year Financial Plan Amendment Bylaw No. 2279, 2019 be adopted.

Moved, Seconded, CARRIED

9. NEW BUSINESS

9.1 2020 Community Emergency Preparedness Fund – Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning Grant Application

03/2020

THAT Council support the City's application for \$150,000 from the 2020 Community Emergency Preparedness Fund for Flood Mapping;

AND THAT Council directs staff to handle the application and provide overall grant management if the application is successful.

Moved, Seconded, CARRIED

9.2 Gold Country Communities Society Membership

04/2020

THAT Council direct staff to inform the Gold Country Communities Society that Merritt will not be continuing membership with the Society past January 2020.

Moved, Seconded, CARRIED

9.3 CAO Update

Mr. Hildebrand provided a CAO update regarding the following items:

- Town Hall meeting to be held on February 24, 2020 at 6:00pm in the Civic Centre Auditorium
- Welcome to Don McArther and Duong Trinh
- Communication Plan currently being developed and will be presented to Council shortly

10. NOTICES OF MOTION

11. REPORTS FROM COUNCIL

12. INFORMATION ITEMS

12.1 Letter from Premier Horgan - UBCM Follow-up

12.2 Letter from Ministry of Mental Health & Addictions - UBCM Follow-up

12.3 Strategic Planning Priorities

13. TERMINATION OF MEETING

The Mayor declared the meeting ended at 7:30pm

Corporate Officer

Sean Smith

Certified correct in accordance with Section 124(2) (c) of the Community Charter

Confirmed on the ____ day of ____, 20__

Mayor

Linda Brown

Report

City of Merritt
REGULAR Council Meeting
December 17, 2019

File Number: 3900.2187

To: Scott Hildebrand, Chief Administrative Officer
From: Sean Smith, Director of Corporate Services
Date: December 12, 2019
Subject: Zoning Amendment Bylaw – Health and Fitness Facilities

RECOMMENDATION:

THAT Council give first reading to Zoning Amendment Bylaw No. 2278, 2019;

AND

THAT Council give second reading to Zoning Amendment Bylaw No. 2278, 2019;

Background:

At the November 26, 2019 Regular Council Meeting, Council passed the following resolution:

THAT Council direct staff to bring forward a Zoning Amendment Bylaw, accompanied by further staff research, that would add the “Participant Recreation Services, Indoor” use to the Light Industrial (M1) and potentially the Service Commercial (C3) zones.

The purpose of this report is to present the requested further research and to recommend that Council give first and second readings to Zoning Amendment Bylaw No. 2278, 2019.

Comparison to other communities

Staff followed up with the research presented by Ms. Megan Paquette, which was included as part of the Report to Council on November 26, 2019. Staff confirmed that it is quite common in many British Columbia municipalities to allow for health and fitness facilities in the Light Industrial (M1) zone, and that this type of use is even more prevalent in the Service Commercial (C3) zone (or its equivalent).

Compatibility with neighbouring uses

Staff reviewed our Zoning Bylaw to determine if the “Participant Recreation Services, Indoor” use is compatible with other uses. The lists of permitted uses in both the M1 and C3 zones are attached to this report as Schedule “B”.

Comparing the uses in these zones, staff found that the proposed use is largely dissimilar from other uses in the M1 zone, which raises some concerns regarding public accessibility, though this is not necessarily fatal. A comparison of uses in the C3 zone did not raise any concerns.

In most cases, uses in the M1 zone generate noise, smoke, dust, fumes or odours, and involve only the presence of employees and small numbers of the public at any given time. The “Participant Recreation Services, Indoor” use differs from the majority of these uses in that there is unlikely to be significant noise, smoke, dust, fume or odour generation and there could be large numbers of the public present. The notable exception within the M1 zone is the “Public transit depot including bus depot”, which could generate a significant number of the public.

The primary issue with allowing a use that could involve the attendance of larger groups of the public, is that Light Industrial areas are not designed to accommodate the public in that there are usually no streetlights or sidewalks and often there are no nearby transit stops. While this is not necessarily prohibitive, as most people choosing to attend a health and fitness centre in the M1 zone would do so by car, accessing the facility by any other mode, such as walking, biking or transit may be less safe or convenient for the public.

Downtown Revitalization

Staff also has some reservation about the potential impacts that this rezoning bylaw may have on Council’s downtown revitalization efforts.

While staff is careful not to overstate the potential impact, this rezoning would allow businesses that generate public attendance in the downtown area to relocate to lower-cost industrial areas, which could contribute in a minor way to downtown storefront vacancy.

While downtown would not benefit from this amendment, it is possible that this rezoning would encourage more indoor recreation businesses to open, given the cost, building

size, and parking advantages of industrial areas. As such it is difficult to evaluate the net benefit to residents that this rezoning could have.

Conclusion

Considering the information available, staff tentatively supports advancing Zoning Amendment Bylaw No. 2278, 2019 to a public hearing by giving the Bylaw first and second readings.

There is a stronger argument to be made that the “Participant Recreation Services, Indoor” use is appropriate in the C3 zone, though that change may not provide any benefit to the business owner who requested that Council consider this change.

Options / discussion

1. **THAT Council give first reading to Zoning Amendment Bylaw No. 2278, 2019;**

AND THAT Council give second reading to Zoning Amendment Bylaw No. 2278, 2019;

2. **THAT Council direct staff to provide further information prior to advancing the Bylaw to second reading;**
3. **THAT Council amend Zoning Amendment Bylaw No. 2278, 2019 by deleting clause 3, which would have the effect of only allowing the proposed use in the C3 zone, but not the M1 zone.**
4. **THAT Council receive this report for information.**

Others Consulted:

Don McArthur, Planning and Development Services Manager

Attachments:

Schedule “A” – Zoning Amendment Bylaw No. 2278, 2019

Schedule “B” – Permitted Uses in M1 and C3 Zones

Respectfully submitted,

Sean Smith
Deputy CAO/Director of Corporate Services

Schedule "A"
CITY OF MERRITT

BYLAW NO. 2278

A BYLAW TO AMEND ZONING BYLAW NO. 2187, 2015

WHEREAS the Municipal Council of the City of Merritt desires to add additional uses to the Light Industrial (M1) and Service Commercial (C3) Zones;

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, enacts as follows:

1. This bylaw shall be cited as "**ZONING AMENDMENT BYLAW NO. 2278, 2019**".
2. That section 6.15.2 of City of Merritt Zoning Bylaw No. 2187, 2015, be amended by adding "Participant Recreation Services, Indoor" as a permitted use and that the uses listed be consequently renumbered.
3. That section 6.20.2 of City of Merritt Zoning Bylaw No. 2187, 2015, be amended by adding "Participant Recreation Services, Indoor" as a permitted use and that the uses listed be consequently renumbered.

READ A FIRST TIME THIS

17th day of December, 2019

READ A SECOND TIME THIS

17th day of December, 2019

PUBLIC HEARING HELD THIS

28th day of January, 2020

READ A THIRD TIME THIS

___ day of ___, 2020

ADOPTED THIS

___ day of ___, 2020

Linda Brown,
MAYOR

Sean Smith,
CORPORATE OFFICER

6.15 Service Commercial (C3)

6.15.1 Intent

The purpose of the Service Commercial Zone is to accommodate vehicular oriented commercial uses of low intensity, and commercial uses requiring large areas for storage and handling of materials goods, and equipment.

