

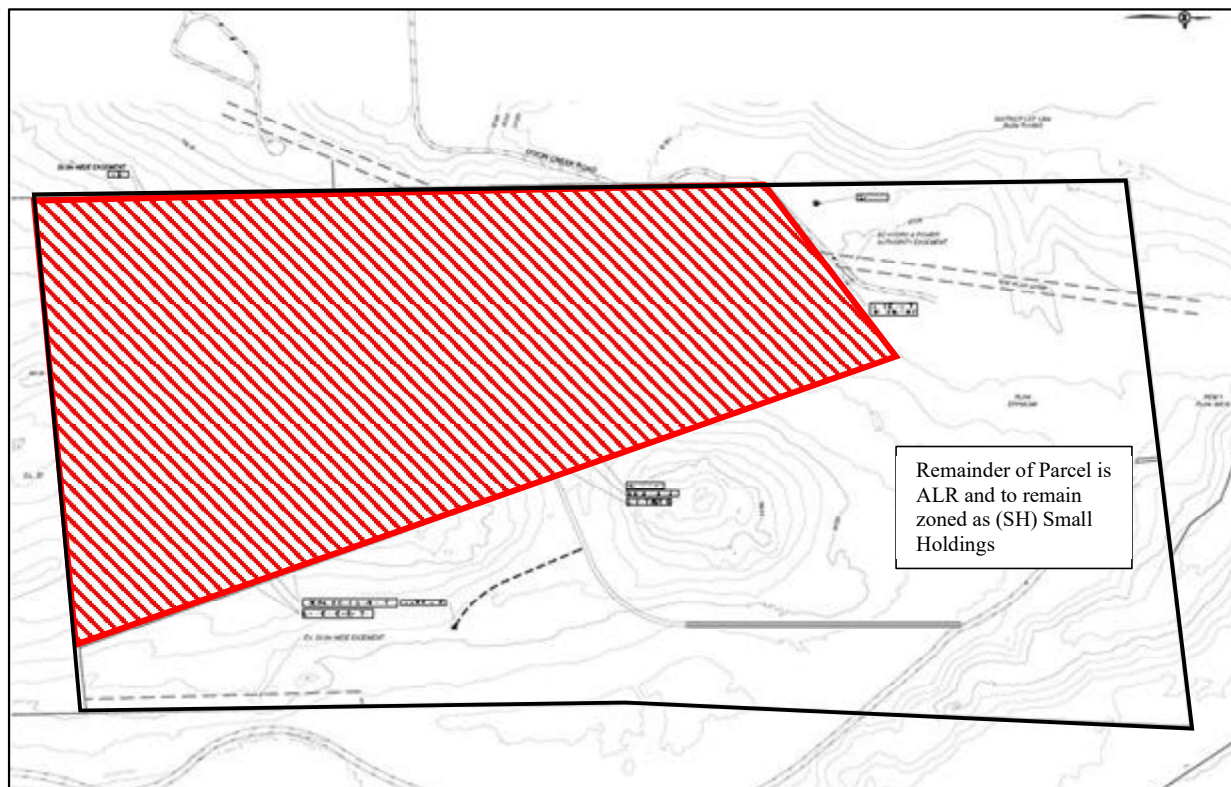
District of Barriere

REPORT TO COUNCIL

Date: December 5, 2022	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-22-06 Fan – Application for Rezoning	

Background: The owners of Lot 1570, off of Dixon Creek Road (see attached Property Report) have made application to rezone part of the parcel as shown hatched in red in the diagram below, from Small Holdings (SH) to Residential (R). The remainder of the property resides in the ALR and is not subject to this rezoning.

The parcel is currently undeveloped. Under the SH Zone, principal uses permitted include single & duplex dwellings, agriculture, animal breeding & boarding facilities, golf courses, resource extraction and forestry. Minimum parcel size in the current zoning is 2 hectares (4.94 acres).



