

# Report

**City of Merritt**  
**REGULAR Council Meeting**  
**October 27, 2020**

**File Number: 3900.2284**

**To:** Sean Smith, Chief Administrative Officer

**From:** Don McArthur, Planning Manager

**Date:** October 22, 2020

**Subject:** Third Reading Zoning Amendment Bylaw No. 2291, 2020 (2201, 2213, 2225, 2237 Nicola Avenue)

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**RECOMMENDATION:**

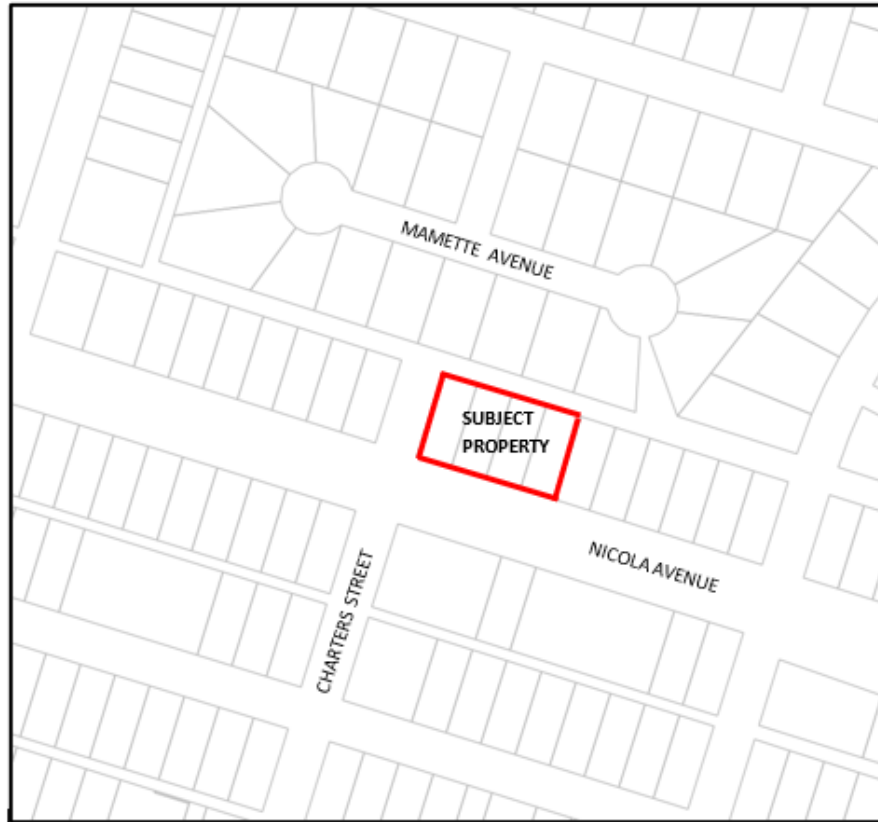
**THAT Council give Third Reading to Zoning Amendment Bylaw No. 2291, 2020**

**Background:**

The proposed rezoning would enable the development of a commercial building at the corner of Nicola Avenue and Charters Street and a potential mixed use building at 2237 Nicola Avenue at a future date.

First and Second Readings were given on September 15, 2020. A Public Hearing was held on October 27, 2020.

As the subject property is adjacent to a provincial highway, Ministry of Transportation and Infrastructure approval after Third Reading would be required.



***Figure 1: Location of Subject Property***

#### Official Community Plan

The subject parcels are designated as City Centre in Official Community Plan Bylaw No. 2116, 2011 (OCP). The proposed rezoning is therefore supported by the OCP.

#### Zoning Bylaw

The proposed amendment would change the zoning from Low Density Residential (R2) to City Centre District (C6). The rezoning would bring the zoning into alignment with the OCP.

#### Access

Ministry of Transportation and Infrastructure has indicated that access to the property will not be permitted from Nicola Avenue. Access will be from the rear lane, as shown on the proposed Site Plan (see Attachment B).

#### Development Permit

If the rezoning is approved, the applicant would be required to obtain a development permit (DP), prior to issuance of a building permit. The DP would outline requirements for building form and character, access, landscaping, parking, and exterior lighting.

**Options / discussion**

1. THAT Council give Third Reading to Zoning Amendment Bylaw No. 2291, 2020;  
or
2. THAT Council defer Third Reading of Zoning Amendment Bylaw No. 2291, 2020  
to a later date; or
3. THAT Council receive this report as information.

**Financial / Risk Implications:**

N/A

**Others Consulted:**

N/A

**Attachments:**

Attachment A: Zoning Amendment Bylaw No. 2291, 2020

Attachment B: Proposed Site Plan and Renderings

**Respectfully submitted,**

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