

DISTRICT OF BARRIERE NOTICE OF PUBLIC HEARING



The District of Barriere hereby gives notice that it will hold a Public Hearing:

March 8, 2021 @ 7:00 pm

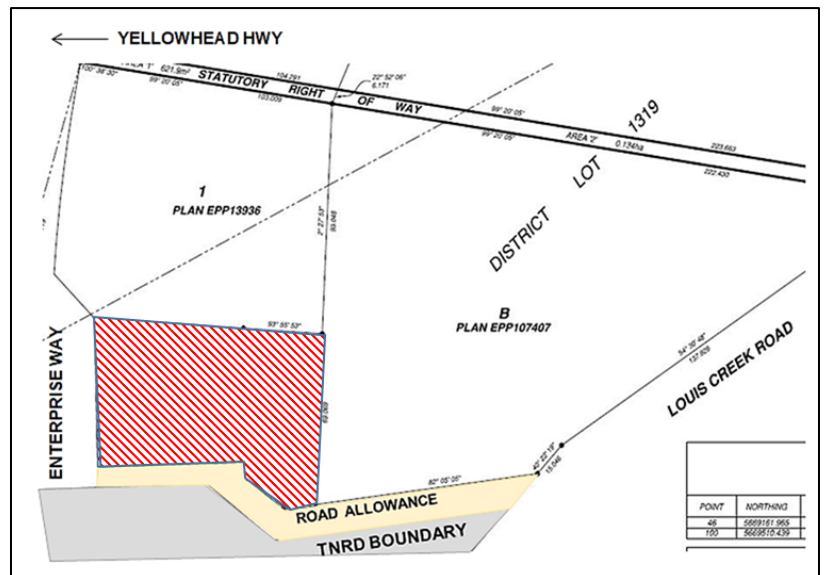
The Council of the District of Barriere will hold a Public Hearing pursuant to the provisions of the Local Government Act via Zoom Audio Conference on March 8, 2021, commencing at 7:00 pm, to consider the following amendment to the District of Barriere Zoning Bylaw No. 111 Amendment Bylaw No.195, Barriere, BC.

Proposed Use: Rezoning from the P1 (Recreational) and I (Industrial) to a split zone of C2(Yellowhead Corridor Commercial) / I(Industrial) with a site specific exception site specific exception to prohibit wreckage and storage of automobiles in this C2/I Zone at **LOT C DL1319 KDYD, EPP107407 AND WILDFIRE MONUMENT SITE PROPERTY, EXCLUDING A NEW ROAD DEDICATION ALONG THE SOUTH BOUNDARY 029-242-265**, shown hatched on the map on this Notice.

Text Amendment:

Section 10.1: ***"Permitted Uses – Site Specific: LOT C DL1319 KDYD, EPP107407 AND WILDFIRE MONUMENT SITE PROPERTY, EXCLUDING A NEW ROAD DEDICATION ALONG THE SOUTH BOUNDARY – with a site specific exception site specific exception to prohibit wreckage and storage of automobiles in this C2/I Zone."***

FURTHER TAKE NOTICE that additional information may be obtained from the District Office at (250) 672-9751.



FURTHER TAKE NOTICE that all persons who believe that their interest in property is affected by the proposed Bylaw Amendments shall be afforded a reasonable opportunity to be heard or to present written submissions at the Public Hearing on the matters contained therein. Those who are unable to attend the Public Hearing online via Zoom Audio Conference may mail (Box 219, Barriere, B.C., V0E 1E0), fax (250-672-9708), email inquiry@barriere.ca or hand deliver written submissions to the District of Barriere Office provided that all written submissions are received prior to 4:30 p.m. on the 8th day of March, 2021;

AND FURTHER TAKE NOTICE that no representations will be received by the District of Barriere after the Public Hearing has been concluded;

AND FURTHER TAKE NOTICE: Copies of the bylaw, supporting staff report, and any relevant background documentation may be inspected at the District Office, Monday through Friday (except Statutory Holidays) between 8:30 am and 4:30 pm.

