

Report

City of Merritt
REGULAR Council Meeting
February 11, 2025

File Number: 3900-20

To: Cynthia White, Chief Administrative Officer
From: Purnesh Jani, Manager Planning and Development Services
Date: February 7, 2025
Subject: Land Use Amendment and Development Approval Procedures Amendment
Bylaw 2388, 2025

RECOMMENDATION:

THAT Council gives First Reading to the Land Use Amendment and Development Approval Procedures Amendment Bylaw 2388, 2025

And

THAT Council gives Second Reading to Land Use Amendment and Development Approval Procedures Amendment Bylaw 2388, 2025;

And

THAT Council gives Third Reading Land Use Amendment and Development Approval Procedures Amendment Bylaw 2388, 2025.

Background:

The Policy and Bylaw Review Committee considered the proposed bylaw at the February 6, 2025, meeting and passed the following resolution:

THAT the Policy Review Committee directs staff to bring forward proposed amendments to City of Merritt Land Use Amendment and Development Approval Procedure Bylaw No. 2076, 2009.

Therefore, the Staff proposes amendments in the current *Land Use Amendment and Development Approval Procedures Bylaw No. 2076,2009*.

These amendments are proposed to comply with provincial legislation and current practices. Specifically, **Schedules A to F** in the existing bylaw shall be removed. This change will allow staff to formulate development permit conditions based on the Zoning Bylaw, the Official Community Plan, and other municipal bylaws.

The staff intends to do amendments in two Rounds as follows;

Round 1.

- Remove Schedule A to F from the current Bylaw
- Remove requirements to install a sign for Development Variance Permits Since isn't required as per the *Local Government Act*.
- Verbiage regarding Development permit issuance by Council and Delegated Approving officer
- Reference fees bylaw.

Round 2.

- Comprehensive review of the bylaw to develop further amendments to align with current OCP, ZBL and Provincial legislation.

Options / discussion

1. THAT Council gives three readings to the proposed Land Use Amendment and Development Approval Procedures Amendment Bylaw 2388, 2025
2. THAT Council directs staff to make changes.
3. THAT Council receives this report as information.

Financial / Risk Implications:

Staff is recommending an increase in the Sign Development Permit Fees as the fees have not been increased for the last few years, The proposed fee for processing the Sign Development permit is \$100.

Strategic Plan Reference:

The following policies of the Council's Strategic Plan 2024 – 2026 are relevant to the proposed amendments ;

- The City of Merritt will create great communities by developing land use policies and zoning that promote high-quality development that is sensitive to context, contains vibrant public spaces, and allows for creativity and innovation

Others Consulted:

Internal

CAO

Senior Building Official

Director of Finance

Director of Public Works and Engineering

Director of Corporate Services

Fire Department

Attachments:

- **Attachment A:** Land Use Amendment and Development Approval Procedures Amendment Bylaw 2388, 2025”
- **Attachment B:** Mark-up of Proposed Amendments

Respectfully submitted,

Purnesh Jani

Manager, Planning and Development Services