

# Report

**City of Merritt**  
**REGULAR Council Meeting**  
**April 21, 2020**

**File Number: DVP2020-01**

**To:** Scott Hildebrand, Chief Administrative Officer

**From:** Don McArthur, Planning and Development Services Manager

**Date:** April 21, 2020

**Subject:** Development Variance Permit for 1104 and 1132 Midday Valley Rd., Lots 1 and 2, District Lot 166, Kamloops Division Yale District, Plan KAP26688

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## **RECOMMENDATION:**

THAT Council approve Development Variance Permit DVP2020-01 from Barkman Concrete Ltd. for 1104 and 1132 Midday Valley Rd., Lots 1 and 2, District Lot 166, Kamloops Division Yale District, Plan KAP26688 subject to the conditions set out in the permit (see Attachment A).

## **Executive Summary:**

The subject lands located at 1104 and 1132 Midday Valley Rd. are currently being used as a laydown area for Valard Construction for their power line construction project. The applicant is proposing to consolidate the two parcels and construct a concrete products manufacturing plant (see Attachment B for example products).

The subject property is within the South Merritt sector of the City's Official Community Plan (OCP) Bylaw No. 2116 and is zoned Light Industrial (M1) in Zoning Bylaw No. 2187, both of which support the proposed use.

The Development Variance Permit application was reviewed by City staff from various departments. Subject to Council approval of the Development Variance Permit, staff intend to process a Building Permit.



Figure 1: Location of Subject Property

## **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 and the Subdivision and Development Servicing Bylaw.

### **Zoning Bylaw**

#### **Section 6.20.5.b**

Requirement: Maximum height 14m

Variance: Increase maximum height to 21.5m

Most of the building will be close to the current maximum allowable height of 14 metres. However, the building silos will be higher, requiring a variance in height.

#### **Table 8.2 Off-street Parking and Loading**

Requirement: Minimum parking stalls 1 per 100m<sup>2</sup> (46 stalls) and loading 1 per 1,900m<sup>2</sup> (2 stalls)

Variance: Reduce minimum parking stalls to 14 and loading stalls to 1 (total of 15 stalls)

The company does not plan to have more than 14 staff on-site at any given time. Therefore, there is no need for additional parking.

## Subdivision and Development Servicing Bylaw

### **Section 6.3.b Access Roads and Parking**

Requirement: "All access roads, on-site parking areas and on-site loading areas shall be surfaced by asphaltic concrete paving."

Variance: All access entrances must be paved for a minimum of 6 metres from the property line and the staff parking lot must be paved.

Much of the site will be used for outdoor storage and loading of products. To pave the entire site would be cost prohibitive. Barkman has agreed to pave the first 6 metres of the driveways into the site, to reduce the amount of gravel that is tracked on to the street. The parking lot will also be paved.

### Access

There are two proposed accesses to the development on Middy Valley Rd. and one access on Houston Street, a designated truck route. Trucks will enter on Middy Valley and exit on Houston.

### Public Notice

Written notice was mailed to property owners within a 30 metre radius of the subject property, as required by the Local Government Act.

No correspondence was received by the April 16<sup>th</sup> deadline.

### Options

1. THAT Council approve Development Variance Permit DVP2020-01 from Barkman Concrete Ltd. for 1104 and 1132 Middy Valley Rd., Lots 1 and 2, District Lot 166, Kamloops Division Yale District, Plan KAP26688 subject to the conditions set out in the permit.

2. That Council deny the application.

### 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 South Merritt and Industrial designations.

### Others Consulted

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; and
- Economic Development.

No concerns were identified by the referral recipients.

**Attachments**

Attachment A – Development Variance Permit

Attachment B – Barkman Concrete Example Products

**Respectfully submitted,**

**Don McArthur**  
**Planning and Development Services Manager**

**DEVELOPMENT VARIANCE PERMIT NO. 2020-01**

Authorization by City Council, at meeting of April 21, 2020

**1.0 LEGAL DESCRIPTION and CIVIC ADDRESS:**

Civic Address: 1104 and 1132 MIDDAY VALLEY ROAD

PID: 005-042-933 and 002-097-966

Legal Description: LOT 2, DISTRICT LOT 166, KAMLOOPS DIVISION YALE  
DISTRICT, PLAN KAP26688

and

LOT 1, DISTRICT LOT 166, KAMLOOPS DIVISION YALE  
DISTRICT, PLAN KAP26688

**2.0 APPLICANT and ADDRESS:**

Judith Yastremski  
PO Box 2531  
Merritt, BC V1K 1B8

Authorized Agent:

Barkman Concrete Ltd.  
152 Brandt Street  
Steinbach, MB R5B 0R2  
bries@barkmanconcrete.com

**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 height requirement in Section 6.20.5 b) of Zoning Bylaw No. 2187, 2015 from 14 metres to 21.5 metres.
- 3.2 To reduce the minimum number of required parking stalls in Table 8.2 of Zoning Bylaw No. 2187, 2015 from 46 stalls to 14 stalls.