Bob Payette
Chief Administrative Officer, District of Barriere

District of Barriere PLANNING REPORT

**Re: LOUIS CREEK INDUSTRIAL PARK PROPOSED ZONING AMENDMENT
PROPOSED CONSOLIDATION OF LOT C DL1319 KDYD, EPP107407 AND WILDFIRE MONUMENT
SITE PROPERTY, EXCLUDING A NEW ROAD DEDICATION ALONG THE SOUTH BOUNDARY.**

February 8, 2021

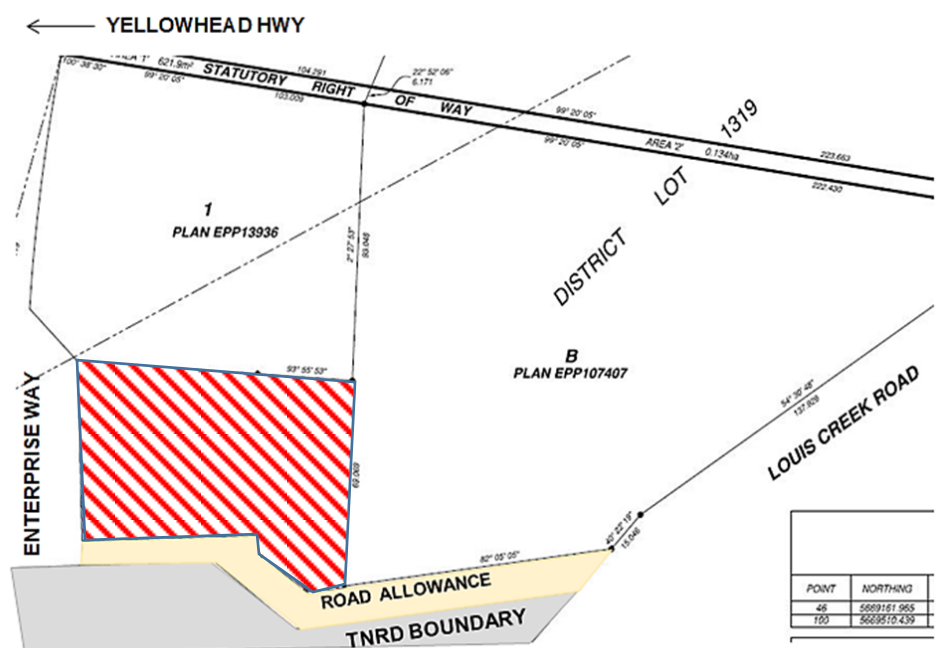
Background: Background: The subject property at the south end of the Louis Creek Industrial Park is currently zoned P1 (Recreational) and Industrial (I). This property comprises the proposed consolidation of the Wildfire Monument Site and Lot C which is an adjacent lot to the east. The parkland is in the disposition approval process to be claimed as surplus. This is a public process and will close on February 22, 2021. Should this disposition application not be successful, then this draft bylaw will become void. If the disposition application is successful, Council may adopt the Parkland Disposition bylaw on February 22, 2021 and this rezoning application process can move forward with a Public Hearing, final readings/debate and possible adoption on March 8, 2021.

Discussion: Lots 1 & 2 on Enterprise Way have recently been rezoned to a dual zone of C2 (Yellowhead Highway Corridor Commercial) / I (Industrial). A recent proposal has been presented by a developer interested in this proposed newly created lot, shown as hatched in the diagram below, to establish a manufacturing/retail enterprise that would be esthetically pleasing along the highway, add to the industrial tax base of the community and provide employment opportunities for Barriere & area residents.

The District, as owner of this land, is considering re-zoning this property to permit Highway Commercial & Industrial uses as well as a site specific exception to prohibit wreckage and storage of automobiles. All developments within the Louis Creek Industrial Park (LCIP) are additionally subject to a Development Permit requirement, which is also a public process.

The Draft Zoning Amendment, being presented at the February 8, 2021 Council meeting for first reading, will be distributed to the 100m perimeter properties, appropriate referrals sent and will be advertised in the paper prior to a Public Hearing which would take place on March 8, 2021 at 7pm via audio conference prior to proceeding to additional readings/debate and possible adoption.

Recommendation: That Council give *District of Barriere Zoning Bylaw No. 111, Amendment Bylaw No. 195*, first reading and schedule a Public Hearing for March 8, 2021 at 7pm.



DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 195

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

WHEREAS an application (No. RZ-21-01) for amendment to District of Barriere Zoning Bylaw No. 111 has been made by the District;
AND WHEREAS the desirable 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. 195*".

