

District of Barriere PLANNING REPORT

July 17, 2023

**Re: Development Permit re: Simpcw Resources Group (SRG)
Application # DP-23-01
LOT 2, DL1483, KDYD, PLAN 20182 – PID 007-894-767**

Background: The District of Barriere has received a Development Permit Application for 5085 Barriere Town Road (the old Trading Post property), submitted by Simpcw Resources Group.

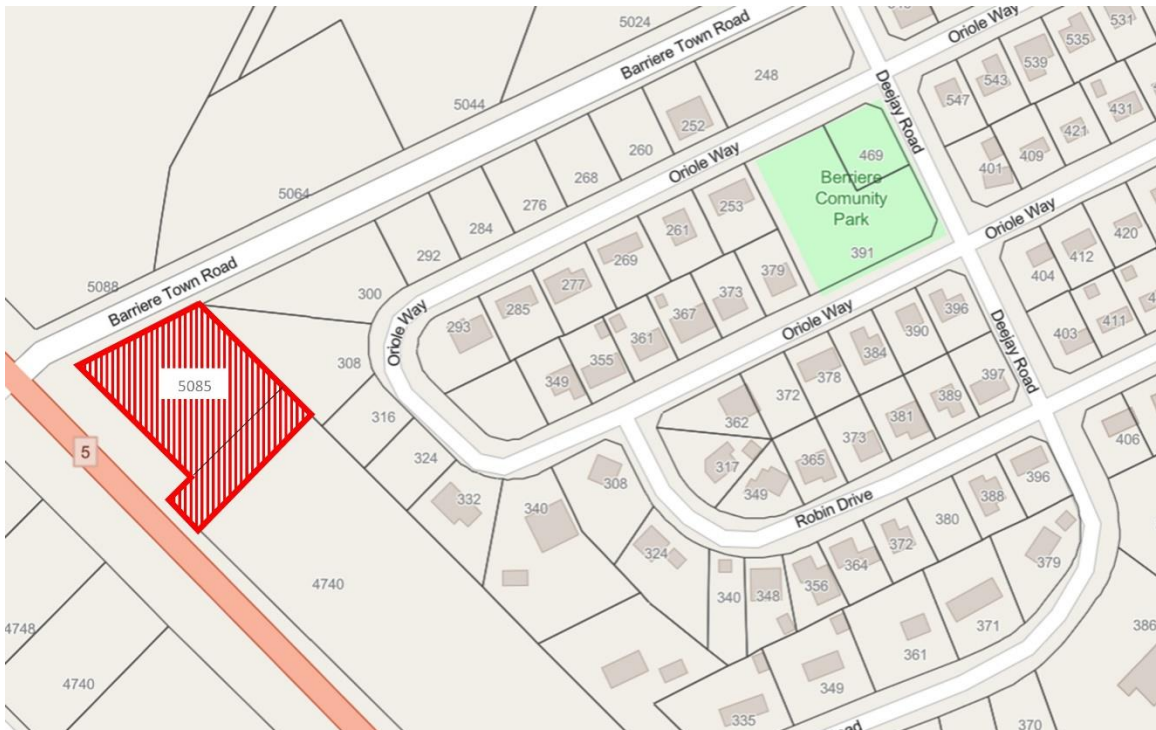
Properties located along the Yellowhead Highway Corridor are subject to District of Barriere Development Permit requirements for new or changing building exteriors and property layouts.

Homes in the neighbourhood of the subject property were notified last month by hand delivery that Council is considering this application at this July 17, 2023 Regular Council Meeting.

Discussion: The subject property is zoned appropriately as Highway Commercial (C2) for the proposed development of a **seasonal produce market, children's play area, picnicking, small dog rest area and a space for an occasional food trailer.**

A successful subdivision has taken place to include the adjacent property, which is also now owned by SRG. A small portion of that property will provide the parking & traffic flow accommodations necessary for the proposed development. However, the rest of the adjacent property is not subject to this development application and any future development of this adjacent property will require a new and separate Development Permit.