6.15.2 Permitted Uses

The following principal uses and no others shall be permitted in the zoning district designated C3:

- a. Animal Clinic;
- b. Auction room;
- c. Autobody shop;
- d. Automobile, boat, trailer, and recreational vehicle showroom and sale and rental lot, including minor repair shop;
- e. Automobile repair shop;
- f. Bakery;
- g. Building supply establishment;
- h. Business support services;
- i. Car washing establishment;
- j. Delivery and express facility;
- k. Food and beverage packaging and distribution;
- l. Furniture and cabinet assembly;
- m. Gasoline service station;
- n. Machine welding shop;
- o. Mini warehousing;
- p. Mobile home sales, service and storage;
- q. Motorcycle sales and service;
- r. Office, storage building, workshop and yard for general contractor and trade contractor;
- s. Personal service establishments;
- t. Public transportation depot including bus terminal;
- u. Public use;
- v. Recreation vehicle sales;
- w. Recycling depot;
- x. Retail sale of new automobile parts and accessories, including related minor repair shop;

- y. Retail sales, Convenience;
- z. Retail sales, General;
- aa. Sales and repair of machinery, farm implements and heavy equipment;
- bb. Second hand store, Pawn shop;
- cc. Truck travel centre;
- dd. Upholstering shop.

6.15.3 Accessory Uses

The following accessory uses and no others shall be permitted in the zoning district designated C3:

- a. Accessory buildings and structures (limited to food and convenience items);
- b. Automobile storage;
- c. Bulk petroleum product sales;
- d. Commercial card lock facility;
- e. Residential security / operator suite.

6.15.4 Subdivision Regulations

- a. Minimum lot width: 15 metres
- b. Minimum lot area: 550 m²

6.15.5 Site Development Regulations

- a. Maximum Parcel Coverage: 50%
- b. Maximum height: the lesser of 11.5 metres or three storeys

6.15.6 Conditions of Use

- a. Outdoor merchandise display shall have a minimum setback of 2 metres from all parcel lines.

6.15.7 Special Regulations

- a. Notwithstanding Section 6.15.2, the only use permitted on the parts of Lot A, Plan 31180, TP 91, W6M; Lot 11, Plan 11461, TP 91, W6M; and Lot 33, Plan 707, TP 91, W6M that lies within the C3 zone are a machine welding shop and associated storage and rental storage.

6.15.8 Other Regulations

- a. All buildings and structures shall comply with Part 4;
- b. All Specific Use Regulations shall comply with Part 5;
- c. Screening and Landscaping shall comply with Part 7;
- d. Off-street parking and loading shall comply with Part 8.

6.20 Light Industrial (M1)

6.20.1 Intent

The Light Industrial zone is oriented towards a range of light and medium manufacturing, processing and other industrial uses that are likely to require outdoor storage and or produce noise, smoke, dust, glare, fumes or odours.

6.20.2 Permitted Uses

The following principal uses and no others shall be permitted in the zoning district designated M1:

- a. Animal clinic;
- b. Automobile, boat, trailer and recreation vehicle sales and rentals, repairs and body shop;
- c. Building supply establishment;
- d. Bulk petroleum products sales;
- e. Cartage, delivery or express facility;
- f. Commercial card lock facility;
- g. Brewing and Distilling Amending Bylaw No. 2147(2018);
- h. Light manufacturing, processing, finishing and packaging;
- i. Metal recycling;
- j. Mobile home sales lot;
- k. Moving and storage;
- l. Nursery or greenhouse;
- m. Office, storage building, workshop and yard for general contractor and trade contractor;
- n. Public transit depot including bus depot;
- o. Public use;
- p. Sale, rental and repair of tools and small equipment;
- q. Storage buildings, warehousing and wholesale establishment, packing and crating, cold storage;
- r. Technology Centre;
- s. Truck and truck-tractor sales or rental lot.

Canadian Country Music Heritage Society
PO Box 3124 Merritt BC V1K1B8
Email - ccmhstreas@gmail.com

January 20 2019

City of Merritt
PO Box 189
Merritt BC
V1K 1B8

Atten: Mayor and Council.

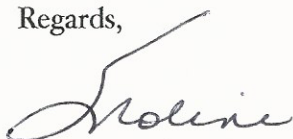
Dear Mayor Brown and Council members,

The Canadian Country Music Heritage Society is grateful for the support shown by City Council and Staff to our ongoing efforts to maintain and operate the entities under our umbrella located in the City. The Canadian Country Music Hall of Fame, the Country Music artist handprints and murals all continue to draw visitors into our community. This past year saw visitors from all over the world learning more about our Canadian Country Music Capital of Canada official mark, our tributes to the legends of Canadian Country Music and the Country Music Artists that have graced the stage at our renowned Country Music Festivals.

In 2018 we received a Grant In Aid in the amount of \$1,576.84 that was to be used to put together a travelling kiosk that would highlight the Canadian Country Music Hall of Fame, the handprints and the murals. With the creation of the "Then and Now" Album, which features 10 Hall of Fame artists, a travelling display was produced. We now find ourselves looking at the feasibility of manning two displays at events where we are able to have a display. This has led to the decision by our Board to return the funds to the City with the thought that if in the future things change we will re-apply for a grant in aid for this purpose.

Please accept our cheque attached in the amount of \$1,576.84.

Regards,



Susan M Roline, Treasurer Canadian Country Music Heritage Society

Report

City of Merritt
REGULAR Council Meeting
January 28, 2020

**File Number: DVP2019-04,
DP2019-06**

To: Scott Hildebrand, Chief Administrative Officer

From: Don McArthur, Planning and Development Services Manager

Date: January 28, 2019

Subject: Development Permit and Development Variance Permit for 2302 Nicola Ave, Lot 1, District Lot 123 Kamloops Division Yale District, Plan EPP93760

RECOMMENDATION:

THAT Council approve Development Variance Permit DVP2019-04 from Birte Decloux for 2302 Nicola Avenue, Lot 1, District Lot 123 Kamloops Division Yale District, Plan EPP93760 subject to the conditions set out in the permit (see Attachment A).

Executive Summary:

The subject lands located at 2302 Nicola Avenue are currently the site of a vacant service commercial building that was believed to have previously been used as a gas station. The owner is proposing to renovate the existing building by completing façade improvements and extending the western portion of the building to accommodate a gas service station and pizza eatery (see Attachments B and C).

The subject property is within the City Centre sector of the City's Official Community Plan (OCP) Bylaw No. 2116 and is zoned Service Commercial (C3) in Zoning Bylaw No. 2187. A development permit is required as the proposed building is located within Development Permit Area No. 3 – Highway Corridor Gateways as set out in the City's OCP. The proposed building alteration is also subject to a Façade Development Permit as this is required for all new construction and building alterations for properties located along the Nicola Avenue Corridor.

