

Report

City of Merritt
REGULAR Council Meeting
October 13, 2020

File Number: 3900.2289 and 3900.2290

To: Sean Smith, Chief Administrative Officer

From: Don McArthur, Planning Manager

Date: October 8, 2020

Subject: Third Reading and Final Adoption OCP Amendment Bylaw No. 2289 and Zoning Amendment Bylaw No. 2290 (3350 Voght Street and 3155 Grimmer Street)

RECOMMENDATION:

THAT Council give Third Reading to Official Community Plan Amendment Bylaw No. 2289, 2020

And

THAT Council adopt Official Community Plan Amendment Bylaw No. 2289, 2020

And

THAT Council give Third Reading to Zoning Amendment Bylaw No. 2290, 2020

And

THAT Council adopt Zoning Amendment Bylaw No. 2290, 2020

Background:

The proposal would amend the OCP to allow medium density residential on the subject property, and would amend the Zoning Bylaw from Corridor Commercial (C4) to Medium Density Residential (R7), Residential Modular Home (R4), and Park & Cemetery (P1). If approved, the bylaw amendments would enable the creation of a development of 52 modular homes and 15 townhomes.

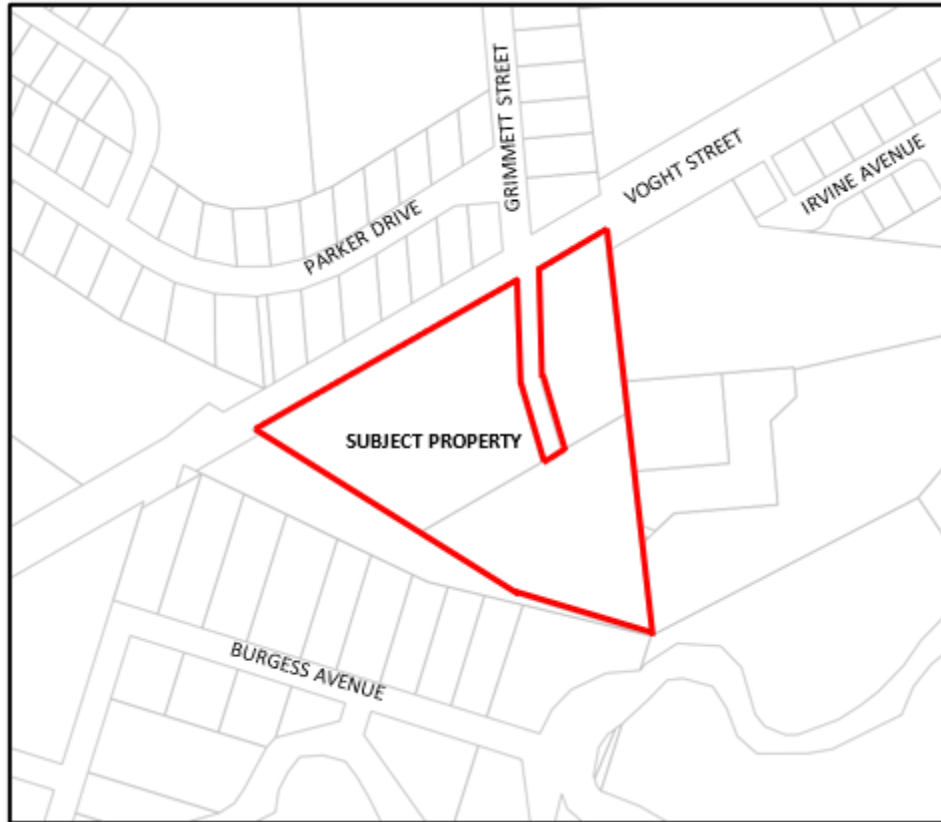


Figure 1: Location of Subject Property

First and Second Readings were given on September 15, 2020. A Public Hearing was held on October 13, 2020.

As the subject property is not within 800 metres of a controlled highway intersection, Ministry of Transportation and Infrastructure approval after Third Reading is not required.

Options / discussion

1. THAT Council give Third Reading and adopt Official Community Plan Amendment Bylaw No. 2289, 2020 and that Council give Third Reading and adopt Zoning Amendment Bylaw No. 2290, 2020; or
2. THAT Council direct staff to defer Third Readings of Official Community Plan Amendment Bylaw No. 2289, 2020 and Zoning Amendment Bylaw No. 2290, 2020 to a later date; or
3. THAT Council receive this report as information.

Financial / Risk Implications:

Although Council are in full control of whether or not they wish to pass the Bylaws, Corporate Services advise that Bylaw 2290, 2020 cannot be adopted unless 2289, 2020 is adopted, as adopted Zoning Bylaws must be in accordance with the Official Community Plan.

Others Consulted:

N/A

Attachments:

Attachment A: Official Community Plan Amendment Bylaw No. 2289, 2020

Attachment B: Zoning Amendment Bylaw No. 2290, 2020

Attachment C: Proposed Site Plan

Respectfully submitted,

Don McArthur
Planning and Development Services Manager