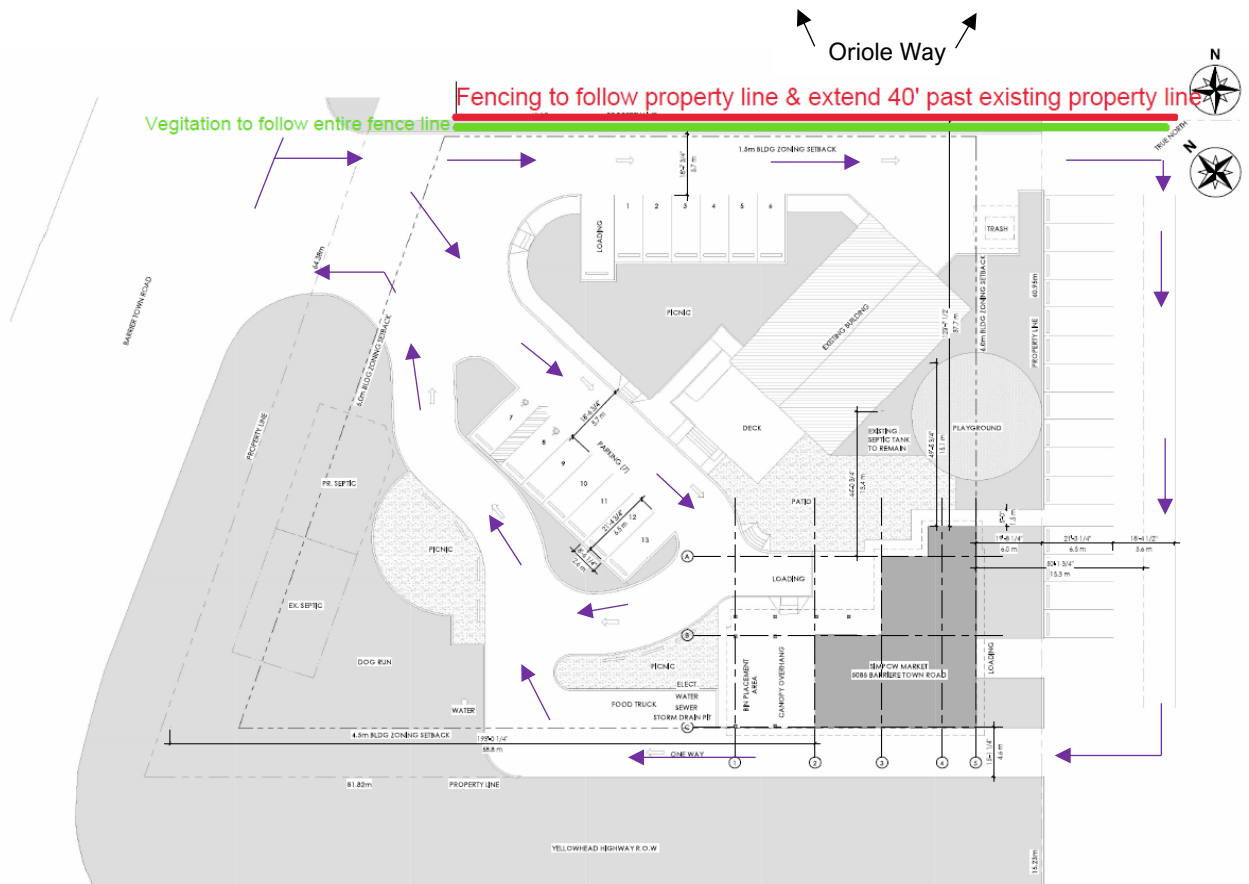
The area subject to the Development Permit is indicated as hatched in red below:



Below is an animated, *general*, visual representation of the site plan, looking northwards:



The current access to the property does not change within this development application as it remains off of Barriere Town Road. Vehicles will enter the property and either veer to the right to access parking as indicated in the diagram below (larger scale is attached), or continue straight, via **one-way traffic**, towards the rear of the development to access parking there. Vehicles exiting from this area will continue on via the one-way direction and leave through the current entrance/exit as indicated below:



The proponent has agreed to install a six foot (6') high, solid fence between the 5085 property and the adjacent residential properties located along Oriole Way and extend it out forty feet (40') past the previous property line as indicated in red in the diagram shown in this report. Additional vegetation planting will be installed as part of the landscaping plan for visual appeal and noise reduction. Dust mitigation will be followed until the site is paved and hard surfaced which is expected to take place within 12 months. In the interim, the traffic location will be a graveled and compacted surface until utilities are installed to the property east of the site.