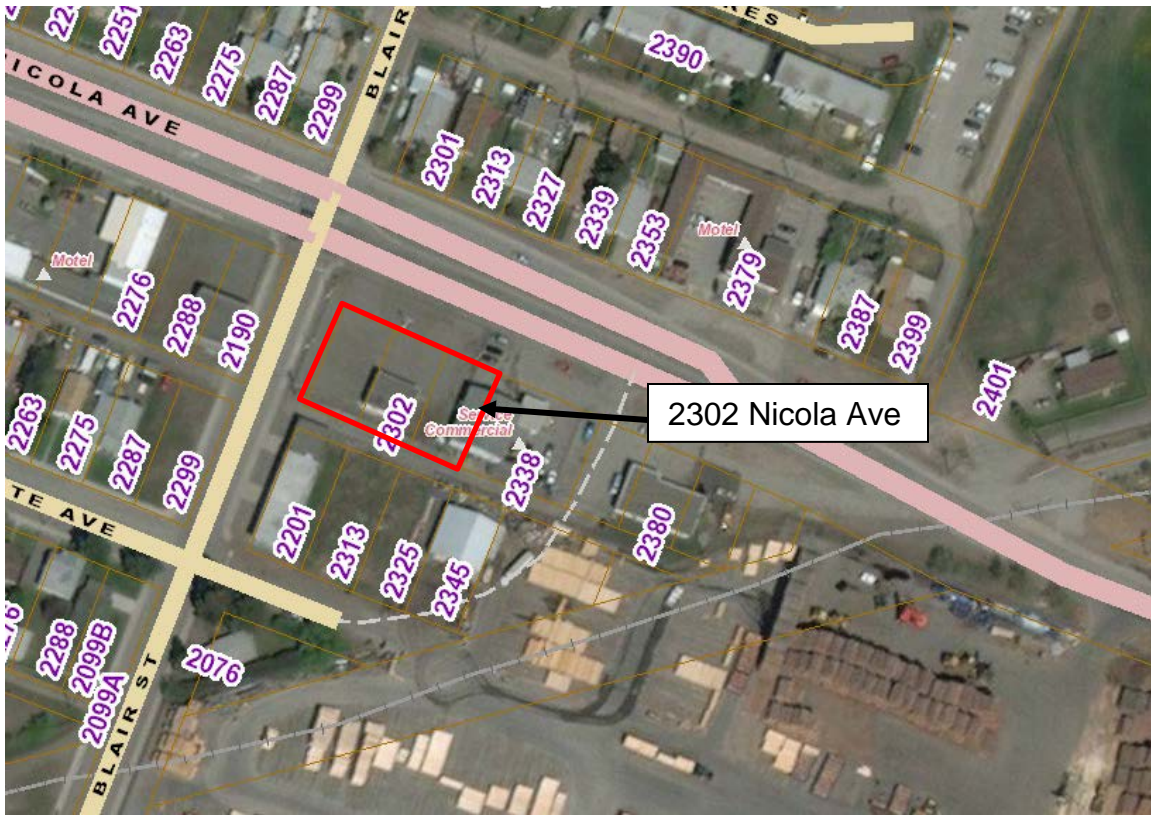


Figure 1: Location of Subject Property

The Development Permit and Development Variance Permit applications were reviewed by City staff from various departments. The application was also reviewed by Urban Systems, a consulting firm that was retained to assist with the review process. Subject to Council approval of the Development Variance Permit, staff intend to approve and issue the Development Permit.

Background:

Development Variance Permit Requirements

A Development Variance Permit is required for this application because the proposed redevelopment does not meet all of the requirements outlined in the Zoning Bylaw. Section 6.15.5 a) of the Service Commercial (C3) zone indicates that the maximum parcel coverage of the site shall be 50%. A total parcel coverage of 77.8% is proposed for the site due to the nature of the gasoline service station use and the requirement under Section 5.8.3 of the bylaw that the entire customer service area shall be paved with a permanent surface of asphalt or concrete. The application for a Development Variance Permit is therefore requesting that Section 6.15.5 a) be increased from 50% to 77.8% maximum parcel coverage for this property.

Access

There are two proposed accesses to the development on Nicola Avenue and one access on Blair Street. The Ministry of Transportation and Infrastructure required the applicant to provide the access on Blair Street, and requested that the applicant submit

an access permit application for the Nicola Avenue accesses, which has been submitted by the applicant.

Public Notice

In accordance with the City's Land Use Amendment and Development Approval Procedures Bylaw No. 2076, 2009, the applicant posted development signage on their property at least 10 days prior to presentation of the application to Council to notify the public of the submitted application for a Development Variance Permit. Written notice was also mailed to property owners within a 30 metre radius of the subject property, as required by the Local Government Act.

Two inquiries from neighbouring property owners were received. One property owner phoned to express concern regarding the access on Blair Street and increased traffic. Staff explained that the Blair Street access was a MOTI requirement. Another property owner emailed to express concern regarding a perceived increased building size which would obstruct visibility of his business. Staff explained that the increase in parcel coverage is as a result of paving the gas pump area, rather than a substantially larger building. Both property owners were asked if they would like to provide a letter for Council. No letters were received.

Options

1. THAT Council approve Development Variance Permit DVP2019-04 from Birte Decloux for 2302 Nicola Avenue, Lot 1, District Lot 123 Kamloops Division Yale District, Plan EPP93760 subject to the conditions set out in the permit.

2. That Council deny the application.

Financial / Risk Implications

Development Cost Charges

The application is subject to Development Cost Charges because the value of the work proposed exceeds \$50,000. That being said, the applicable Development Cost Charges are as follows:

$$165.39 \text{ sq. m.} * \$42.24 \text{ per sq. m.} = \mathbf{\$6,986.07}$$

These charges are to be paid to the City at the time an application for a building permit has been approved to begin construction on the site.

Landscaping Security

Since a Landscape Plan was required for this Development Permit application, under Section 10. b) of the Development Procedures Bylaw No. 2076, the applicant is required to provide a security deposit in the form of an Irrevocable Letter of Credit, cash, or certified cheque in the amount of 120% of the estimated cost of landscaping.

The applicant has submitted a landscaping cost estimate prepared by a certified member of the British Columbia Society of Landscape Architects. This letter estimates that the landscaping costs will amount to \$18,332.50. The applicant is therefore required to submit the following amount to the City as a landscaping security:

$$\$18,332.50 + 120\% = \mathbf{\$21,999.00}$$

This security is to be submitted to the City as a condition of approval of this Development Permit application. The City may withhold **\$2,199.00**, or 10% of the submitted security, upon the completion of the landscaping works for a period of one growing season.

Strategic Plan Reference

Strategic Goal # 2: Supports Good Governance by striving to be accountable, transparent, equitable, follow the rules of the law, strive for consensus, be participatory and responsive to the public.

Supports the Official Community Plan policies related to the City Centre and Commercial designations.

Others Consulted

Internal

The following City of Merritt Departments received referrals for the subject application:

- Fire and Rescue;
- Public Works Operations;
- Planning and Development Services;
- Building, Safety and Inspection Services;
- Recreation and Facilities;
- Financial Administration; and
- Economic Development.

No concerns were identified by these agencies.

External

Referrals were also sent to the following outside agencies:

- BC Hydro;
- Fortis BC;
- Thompson Nicola Regional District;
- Interior Health;
- School District 58;
- Canada Post;
- Nicola Valley Transit;
- BC Assessment Authority;
- Ministry of Transportation and Infrastructure; and
- local First Nations.

The Ministry of Transportation and Infrastructure identified the need for an access permit to Nicola Avenue. At the time of writing this report, a permit application was received by the Ministry and they are working with the applicant to process it.

No other concerns were identified by these agencies.

Attachments

Attachment A – Development Variance Permit

Attachment B – Landscape Plan

Attachment C – Renderings

Respectfully submitted,

Don McArthur

Planning and Development Services Manager

DEVELOPMENT VARIANCE PERMIT NO. 2019-04

Authorization by City Council, at meeting of January 28, 2020

1.0 LEGAL DESCRIPTION and CIVIC ADDRESS:

Civic Address: LOT 1, DISTRICT LOT 123 KAMLOOPS DIVISION YALE
DISTRICT, PLAN EPP93760

PID: 030-893-984

Legal Description: 2302 NICOLA AVENUE

2.0 APPLICANT and ADDRESS:

1182695 BC Ltd. Inc. No. BC 11862695
228 TRANQUILLE ROAD
KAMLOOPS BC, V2B 3G1

Authorized Agent:

URBAN OPTIONS PLANNING & PERMITS
C/O BIRTE DECLOUX
287 RIALTO DRIVE
KELOWNA BC, V1V 1E9
birte@urbanoptions.ca

3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

All conditions to be varied are listed below and additionally as per the specifications and working drawings submitted by the applicant which are attached here as **Schedule A**.

3.1 To increase the Maximum Parcel Coverage requirement in Section 6.15.5 a) of Zoning Bylaw No. 2187, 2015 from 50% to 77.8%.

