



Report

City of Merritt
REGULAR Council Meeting
March 22, 2022

File Number: 3900-2329

To: Sean Smith, Chief Administrative Officer

From: Janna Bradshaw, Community Planner

Date: March 16, 2022

Subject: Official Community Plan Amendment Bylaw 2330 and Zoning Amendment Bylaw 2329 – First and Second Readings

RECOMMENDATION:

THAT Council give First Reading to Official Community Plan Amendment Bylaw No. 2330, 2022;

And

THAT Council give Second Reading to Official Community Plan Amendment Bylaw No. 2330, 2022;

And

THAT Council give First Reading to Zoning Amendment Bylaw No. 2329, 2022;

And

THAT Council give Second Reading to Zoning Amendment Bylaw No. 2329, 2022;

And

THAT Council direct staff to schedule a Public Hearing.

Executive Summary:

Staff have prepared an Official Community Plan Amendment Bylaw (**Attachment 1**) and a Zoning Amendment Bylaw (**Attachment 2**) which outlines multiple changes that address administrative issues. The 96 proposed Zoning Bylaw changes are described in the table in **Attachment 3**. The Zoning Amendment Bylaw consists of minor adjustments or additions, corrections, and formatting changes. The Official Community Plan Amendment Bylaw consists of a deletion of the Temporary Use section, which will enable this section to be adjusted for clarification and included in the Zoning Bylaw.

Background:

The proposed Official Community Plan amendment will delete the temporary use section in the Official Community Plan. Temporary uses will instead be addressed within the Zoning Bylaw. Section 492 of the *Local Government Act* allows Temporary Use permit areas to be defined in either document. Currently within the Official Community Plan, only commercial and industrial temporary uses are permitted on areas identified for commercial or industrial uses. Deleting this and adding a new section in the Zoning Bylaw will allow for more flexibility when reviewing and approving temporary uses, and it would not be restricted to only commercial or industrial temporary uses.

Furthermore, including residential temporary uses will potentially enable the placement of flood recovery housing on parcels not currently zoned for those uses.

On September 1, 2020 Council adopted Zoning Bylaw No. 2284, 2020. Following adoption of a Zoning Bylaw, administrative Zoning Bylaw updates are generally required on an ongoing basis in order to remedy errors, improve usability and consistency, make changes or additions as per recommendations from internal departments or outside agencies, and make formatting adjustments. **Attachment 3 Mark-up of Proposed Zoning Bylaw Amendments** goes into detail of each proposed amendment, outlining the rationale behind the proposed changes.

Additionally, staff are aware that Section 4.30 Floodplain Regulations and Schedule B Floodplain Map within the Zoning Bylaw will need to be amended. Amendments to these regulations and map would need to be prepared, subject to grant or operational funding, following the receipt of updated floodplain data and information on any diking works.

Options / discussion

1. THAT Council give two readings each to Official Community Plan Amendment Bylaw No. 2330, 2022, and Zoning Amendment Bylaw No 2329, 2022, and schedule a Public Hearing

Or

2. THAT Council make any amendments to Official Community Plan Bylaw No. 2330, 2022 and/or Zoning Bylaw No. 2329, 2022, provide them readings, and schedule a Public Hearing.

Or

3. THAT Council direct staff to gather additional information and bring an updated report for consideration at a later date.

Or

4. THAT Council receive this report as information.

Attachments:

Attachment 1: Official Community Plan Amendment Bylaw No. 2330, 2022

Attachment 2: Zoning Amendment Bylaw No. 2329, 2022

Attachment 3: Mark-up of Proposed Zoning Bylaw Amendments

Respectfully submitted,

**Janna Bradshaw
Community Planner**