Discussion: The application for rezoning to Residential (R) involves approximately 50 ha. which would allow the developer to accommodate more density with a reduction to the minimum parcel size to 4,000 sq.m. (approx. 1 acre). The number of lots would be restricted by

the topography of these lands. The detailed requirements for subdivision and servicing would be part of the subdivision application process should the rezoning be successful. At this stage, the applicant is asking Council to consider if a residential, 1 acre (or larger) lot neighborhood development is deemed an appropriate use of the subject property as hatched on the attached diagram.

Also attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 225* presented to Council for 1st reading and includes a sketch (Schedule 'A') of the subject property. The rezoning proposed is as following:

2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential (R).

Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, a Public Hearing is requested to be scheduled for February 21, 2023. Public Notice will be prepared as legislated to all properties within the 100m area of the subject property, advertised in the local newspaper, be referred for comment to various agencies and the applicant will affix the required signage on site.

Recommendations: That Zoning Bylaw No. 111, Amendment Bylaw No. 225 be given 1st reading and; THAT a Public Hearing re: RZ-22-06 Fan be scheduled for February 21, 2023.

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



Property Information Report

Report Generated on: November 30, 2022 12:01:26 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

Parcel Description & Location

[More Details](#)

Legal Description:

DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT

Plan Number:

NO_PLAN

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:

1223431.15

Acre:

302.316

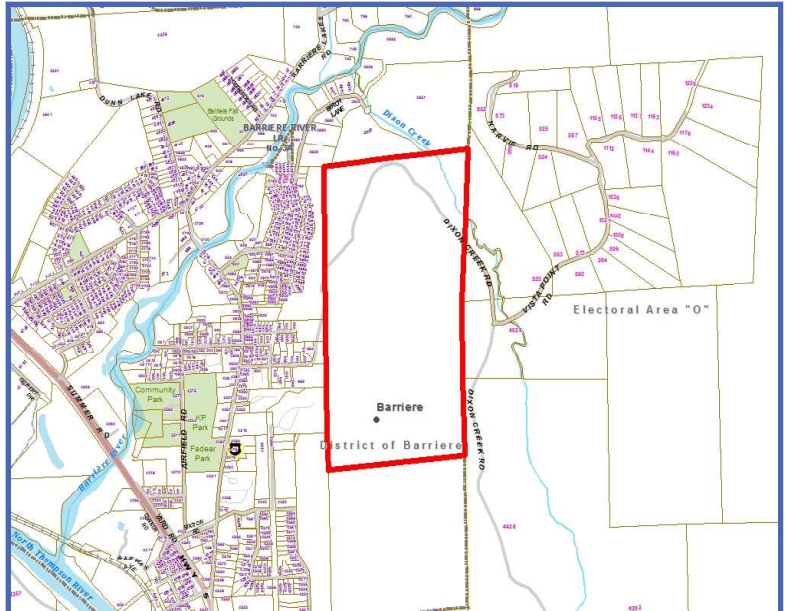
Hectare:

122.343

Community: Barriere

Local Authority: District of Barriere

School District: Kamloops/Thompson



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact District of Barriere for any future debt.

Planning & Zoning (For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 111

Zoning: SH

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: DISTRICT OF BARRIERE

OCF Designation: UNSPECIFIED, RURAL RESOURCE

Agriculture Land Reserve (Intersect): Yes

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
345.01530.000	013-151-592	2021	\$308,000.00	\$0.00	1-Res

Folio:	Actual Use:	Manual class:
345.01530.000	2 ACRES OR MORE (VACANT)	None

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 225

A BYLAW TO AMEND "DISTRICT OF BARRIERE
ZONING BYLAW NO. 111"

WHEREAS an application (No. RZ-22-06) for amendment to District of Barriere Zoning Bylaw No. 111 has been made by the District;

AND WHEREAS the desired changes in uses of Land and Buildings have been considered;

AND WHEREAS the zoning amendment conforms to the District of Barriere Official Community Plan;

NOW THEREFORE, the Council of the District of Barriere, in open meeting assembled, enacts as follows:

1. **CITATION**

1.1 This bylaw may be cited as "*District of Barriere Zoning Bylaw No. 111, Amendment Bylaw No. 225*".

2. **PURPOSE**

2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential (R).