4.0 SPECIAL PROVISIONS:

None

5.0 SECURITY REQUIRED: ____ YES x NO

6.0 GENERAL NOTES:

None

7.0 Approvals Required by Ministry of Transportation:☐

YES

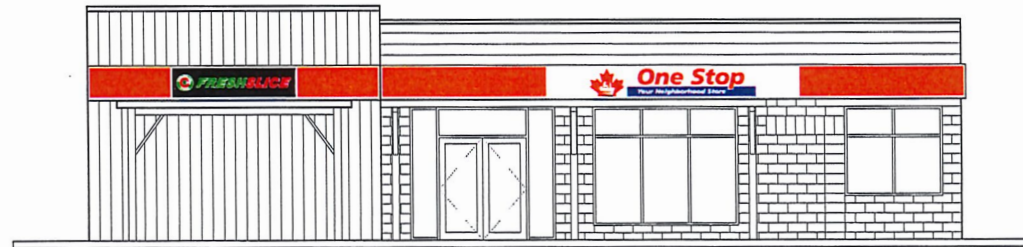
☒

NO

Attachments: Schedule A



210, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1
TEL: 403.640.0900 • Fax 403.259.0506 • www.ctmdesign.ca



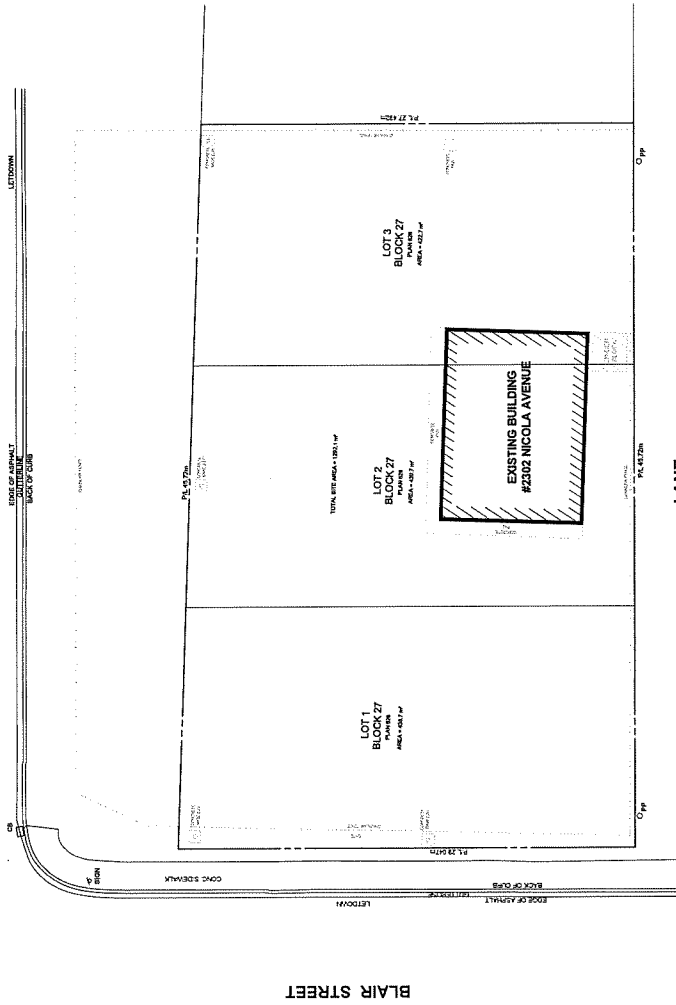
NOTES TITLE	
DWG. NO.	DRAWING TITLE
A0-0	TITLE SHEET & DRAWING INDEX
	SITE
A1-1.1	EXISTING SITE PLAN
A1-1.2	PROPOSED SITE PLAN
	RETAIL CANOPY
A3-1.1	PROPOSED CANOPY PLAN
A3-2.1	PROPOSED CANOPY ELEVATIONS
	RETAIL BUILDING
A4-1.1	EXISTING/GROUND FLOOR PLAN
A4-1.2	PROPOSED FLOOR PLAN
A4-2.1	EXISTING EXTERIOR ELEVATIONS
A4-2.2	PROPOSED EXTERIOR ELEVATIONS
A4-2.3	COLORLED ELEVATIONS

ISSUED FOR DEVELOPMENT PERMIT
2019-06-14

MERRITT C-STORE
2302 NICOLA AVE, MERRITT, BC



NICOLA AVENUE



BLAIR STREET

LANE



KEY PLAN

LEGEND

IRON SURVEY POST FOUND	●	MAP
MANHOLE	○	MANHOLE
GRAVED TOP MANHOLE	○	UTIM
TEST MANHOLE	○	UTIM
CATCH BASIN	□	CB
CULVERT SEPARATOR	○	CSS
CULVERT SEPARATOR	○	CSS
POCKET MANHOLE	○	PM
POCKET MANHOLE	○	PM
POWER POLE	○	PP
TRANSFORMER	○	TL
TRAFFIC SIGNAL POST	○	TL
LIGHT STANDARD	○	LS
LIGHT STANDARD (SL)	○	LS
LIGHT STANDARD (SL)	○	LS
TELEPHONE PEGMOUNT	○	TP
EXISTING CONC. CURB	---	---
EXISTING TO BE RECONSTRUCTED	---	---

EXISTING SITE PLAN

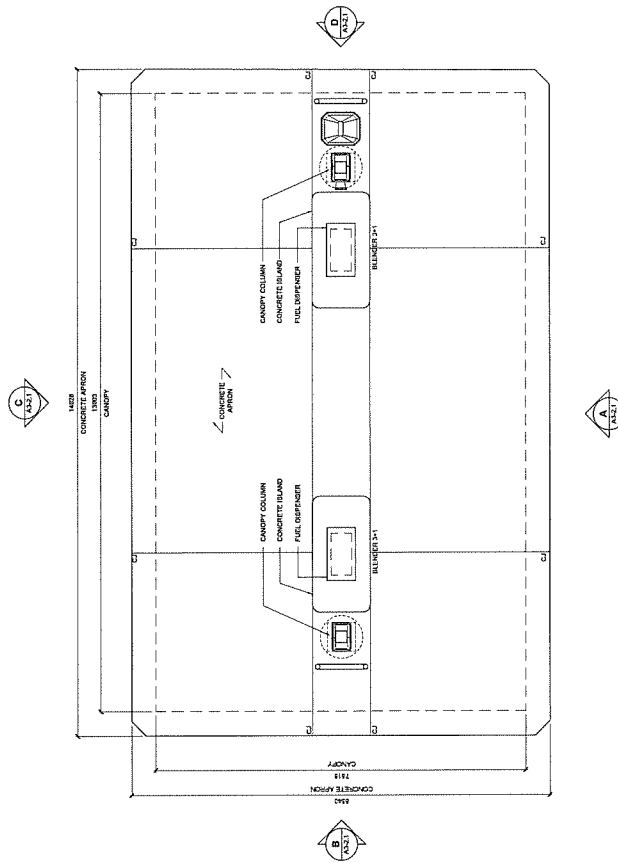
MERRITT C-STORE
2302 NICOLA AVE.
MERRITT, BC



2018-05-14 10:00:00 AM

PROJECT NO.	19025	DATE	2019-02-05
PROJECT NAME	19025A1-1.1	DATE	2019-02-05
SCALE	1:150	DATE	2019-02-05
DESIGNER	J.E.	DATE	2019-02-05
CHECKER	J.E.	DATE	2019-02-05

A1-1.1



☐ A CANOPY SIGN

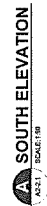
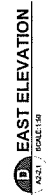
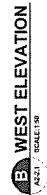
☐ B GAS BAR CANOPLY

