

District of Barriere PLANNING REPORT

**Re: 4329 YELLOWHEAD HIGHWAY PROPOSED ZONING AMENDMENT
PROPOSED YELLOWHEAD HIGHWAY COMMERCIAL (C2) ZONING to RESIDENTIAL MULTI-FAMILY
With Conjunctive OCP Amendment – Commercial designation to Residential designation.**

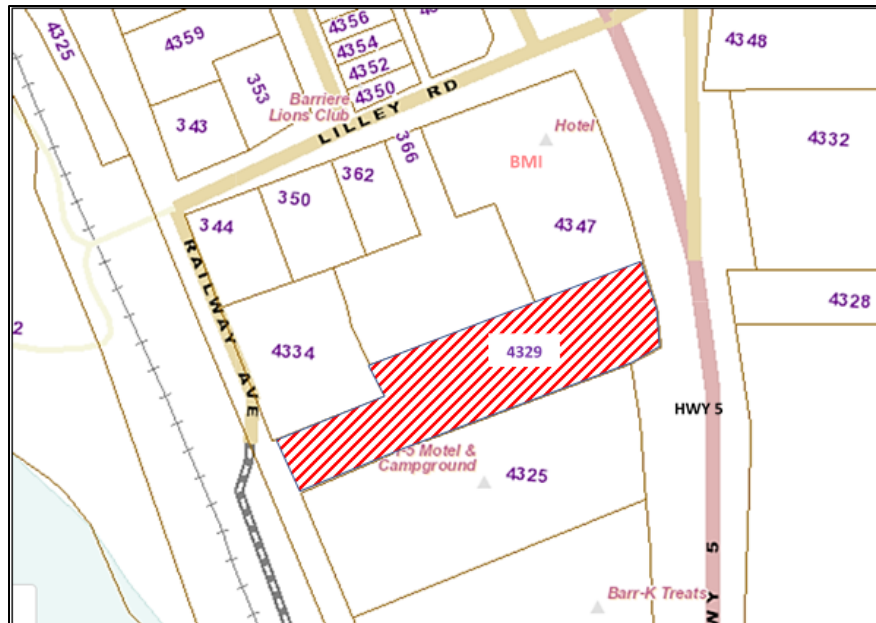
September 7, 2021

Background: The District of Barriere has received an application to re-zone 4329 Yellowhead Highway (Lot 10, District Lot 1325, KDYD, Plan KAP1746, Except Plans B2065, 2796 and H749, PID 011-373-458). The vacant property is currently designated as “Commercial” by District of Barriere Official Community Plan Bylaw No. 85, and zoned Yellowhead Highway Commercial (C2) as per District of Barriere Zoning Bylaw No. 111.

Discussion:

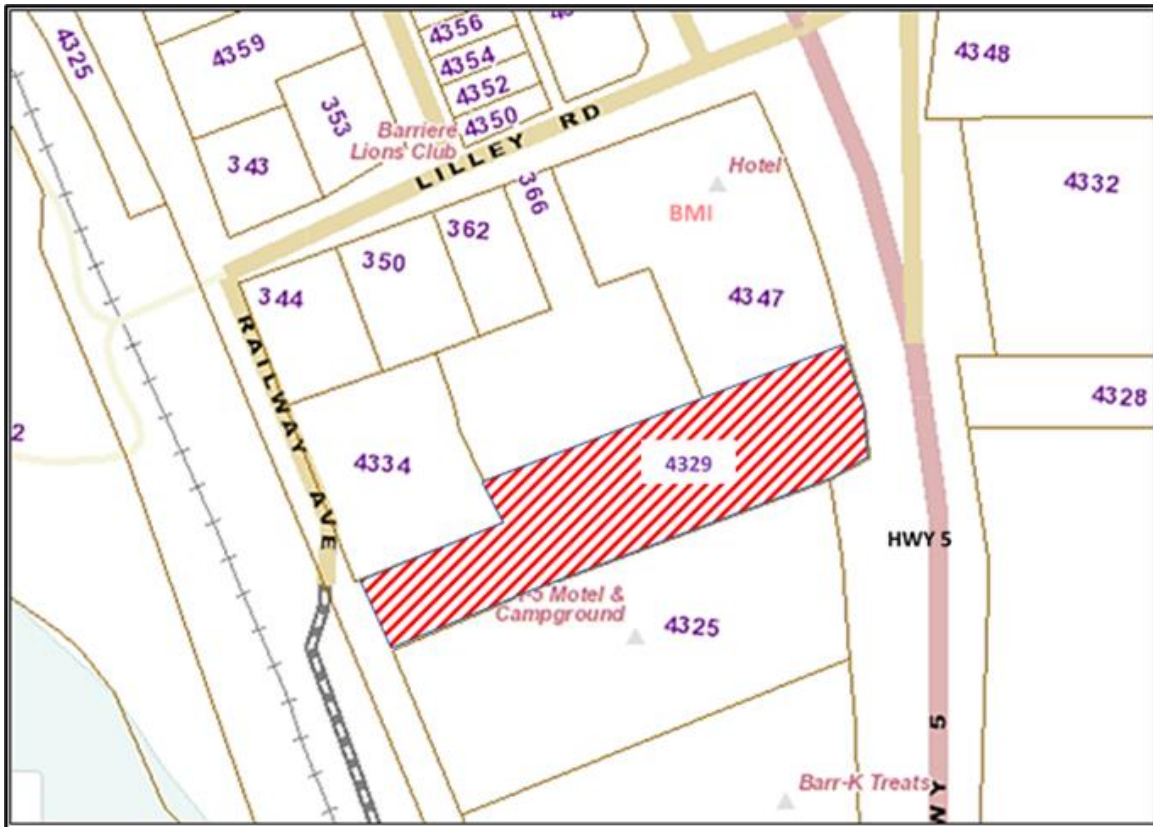
The applicant is proposing to rezone the property (shown hatched below) from Highway Commercial (C2) to Residential Multi-Family (RM) to permit the property’s use as residential, accommodating multi-family dwellings. Should the application be successful, any future building plans will require conformity to the RM Zone in regard to setbacks, parking, access (from Railway Avenue) and utility infrastructure.