2. PURPOSE

- 2.1 The Zoning classification of Lot C DL1319 KDYD, EPP107407 and Wildfire Monument site property, excluding a new road dedication along the south boundary shown hatched on the map attached hereto as Schedule 'A',

is changed from the P1 (Recreational) Zone to:

- C2(Yellowhead Corridor Commercial) / I(Industrial) with a site specific exception to prohibit Wrecking and Storage of Automobiles as a permitted use in this C2/I Zone.

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

READ A FIRST TIME this **8th** day of **February, 2021**

PUBLIC HEARING held this day of , **2021**

READ A SECOND TIME this day of , **2021**

READ A THIRD TIME this day of , **2021**

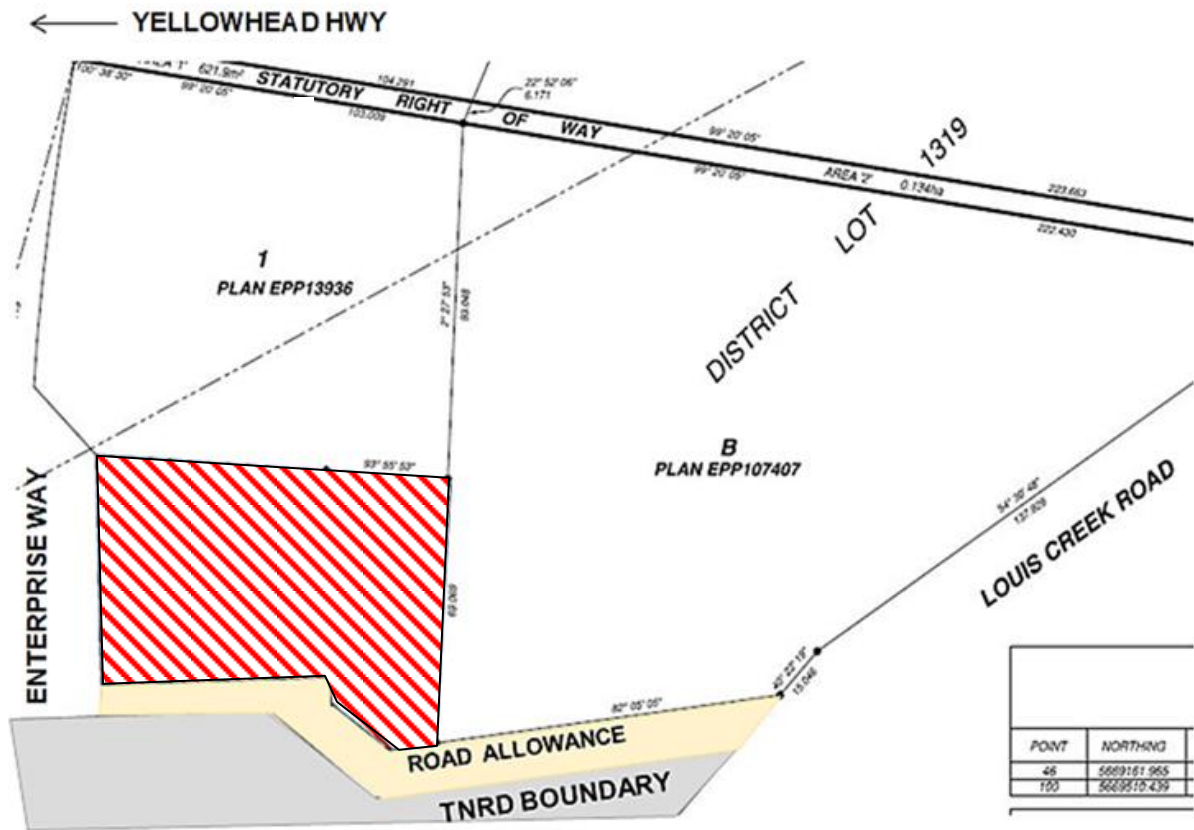
Ministry of Transportation Approved under
Section 52 of the Transportation Act this day of , **2021**

ADOPTED this day of , 2021

Mayor Ward Stamer

Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of
District of Barriere Bylaw No. 195

Certified Correct: Corporate Officer