☐ C CONCRETE APRON

☐ D CONCRETE ISLAND

☐ E CANOPY COLUMN

☐ F FUEL DEFENDER



DOI: 10.1002/anie.201302422

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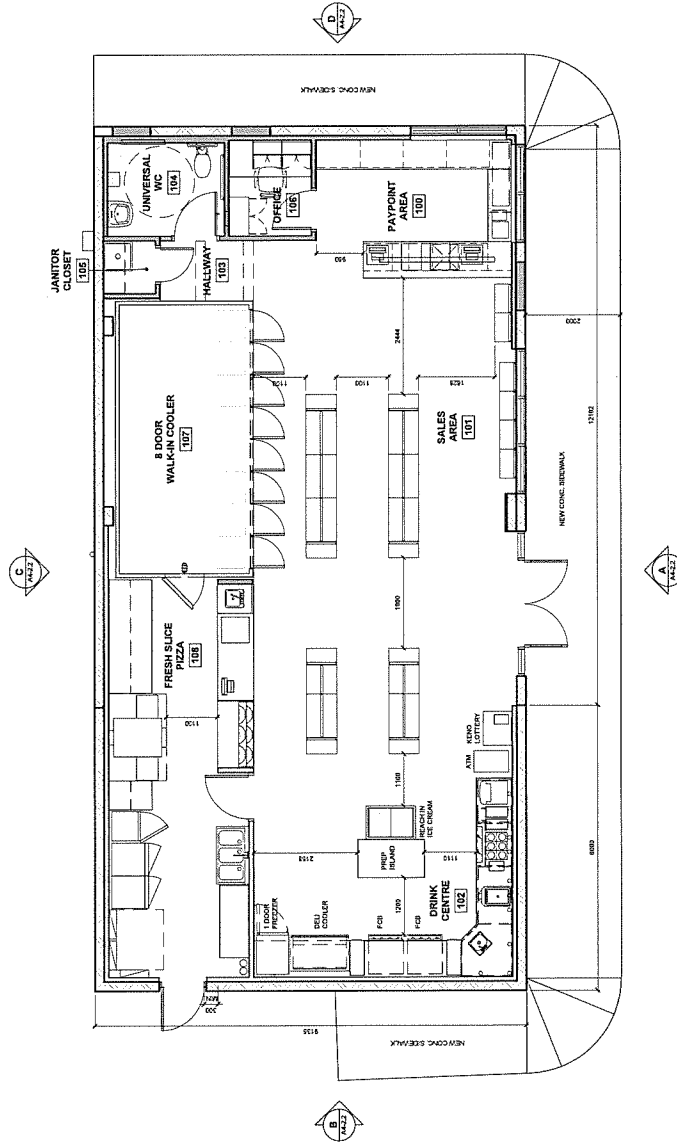
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A2-2.1

NOTE:

1. REMOVE ALL EXISTING EQUIPMENT AS PER OWNER INSTRUCTIONS.
2. DEMOLISH ALL EXISTING MILLWORK.
3. REMOVE ALL EXISTING WALLS AS INDICATED, WALL FLOOR AND CEILING FINISHED THROUGHOUT, INCLUDING LIGHT FIXTURES.
4. REMOVE WINDOWS AND DOORS AS SHOWN.
5. PROVIDE OPENING FOR NEW DOORS AND WINDOWS AS SHOWN.
6. REMOVE ALL EXISTING SIDEWALKS.



PROPOSED FLOOR
PLAN

MERRITT C-STORE
2302 NICOLA AVE.
MERRITT, BC

ctm
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210-1000 Highway 101, Unit 100, Chilliwack, BC V2P 4G6
TEL: 604-855-1000 FAX: 604-855-1001

19025
19025A4-1.2.DWG
2019-05-13
DL
R00
A4-1.2

A	NEW ILLUMINATED SIGN, SIGNAGE BY OTHERS
B	NEW GLAZING
C	NEW MAIN DOOR
D	VERTICAL SIGNING, COLOR, BLUE GRAY
E	CANOPY
F	EXISTING CONCRETE BLOCK PAINTED WHITE
G	NEW STOREFRONT ENTRANCE
H	NEW CONCRETE BLOCK WALL PAINTED WHITE
J	NEW SIDEWALK
K	PERIODA



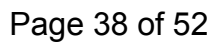
PROJECT NO.	OUTLET NO.
19025	

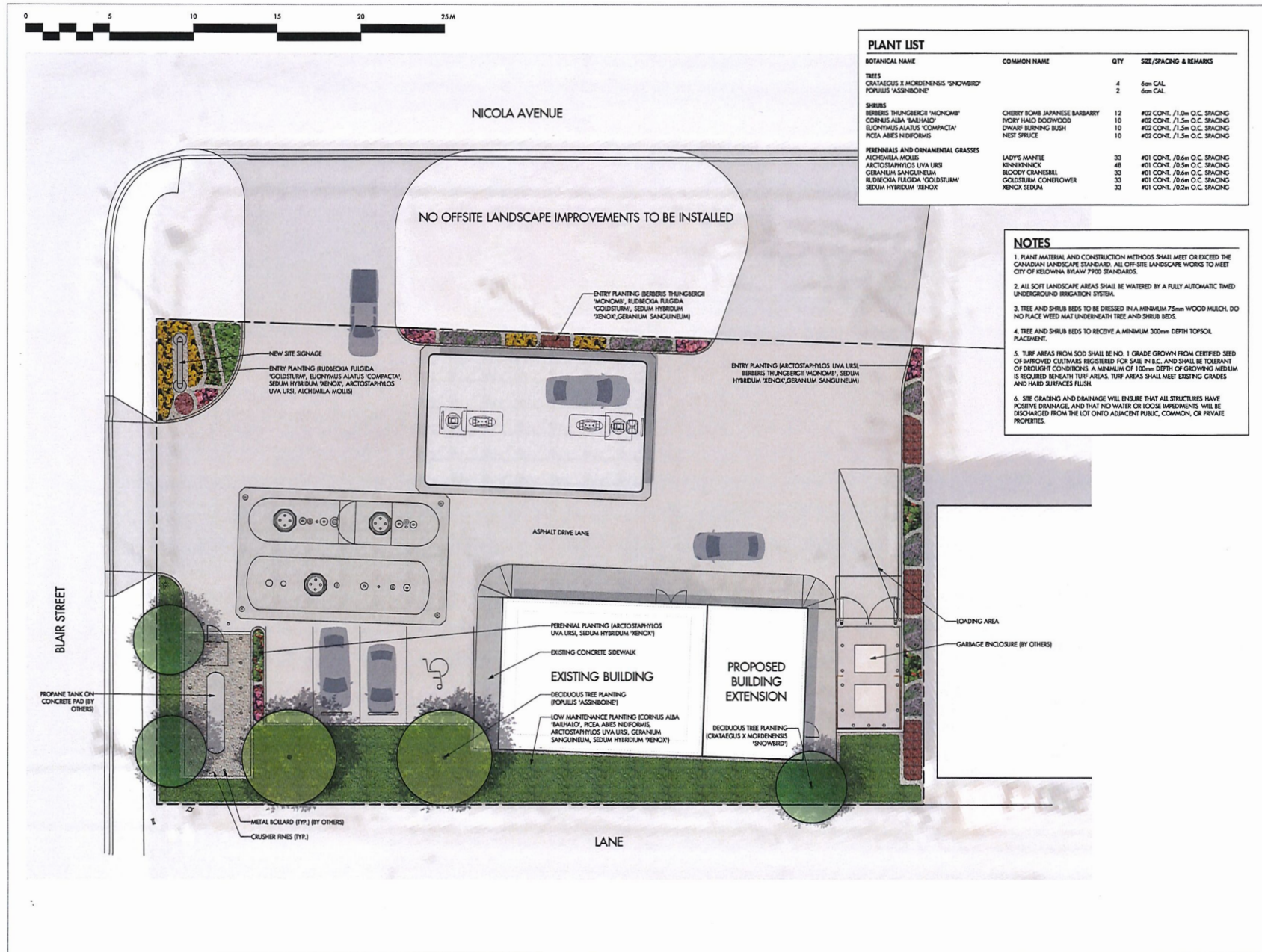
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2019-06-14 ISSUED FOR DP