The Draft Zoning Amendment, being presented at the September 7, 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 October 4, 2021 at 7pm in Council Chambers prior to proceeding to additional readings, Ministry of Transportation sign-off, and possible adoption.



Recommendation: THAT Council give District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 207 and District of Barriere Zoning Bylaw No. 111, Amendment Bylaw No. 208, first readings and schedule a Public Hearing for October 4, 2021 at 7pm.

Schedule 'A'



This Schedule 'A' is incorporated in and forms part of
District of Barriere Bylaw No. 207

Certified Correct: Corporate Officer

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO.111, AMENDMENT BYLAW NO. 208

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

WHEREAS an application (No. RZ-21-05) for amendment to District of Barriere Zoning Bylaw has been made to the District;

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

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 "*Zoning Bylaw No. 111, Amendment Bylaw No. 208*".

2. **PURPOSE**

2.1 That the Zoning classification of 4329 Yellowhead Highway (Lot 10, District Lot 1325, KDYD, Plan KAP1746, Except Plans B2065, 2796 and H749, PID 011-373-458) shown as hatched hereto as Schedule 'A' attached to this bylaw,

is changed from C2 (Yellowhead Corridor Commercial) Zone to:

- RM (Residential Multi-Family)

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 , **2021**

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

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

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

Approved Under Section 52 of the Transportation Act this _____ day of _____, 2021.

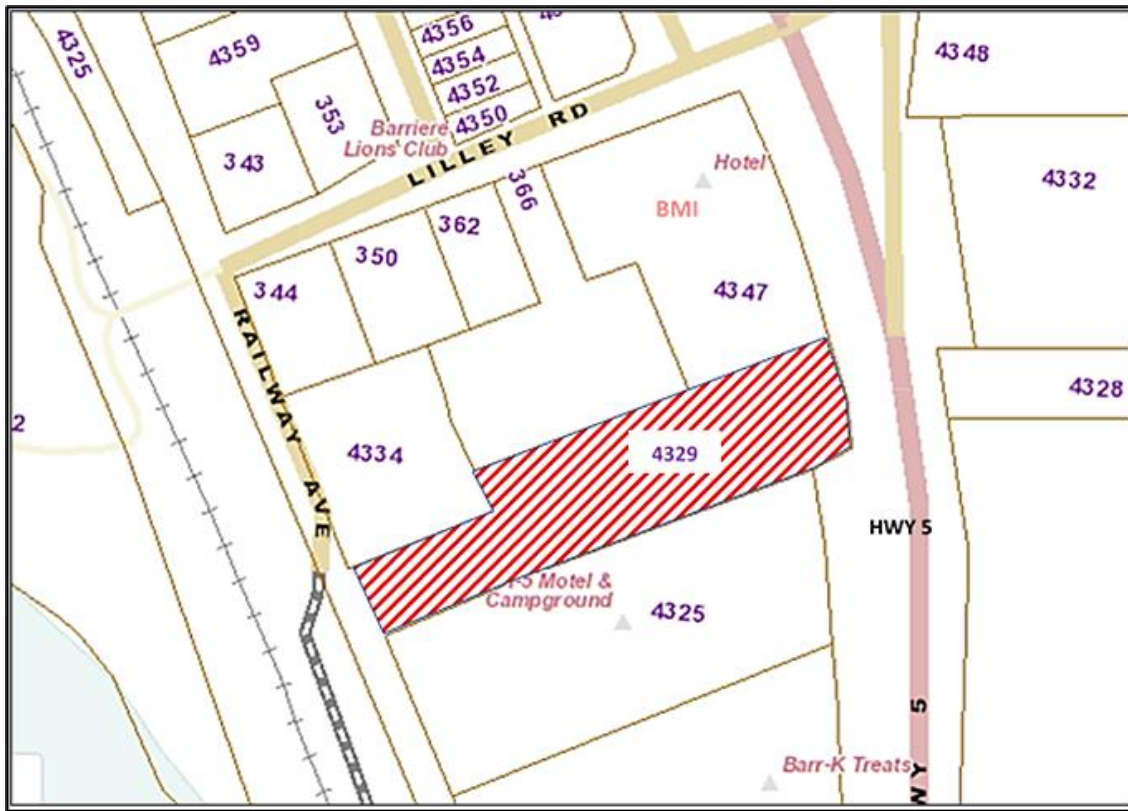
Authorized Signatory MOTI

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. 208

Certified Correct: Corporate Officer