



Report

City of Merritt
REGULAR Council Meeting
October 22, 2019

File Number: 3900.2187

To: Scott Hildebrand, Chief Administrative Officer

From: Jim Dinwoodie, Director of Engineering & Development

Date: October 17, 2019

Subject: Zoning Amendment Bylaw No. 2275, 2019 - 1330 Pine Street Rezoning

RECOMMENDATION:

THAT Council read Zoning Amendment Bylaw No. 2275, 2019 a first time;

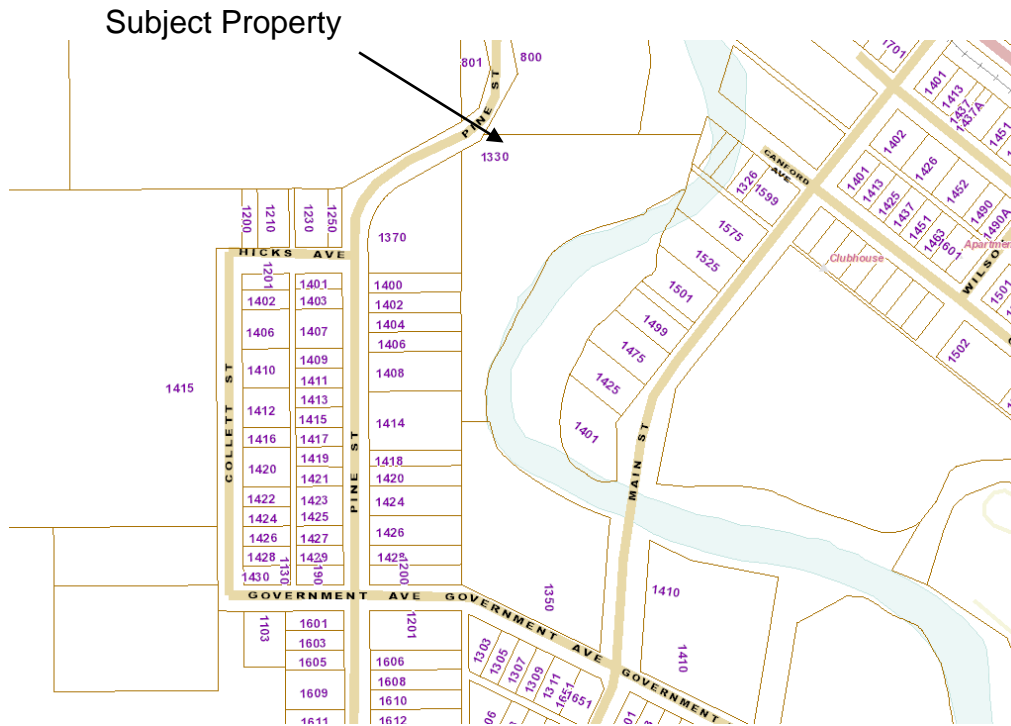
THAT Council read Zoning Amendment Bylaw No. 2275, 2019 a second time;

AND THAT Council direct staff to schedule a public hearing for Zoning Amendment Bylaw No. 2275, 2019.

Executive Summary:

The subject lands are located at 1330 Pine Street (see Figure 1) and appear to be used for rural residential purposes including a single detached dwelling and a small hobby farm. The applicant is proposing to rezone the lands from Agricultural (AR1) to Low Density Residential (R2) in order to allow for the development of an 18-lot single-family dwelling strata development.

Reviewed by:			
Director, Engineering & Development Approved - Jim Dinwoodie	Director, Finance & IT Approved - Sheila Thiessen	Chief Administrative Officer Not yet approved	Other: Director of Corp. Serv. Approved - Sean Smith



By giving first and second reading to the proposed amendments to the Zoning Bylaw Council will ensure that a Public Hearing will be held to obtain information on this issue. If Council gives first and second reading, that Public Hearing would be scheduled for November 12, 2019.

Background:

Official Community Plan

The subject property is located within the Collettsville sector of the OCP and is designated as Future Development. There are no specific policies for the Future Development land use designation in the OCP, as these are outlined in the sector-specific sections of the Bylaw. Section 5.4.9.1 of the OCP describes the existing characteristics of the Collettsville sector and Section 5.4.9.2 outlines how this neighbourhood is anticipated to grow and redevelop in the future. The policies envision any new development to retain the semi-rural character of Collettsville with large lots being used for residential and agricultural purposes.

An 18-lot single-family development is being proposed in the subject application. The proposed development does not contradict the overarching vision for the Collettsville sector, as the vast majority of Collettsville is also zoned R2.

If the application is successful, the subject lands will need to be re-designated in the Official Community Plan from Future Development to Residential. The proposed development meets the following policies outlined in the Residential land use designation

Section 5.3.1:

- *Encourage the following types of residential development:*
 - *Single Family Detached Residential - Low density with the opportunity for greater density in small lot/narrow lot single family areas or streets*
- *Encourage new residential development and redevelopment within existing serviced areas.*

Floodplain and Dike

It should also be noted that the subject property is within the designated floodplain of the Coldwater River as outlined in Schedule B of the City's Zoning Bylaw. Any future development upon these parcels may be subject to the Floodplain Regulations as outlined in Section 4.21 of the City's Zoning Bylaw.

It is the current understanding of City staff that the dike was built in the 1970's during an emergency flooding situation. The dike is not believed to be engineered and is not built to any specific height and/or width. It is not known at this time if the dike was built to the 1:200-year flood plain level.

The fact that the subject property is entirely within the designated floodplain of the Coldwater River should be a major consideration. If Council decides to proceed with the Rezoning application for the subject property, City staff recommends that the applicant be required to submit the following prior to final approval:

- A survey which illustrates the ordinary high-water mark, the top of the bank and overall topography of the property; and
- A flood hazard mitigation report.

Options / discussion

1. That Council proceed with the Recommendation as presented.
2. That Council receive this report for information.
3. That Council request additional information from the applicant.

Financial / Risk Implications:

No financial or risk implications are anticipated from the proposed recommendation.

Attachments:

Attachment A - Zoning Amendment Bylaw No. 2275

Attachment B – Site Plan

Respectfully submitted,

James Dinwoodie
Director of Engineering and Development