A4-2.2





PROJECT TITLE
3202 NICOLA AVENUE

Month, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR REVIEW ONLY

1	19.05.27	Issue
2		
3		
4		
5		

PROJECT NO.	19054
DESIGN BY	AW
DRAWING BY	WVC
CHECKED BY	RS
DATE	JUNE 27, 2019
SCALE	1:500

SEALED



DRAWING NUMBER

L1/1

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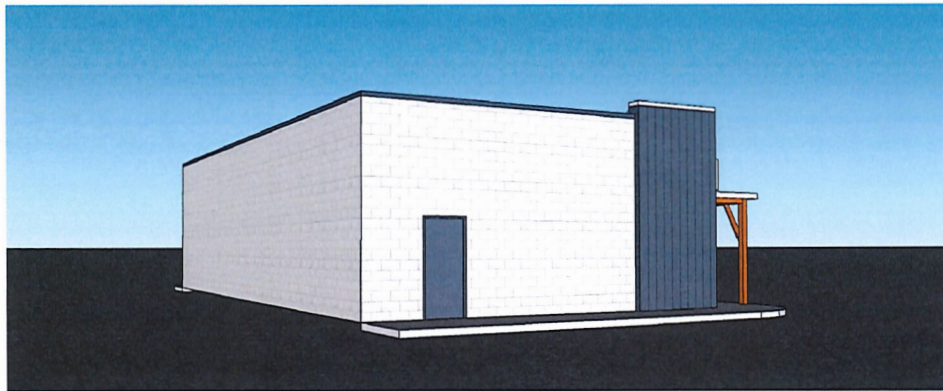
Attachment C



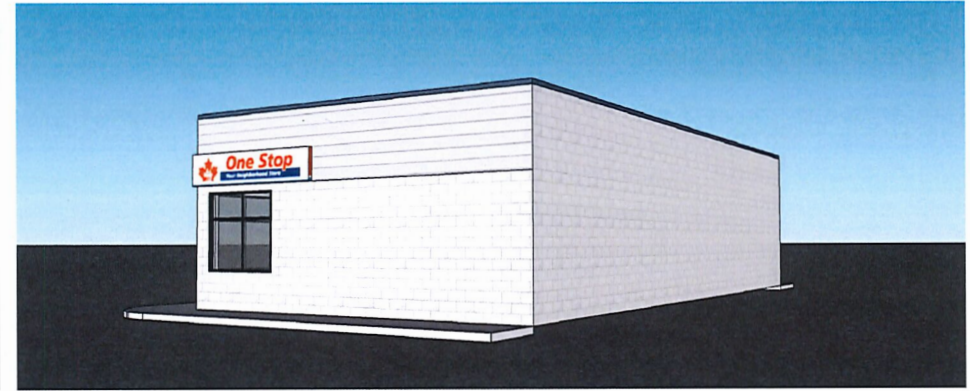
A **NORTHEAST PERSPECTIVE**
A4.2.3 SCALE: NTS



B **NORTHWEST PERSPECTIVE**
A4.2.3 SCALE: NTS



C **SOUTHEAST PERSPECTIVE**
A4.2.3 SCALE: NTS



D **SOUTHWEST PERSPECTIVE**
A4.2.3 SCALE: NTS

REVISIONS & ISSUES

2019-05-14 ISSUED FOR DP

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COLORED RENDERING

MERRITT C-STORE
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MERRITT, BC

PROJECT NO. 19025	CLIENT NO.
FILE NO. 19025A4-2.3.DWG	DATE 2019-05-13
SCALE 1:50	DRIVER DL
REVISION R00	DATE FD
A4-2.3	

Age-Friendly and Accessibility Advisory Committee

Terms of Reference

Type:

Select Committee

Purpose:

The purpose of the Age-Friendly and Accessibility Advisory Committee is to advise City Council on matters related to the achievement of an age-friendly and accessible City, including the following focus areas set out by the World Health Organization (“WHO”) Global Age-Friendly Cities Framework:

- Outdoor spaces and buildings;
- Transportation;
- Housing;
- Social Participation;
- Respect and Social Inclusion;
- Civic Participation and Employment;
- Communication and Information; and
- Community Support and Health Services

Composition:

The Advisory Committee shall consist of between seven and nine (7-9) voting members:

- Two to three (2-3) members of Council, appointed by the Mayor;
- A minimum of three (3) individuals over age 55 who have an active interest and awareness of the concerns of residents in their age group and persons with disability;
- Individuals who by reason of age or disability, have firsthand experience with accessibility challenges in the City;
- Individuals of any age who are involved or have experience in one or more of the eight age-friendly categories identified by the WHO.

In a non-voting advisory and support capacity:

- Chief Administrative Officer;
- Depending on the current initiatives of the Committee, the Chief Administrative Officer has authority to invite other City staff to provide support;
- Committee Clerk

Duties:

- To review the results of the “Our Merritt: Age-Friendly Action Plan” and prioritize, oversee, promote and encourage implementation of that plan;
- To develop a coordinated approach between local government, citizens, service providers, and community organizations to make the community more age-friendly and accessible;
- To encourage the community to view policies, projects and programs with an age-friendly and accessibility lens;
- To monitor funding available for age-friendly or accessibility initiatives, encourage local government or other eligible agencies to apply for this funding, and provide input on funding applications;
- To monitor changes to age-friendliness and accessibility, with consideration of the impact on people of all generations and abilities;
- To review and analyze any items directed to the Committee by Council, for the purpose of making recommendations regarding promoting age-friendliness accessibility;
- To make recommendations to community groups and organizations, including Council on a regular basis to continue age-friendly and accessibility initiatives; and
- Members of this Committee are expected to be involved in committee activities for approximately ten (10) hours per month, which may include evenings and weekends.

Reporting:

The Committee will arrange to report to Council, on at least a semi-annual basis, though the Committee may make arrangements to come before Council more often to meet the needs of the Committee.

Term:

The Term of Committee member appointments will coincide with the term of Council.

Meetings and Administration:

- At the first Committee meeting, members will appoint a Chair by vote.
- The Age-Friendly and Accessibility Advisory Committee will meet a minimum of four times per year, or more frequently at the call of the Chair.

RER

Rural Evidence Review

August 2019



Word cloud of main themes from survey responses.

An Investigation of Rural Citizen-Patient Priorities for Health Planning

Findings from the Rural Evidence Review Survey

About the Rural Evidence Review

The Rural Evidence Review (RER) project is a joint initiative between the Centre for Rural Health Research (Department of Family Practice, University of British Columbia) and the Rural Coordination Centre of British Columbia. The RER is funded under Canada's Strategy for Patient-Oriented Research (Canadian Institutes for Health Research). The goal of the project is to work with rural citizens-patients-communities to provide high quality and useful evidence for rural health services planning in British Columbia, Canada. To do this, we: (1) ask rural citizens-patients-communities about the health care priorities that matter most to them and their communities, (2) review the international evidence to learn about best practices from other jurisdictions, and (3) share what we learn with policy- and decision-makers and rural communities across the province.

About the RER Survey

The Rural Evidence Review Team developed a brief, anonymous online survey to learn about rural citizen-patient-community priorities for health care in British Columbia. The survey link has been distributed widely through rural community Facebook pages, local community media (newspapers and radio stations) and Chambers of Commerce, reaching more than 200 rural and remote communities across the province. As of August 2019, more than 1,500 survey responses have been received.