2.2 The map attached hereto as Schedule 'A' is incorporated in and forms part of this bylaw.

READ A FIRST TIME this day of , **2022**

PUBLIC HEARING held this day of , **2023**

READ A SECOND TIME this day of , **2023**

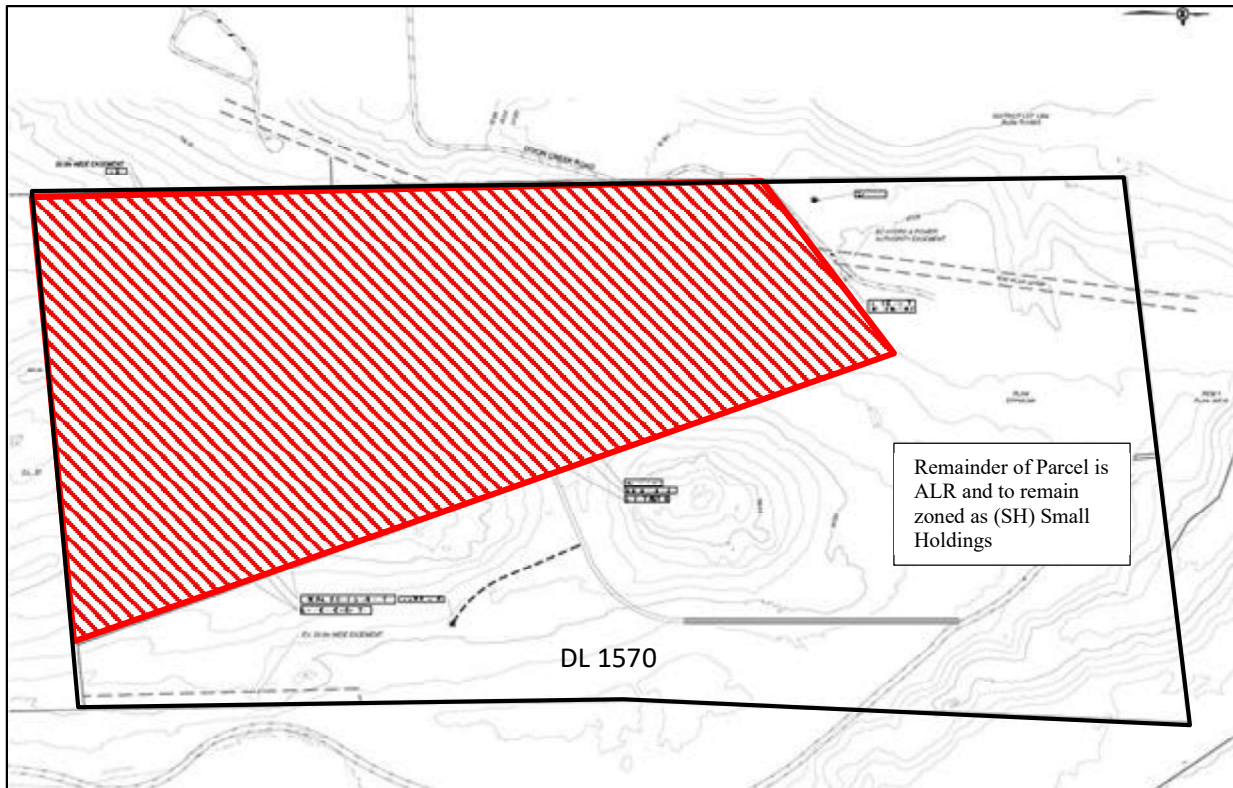
READ A THIRD TIME this day of , **2023**

ADOPTED this _____ day of _____, 2023

Mayor Ward Stamer

Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of
District of Barriere Bylaw No. 225

Certified Correct: Corporate Officer