This application conforms to District of Barriere's Zoning Bylaw and OCP.

Referrals were distributed in June. Simpcw First Nation has responded with comments (attached). BC Hydro has requested a right-of-way over the property which the proponent will be addressing privately. No other comments (agency or from the neighbouring properties) have been received by staff at the time of drafting this report.

Recommendation: THAT Development Permit No. DP-23-01 SRG be approved as presented in the Planning Report dated July 17, 2023.

Prepared by:	T. Buchanan, Corporate Officer
Reviewed by:	B. Payette, CAO

DISTRICT OF BARRIERE
DEVELOPMENT PERMIT NO. DP-23-01



Permittee: **Simpco Resources Group Ltd.**

Address: 5085 Barriere Town Road, Barriere BC V0E-1E0
Lot A, DL 1483, KDYD Plan EPP129402, PID 031-968-112

Application No: **DP-23-01 SRG**

1. This Development Permit is issued subject to compliance with all the bylaws of the District applicable thereto, except as specifically varied or supplemented by this Development Permit.
2. This Development Permit applies to and only to those lands within the District described below, and any and all buildings, structures and other development thereon:
*5085 Barriere Town Road, Barriere BC V0E-1E0
Lot A, DL 1483, KDYD Plan EPP129402, PID 031-968-112*
3. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Development Permit and any site plans and specifications attached to this Development Permit shall form a part hereof.
4. The lot will be landscaped and maintained with appropriate vegetation creating a screening from view along the property line with the adjoining residential lot(s) on Oriole Way property line, extending 40' past the prior to the 2023 lot consolidation property line of 5085 Barriere Town Road. In addition, a solid, 6' (six foot) high fence will be installed along the same line. A dust free surface shall be maintained on all vehicle travel and parking surfaces with solid surface paving taking place within 12 months of this permit issuance.
5. If the Permittee does not commence the development permitted by this Development Permit within six (6) months of the date of the authorization of this Development Permit, this Development Permit shall lapse.
5. Any application to amend this Development Permit shall be considered as a new application.
6. This Development Permit is not a Building Permit.

Authorizing resolution passed by the Council this ____ day of _____, 2023.

Certified Correct:

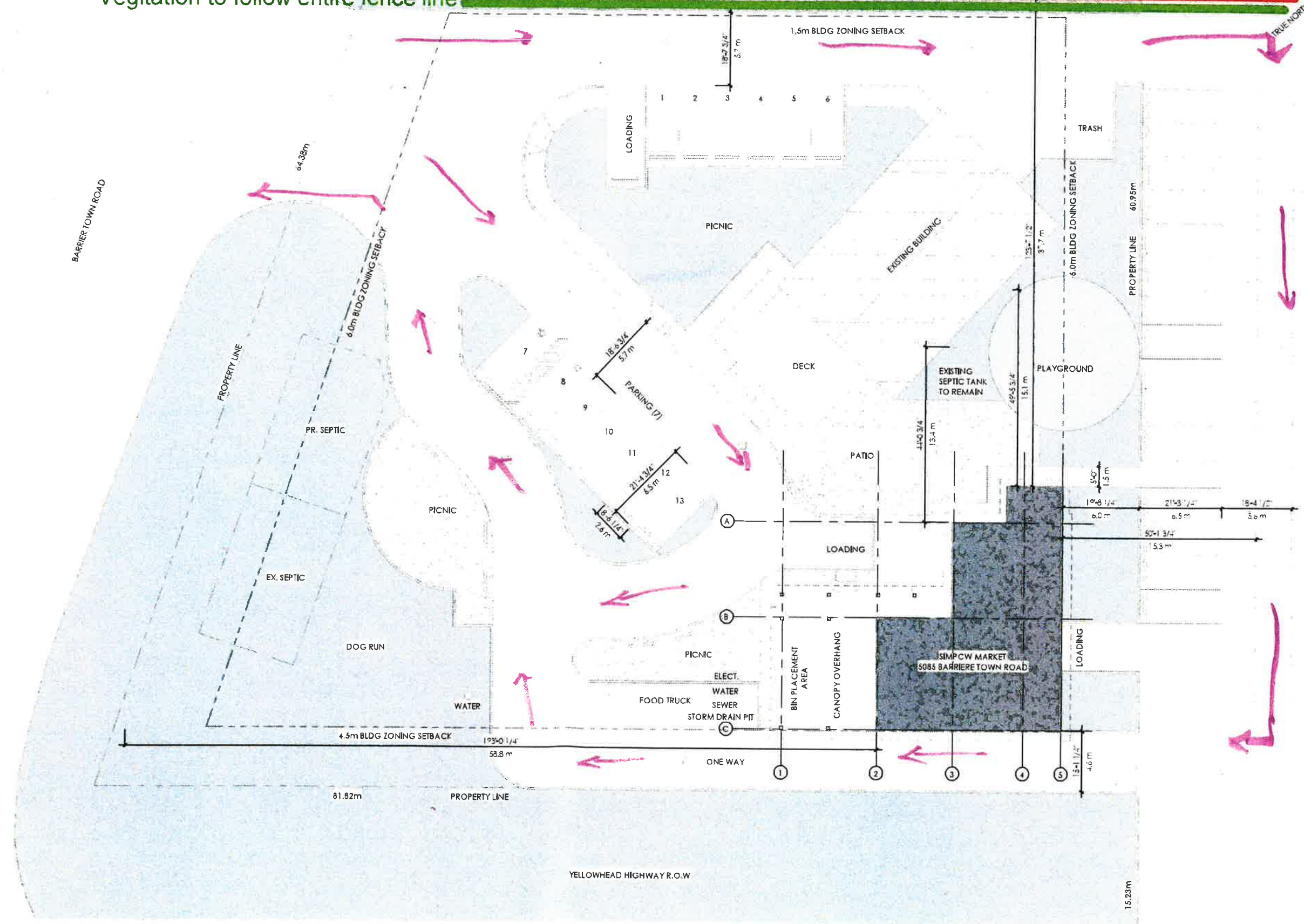
Tasha Buchanan, Corporate Officer

PROJECT NORTH



Fencing to follow property line & extend 40' past existing property line

Vegetation to follow entire fence line





Natural Resource Department

OFFICE REVIEW & CHA FIELD ASSESSMENT REPORT FORM

REPORT SIGN-OFF

Please submit with Office Review & Field Assessments Report Form

Date: 02-Jun-2023

Proponent/Licensee: Simpcw Resource Group

License/Permit/Block: Teniye Local Market

Report Author: Deanne Eustache

SimpCW First Nation: Natural Resource Department (250)672-9995 ext. 241

Authorization by (print): Nancy Bonneau

Signature: N Bonneau Date: June 10, 2023

SimpCW First Nation (SFN) has exclusive ownership and proprietary rights to all intellectual and cultural knowledge within this report. This information is without prejudice and shall not be interpreted as consultation. No information found within this report is to be construed as to extinguish, abrogate, or otherwise deny Simpcw First Nation's Rights and Title. This information, in whole or in part, cannot be used or shared in any manner without SFN's prior informed consent. No portion of this report is to be extracted or removed, and any information within shall not be taken out of the context of this report. All material found or generated by these assessments shall be deemed the property of Simpcw First Nation.

SITE DATA

<u>Proponent/Licensee:</u> Simpcw Resource Group	<u>Contact Person:</u> Susan Skeena	<u>Contact Info:</u> E: skeenan@simpcwresourcesgroup.com Ph: 778-220-7508
<u>Project Type:</u> AOA	<input type="checkbox"/> Block <input type="checkbox"/> Road property	<u>Expedited Process?</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ROAD #/NAME	GENERAL LOCATION	LOCATION REFERENCE
Barriere Town Road	Barriere	Teniye Local Market
ASPECT	ELEVATION	SLOPE
		0-4%
BIOGEOCLIMATIC ZONE		

TERRAIN/LANDFORMS	HYDROLOGY
level	no

SIMPCW FIRST NATION			
<u>Resource Lead</u> Deanne Eustache	<u>E:</u> Resource.Lead@simpcw.com <u>Ph:</u> 250-672-9994 ext.261	<u>NRD Manager</u> Kerri-Jo Fortier	<u>E:</u> NRD.Manager@simpcw.com <u>Ph:</u> (250) 672-9995 ext.239
<u>Report Reviewed By:</u> Nancy Bonneau			

Office Review	<u>Conducted by:</u> Deanne Eustache	<u>Completion Date:</u> 04-Jan-2022
CHA	<u>Lead:</u> Tony Fortier	<u>Crew:</u>
	<u>Vehicle(s):</u> Simpcw	<u>Weather:</u> Sunny

Supporting Documents:	
Map Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Photos Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Field Crew Notes, Photo Log, GPS tracklog, CHA report included in final report.

