

District of Barriere PLANNING REPORT

Re: RZ-22-04 CLA – Application for Rezoning – Jan. 9th, 2023 Public Hearing

Background: The Pentecostal Assemblies of Canada (hereby referred to as “the Church”), owner of the property containing an active Church and an accessory mobile home at 4818 & 4824 Annesty Road, have made application to the District of Barriere to rezone the property to add a site-specific, additional use of ‘*Multi-Family Residential*’ to the existing zone of ‘*Institutional*’.

Despite having two civic addresses, the property is one large parcel totaling just over 3 acres in size. Currently, the parcel contains the Pentecostal Church, a large parking area, a wood-boiler with storage for the wood, and a single-wide mobile home that serves as an on-site residence for the Church Pastor. This current use conforms to the “Institutional” zone, with the single-wide mobile home’s non-conforming size being grandfathered in. (*Current Zoning regulations require any mobile home located outside of a mobile home park, to have a floor dimension between exterior walls of at least 6.5 meters for a minimum of 50% of the building length.*)

The Church has identified a need for suitable and affordable rental housing for their membership and within the community. In order to try and meet this need, the Church has submitted an application to allow for an additional permitted use on the property of “Multi-Family Residential” to accommodate the addition of up to three, 4-plex units on site.

Should the rezoning application be successful, the Church has communicated that the plan would be to construct the 4-plex units in phases as funding permits. The application also states that the objective is to provide rental housing for seniors within their membership first, but if availability permits, to open up rental applications from individuals outside of their membership.

The Church has obtained the services of a professional engineer, Cleartech Consulting Ltd. to design the necessary septic systems (including the required reserve fields) in order to accommodate the additional dwelling units. The units would be individually serviced by the municipal water system. The rental units would be accessed by a driveway constructed off of Annesty Rd. The parking space availability and setback requirements are also able to be met.



continued...

Site Plan & Design by Cleartech Consulting Ltd.:



Discussion: Council passed 1st reading of the draft *Zoning Bylaw No. 111, Amendment Bylaw No. 224* (attached), and scheduled this January 9th, 2023 Public Hearing. The bylaw includes a sketch (Schedule 'A') of the subject property.

The rezoning proposed is as following:

2.1 *The Zoning of LOT 13 DISTRICT LOT 1483, KAMLOOPS DIVISION YALE DISTRICT, PLAN KAP33426, shown cross-hatched on Schedule 'A' to Bylaw No. 224, is amended to add an additional, site-specific use of 'Multi-Family Residential'.*

Public Notice was distributed and advertised as per legislation and the required Notice of Rezoning Application signage was affixed on site by the applicant.

Comments received from the **public** as of end of day Friday, have been received as follows:

In person:

Concern raised for new septic fields in the area, with an opinion made that it is a particular concern especially when those fields are utilized primarily by seniors because many medications used by seniors will then impact the town's water source.

Question was asked whether or not the wood boiler on site would be used to heat the proposed units. The applicant has answered that the wood boiler will not be utilized for the units and further, that no solid fuel source would be utilized as a primary heat source either.

Written: *(as attached)*

Referral comments:

1. Interior Health Authority – Overall Support (full commentary attached)
2. Simpcw First Nation – Requests that the applicant enter into a Service Agreement with Simpcw to conduct field assessments prior to obtaining any building permits/soil disturbance. This request has been forwarded to the applicant.

No other referral comments have been submitted.

Recommendation: That Council proceed with 2nd & 3rd readings, and adoption of Zoning Bylaw No. 111, Amendment Bylaw No. 224 as presented.

- Tasha. Buchanan, Corporate Officer