The survey is ongoing and will be available until March 2021 (i.e., the end of the project). The survey is available here: <http://bit.ly/ruralevidencereview>

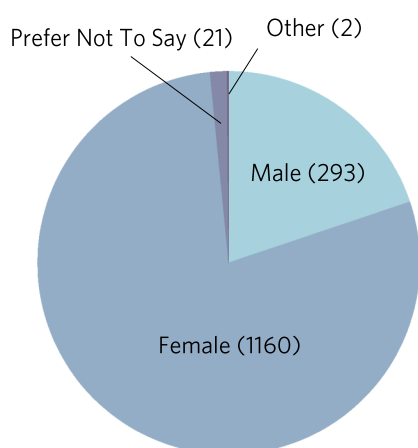
2018-2019 Outreach Survey Findings¹

Number of Responses	1476
Number of Communities	211

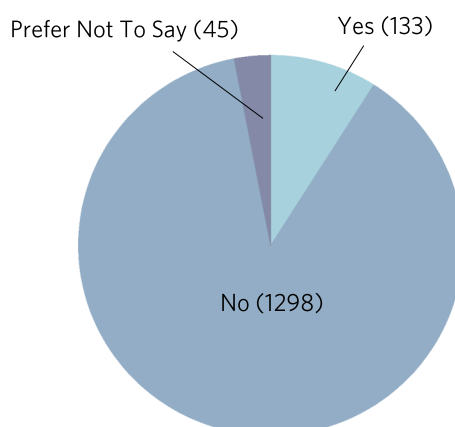
Age of Respondents	
Average	52 Years
Range	16-89 Years

Time Living in the Community	
Average	21.25 Years
Range	1 month — 83 Years

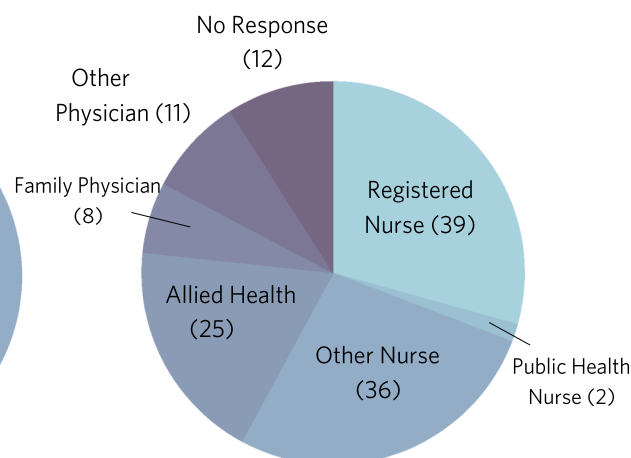
Gender



Are you a paid health care provider?



Provider Type



¹Data from April 16, 2018 to July 10, 2019.

Demographics & Ecology

- Communities have wide age ranges, requiring a wide range of services.
- Communities are growing and need services to grow as well.
- The mountainous terrain and dangerous weather make travelling to other communities for care very difficult.
- Island communities are dependent on ferry services to access care.
- Communities with strong tourist industries have higher needs for health care during peak seasons, when wait times increase dramatically.
- Some communities feel that they are the source of health care services for too many neighboring communities, making it hard for local citizens to access care.

Difficulties Travelling for Care

Respondents cited the following difficulties associated with travelling outside of their community for care:

- Many rural communities are lacking in local or nearby health services.
- Rural citizens face physical and financial barriers when travelling for health care.
- Some communities have a high incidence of emergencies and fear that they will not be able to access care fast enough in the case of an emergency.
- Expectant mothers from some communities need to pay for lodging outside of their community for up to four weeks prior to delivery, and have to travel hours to a neighbouring community with maternity services should they go into labour early.
- Rural citizens feel that there needs to be better recognition of mental health and addiction issues, and more local services tailored toward mental health and substance use care.
- Many respondents do not have family physicians and end up relying on emergency services for non-emergency issues. The high turn-over rate of rural physicians leads to a lack of continuity of care.
- A lack of local home care or long-term care facilities forces seniors to leave their home community in the final stages of their lives, placing them far from family and friends. Many seniors also spend long periods of time in the hospital waiting for a long-term care bed, reducing the amount of vacant hospital beds. Seniors cannot always afford to move to another community for care and struggle to travel long distances for care.
- Patients are often referred outside of their rural community for specialist, diagnostic and testing services, and experience long wait times for care.

Consequences of a Lack of Local Care

Respondents cited the following consequences associated with a lack of local access to care:

- Avoiding or missing treatment as a result of the difficulties and costs associated with needing to travel for care.
- A lack of local care negatively impacts the integrity of the community, as many citizens move to be closer to health services.
- Needing to leave the community for care leads to patients going through treatment and recovery away from their support networks (family, friends, etc.).

Expand, Increase or Improve Local Availability of Health Services

Respondents recommended to:

- Improve the local availability of a variety of care types.
- Expand the opening hours of medical facilities.

- Improve the quality of care provided, including through improvements in management:
 - Better communication and collaboration among health care provider
 - Review and/ or improve policies and procedures
- Improve opportunities for community participation and community-led initiatives.
- Improve the quality and availability of local equipment and facilities, by improving funding to the local health care system.
- Create walk-in clinics or community health centres to reduce patients' reliance on emergency services, wait times, and the need to travel outside of the community for care.

Increase the Local Workforce (Size and Capacity)

Respondents recommended the following to improve the size and capacity of the local workforce:

- Increase the number of local providers through enhanced recruitment and retention efforts, including:
 - Improve attraction or advertising of the rural community
 - Improve working conditions or contracts for providers
 - Improve or facilitate finding housing in the community
 - Provide incentives, financial or otherwise
- Improve the roles or capacity of health care providers other than physicians, such as nurse practitioners and community nurses.
- Increase spots in medical schools and prioritize training local rural students.