OFFICE REVIEW (OR)

Date: 04-Jan-2022

Conducted By: Deanne Eustache

Proponent/Licensee: Simpw Resource Group	Contact Person: Susan Skeena	Contact Info: E: Ph:
PROJECT/LICENSE/BLOCK #:	PROJECT/BLOCK SIZE:	PROJECT TYPE:
Teniye Local Market		AOA

LAND USE & KNOWLEDGE INFORMATION

PAST LAND USE	CURRENT LAND USE
Habitation	Habitation

Indigenous (IK/TEK/CH) Knowledge & Use of Area

Description	Direct/Indirect Impact	Proximity*
habitation	direct impact	

Other Comments:	SIMPCW RESOURCES GROUP	
<i>(e.g. safety concerns, wildlife tree patches, fence lines, etc. identified by licensee)</i> wildlife impact is not known until longer term study is conducted on the area.	Forward to SRG? <input type="checkbox"/> Yes <input type="checkbox"/> No	Estsék' (Triton) <input type="checkbox"/> T'micw-kt (TCS) <input type="checkbox"/>
Comments for SRG:		

Recommendation: ☐ NFW* ☐ CHA

Rationale for Recommendation:

SFN technician monitors to audit the ground disturbance activities. To ensure that there's no archaeology sites disturbed during ground disturbances. Audit during ground disturbance means to have a SFN technician visit the site at random times to assess the ground disturbance to determine if there are archaeological sites, features being uncovered. All mitigation will then be determined by SFN.

*NFW: No further work at this time. If any archaeological or culturally significant features or sites are observed or uncovered during any stage of the proposed activities, work must be stopped, and Simpcw First Nation must be informed. Simpcw First Nation reserves the right to conduct a post-work assessment (audit) if pre-assessment work is not complete or is insufficient (as per Kamloops TSA AOA Guidelines).

LOCATION MAP(s)

CULTURAL HERITAGE ASSESSMENT (CHA)

Report Date: June 10, 2023

Conducted By: Deanne Eustache

Proponent/Licensee: Simpco Resource Group	Contact Person: Susan Skeena	Contact Info: E: Ph:
License/Permit/Block: Teniye Local Market	<input type="checkbox"/> Block <input type="checkbox"/> Road property	Are boundaries flagged? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ROAD #/NAME	GENERAL LOCATION	LOCATION REFERENCE
Barriere Town Road	Barriere	Teniye Local Market
ASPECT	ELEVATION	SLOPE
		0-4%
		BIOGEOCLIMATIC ZONE

Cultural Heritage Resources Summary

CHR potential site assessment	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High
CHR FINDINGS	SFN to include management recommendations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

VALUED CULTURAL HERITAGE RESOURCE COMPONENTS

VALUES OF INTEREST	ABUNDANCE/FREQUENCY
Plants	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High
Wildlife	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High
Hydrological	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High

ETHNOBOTANICAL FEATURES

TREES					
Alder	<input type="checkbox"/>	Balsam Poplar	<input type="checkbox"/>	Beaked Hazelnut	<input type="checkbox"/>
Black Cottonwood	<input type="checkbox"/>	Black Spruce	<input type="checkbox"/>	Common Juniper	<input type="checkbox"/>
Douglas Maple	<input type="checkbox"/>	Engelmann Spruce	<input type="checkbox"/>	Interior Douglas-fir	<input type="checkbox"/>
Lodgepole Pine	<input type="checkbox"/>	Mountain Ash	<input type="checkbox"/>	Mountain Hemlock	<input type="checkbox"/>
Paper Birch	<input type="checkbox"/>	Ponderosa Pine	<input type="checkbox"/>	Subalpine Fir	<input type="checkbox"/>
Trembling Aspen	<input type="checkbox"/>	Western Yew	<input type="checkbox"/>	Western Hemlock	<input type="checkbox"/>
Western Red Cedar	<input type="checkbox"/>	White Pine	<input type="checkbox"/>	Willow	<input type="checkbox"/>

Stand Structure	open, no timber
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