- 3.3 To reduce the minimum number of required loading stalls in Table 8.2 of Zoning Bylaw No. 2187, 2015 from 2 stalls to 1 stall.
- 3.4 To alter the “All access roads, on-site parking areas and on-site loading areas shall be surfaced by asphaltic concrete paving” requirement in Section 6.3.b of Subdivision and Development Servicing Bylaw No. 1187, 1987 to be “All access entrances must be paved for a minimum of 6 metres from the property line and the staff parking lot must be paved”.

**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:**

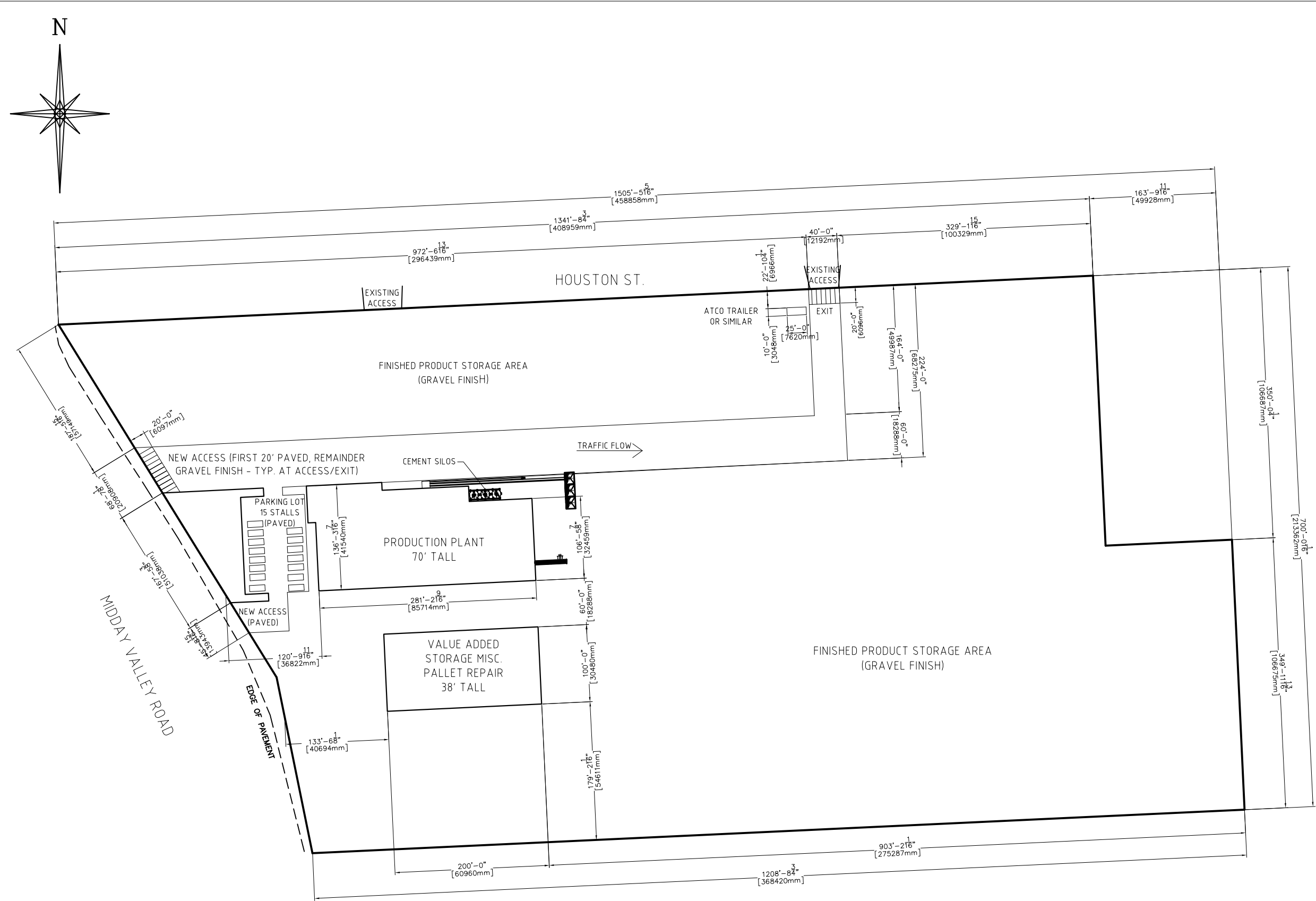
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YES

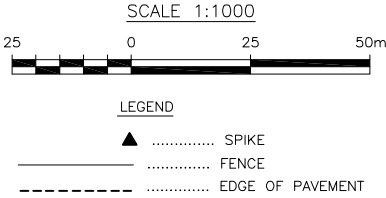
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NO

**Attachments:** Schedule A



REM A  
PLAN KAP59518



**barkman**™

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T (204) 326 3445 or 1 800 461 2278 F (204) 326 5915  
barkmanconcrete.com

REGISTERED PLAN:  
LOTS 1 & 2, DL 166, PLAN 26688 KDYD

PROJECT:  
HESS PLANT - MERRIT B.C.

DWG TITLE:  
2019-20 MERRIT SITE PLANS

DATE:  
01/30/2020

SCALE:  
AS NOTED

DRAWN BY:  
BRUCE D.

CHECKED BY:  
DAN B.

DWG NO.:

SHEET NO.: REV:  
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Attachment B Barkman Concrete Example Products