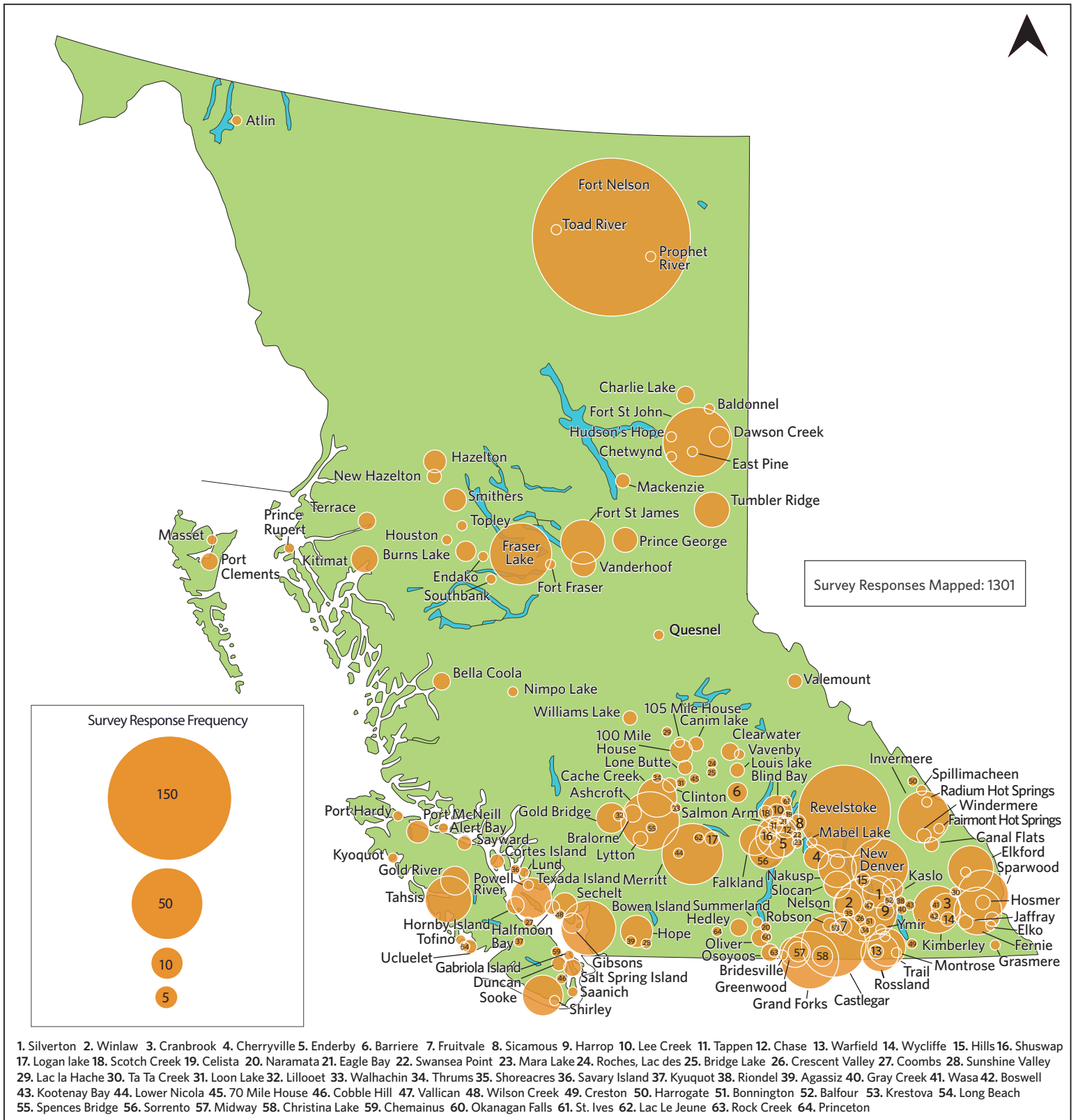
If Local Care Cannot Be Increased, Improve Access To Care

Respondents recommended the following to improve access to care:

- Regular visits to the community from visiting providers, to reduce the need for residents to travel to access care (note, this can include mobile clinics).
- Allow inter-provincial care for communities closer to services in Alberta.
- Incorporate more technology into medical services through the use of telehealth services (note, this may involve improving internet connectivity and cell phone networks across rural and remote B.C.).
- Improve transport services to and from medical care outside of the community.
- Provide funding for patients needing to travel for care and for families needing to relocate for care.

Survey Response Map

British Columbia, Canada



Data Source: Centre for Rural Health Research, Abacus Dataverse Network, Data BC Catalogue, Google Maps

Created on 14th June, 2019 by: CRHR | Department of Family Practice | UBC

Updated on 18th July, 2019

Data Collected from: April 16th, 2018 - July 9th, 2019

Centre for Rural Health Research
Department of Family Practice, University
of British Columbia
320-5950 University Boulevard
Vancouver, BC V6T 1Z3
<http://crhr.med.ubc.ca>

Contact:
Christine Carthew, Coordinator
christine.carthew@ubc.ca



@centreforruralhealthresearch



@CRHR_Public



Have you had to travel for health care?

If you were 19 years of age or older AND living in a rural BC community when you had to travel to access health care, we would like to hear from you!

We invite you to complete a 15-25 minute anonymous online survey for a research study on experiences and costs for rural patients accessing health care.

Everyone who completes the survey will be entered into a draw for one of three **Amazon gift cards, valued at \$50, \$150, and \$250!**

Survey link:
[Bit.ly/CostsRural](https://bit.ly/CostsRural)

The researchers conducting this study are Drs. Jude Kornelsen and Asif Khowaja (University of British Columbia). The "Rural Surgical and Obstetrical Networks (RSO) Evaluation Study" is funded by the Joint Standing Committee on Rural Issues. Please contact Eva Sullivan at eva.sullivan@ubc.ca or 604-827-2147 for more information.

STRATEGIC PRIORITIES CHART

July 2019

CORPORATE PRIORITIES (Council/CAO)

NOW

1. **FLOOD MITIGATION PLAN: Request for Proposals**
2. **TRANS MOUNTAIN IMPACT ANALYSIS: Options**
3. **ECONOMIC DEVELOPMENT STRATEGY: Review / Direction**
4. **AIRPORT MASTER PLAN: Review / Direction**
5. **YOUTH ADVISORY COMMITTEE**
6. **DOWNTOWN REVITALIZATION PLAN: Terms of Reference**

TIMELINE

August
September
September
October
September
September

NEXT

- COMMUNICATION STRATEGIC PLAN: Framework
- DEVELOPMENT COST CHARGES/SUBDIVISION BYLAW: Review
- OFFICIAL COMMUNITY PLAN REVIEW: Terms of Reference
- LONG TERM FINANCIAL PLAN: Model
- MARKETING STRATEGY: Review
- HOUSING NEED ASSESSMENT: Scope
- LONG TERM CAPITAL PLAN: Draft

ADVOCACY / PARTNERSHIPS

- *HOUSING NEED ASSESSMENT: Grant*
- *Community Forest: Application*

OPERATIONAL STRATEGIES (CAO/Staff)

CHIEF ADMINISTRATIVE OFFICER

1. COMMUNICATION STRATEGIC PLAN – Oct.
2. Customer Service Consultations – Oct.
3. **TRANS MOUNTAIN IMPACT: Options** – Oct.
 - Human Resources Strategy: Scope
 - Integrated Capital Budget: Approach

PUBLIC WORKS

1. **FLOOD MITIGATION PLAN: RFP** – Aug.
2. **AIRPORT MASTER PLAN: Review** – Oct.
3. Asset Management: Team Setup – Sept.
 - Function Review – Dec.
 - 5 Year Capital Plan - Review

RECREATION

1. Department Restructuring Plan – Sept.
2. Asset Management Plan: Scope – Nov.
3. School Division Joint Use Agreement: Draft – Dec.
 - Trail Systems: Gap Analysis
 - Land Property Development: Options

DEVELOPMENT

1. OFFICIAL COMMUNITY PLAN: Review : ToR. – Dec.
2. SUBDIVISION SERVICING BYLAW: Update – Dec.
3. Planner: Hire – Aug.
 - DCC Bylaw review
 - TBD with new hire

CORPORATE SERVICES

1. Human Resources Manager: Hire – Sept.
2. Meeting Management: Implementation – Sept.
3. **YOUTH ADVISORY: ToR** – Oct
 - Business Licence Bylaw: First Reading – Sept.
 - **HOUSING NEEDS ASSESSMENT**

FINANCE & INFORMATION TECHNOLOGY

1. Wireless Network: City Buildings – Sept.
2. LONG TERM FINANCIAL MODEL: Plan – Oct.
3. City-Wide IT Training
 - Improved Financial Report
 - Staff Cross Training

ECONOMIC DEVELOPMENT

1. **DOWNTOWN REVITALIZATION PLAN: ToR** – Sept.
2. MARKETING STRATEGY: Review – Oct.
3. **ECONOMIC DEV. STRATEGY: Review** – Sept.
 - GIS implementation
 - Rural Dividend Grant: Application

PROTECTIVE

1. Bylaw Enforcement Policy: Direction – Sept.
2. Fire Services Master Plan: ToR – Oct.
3. Fire Station Addition: Options– Sept.
 - Bylaw Offence Notices: Options
 - Fire Safety Bylaw Review

BOLD CAPITALS = Council NOW Priorities; **CAPITALS** = Council NEXT Items; *Italics* = Advocacy; **Title Case Bold** = Organizational Excellence, Title Case = Departmental Strategic Initiatives