

District of Barriere
REPORT TO COUNCIL

Date: February 14, 2022	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-22-02 CLARY – Application for Rezoning	

Background: The subject property on Clary Road is currently in the Phase 7 subdivision process the Clary development in which two residential lots are being combined into one larger lot with a size of .202 hectares (approximately 0.5 acres). The property owner wishes to rezone this larger lot to accommodate a multi-family dwelling for and market it to potential buyers for this purpose.

The property is serviced with municipal water and wastewater. Parking allotment requirements for multi-family dwellings are outlined in the District of Barriere Zoning Bylaw and based on number of units. Any prospective buyer building a multi-family dwelling or townhome is required to prove this provision within their building permit application by way of a site plan.

In order to adhere to the esthetic and vision of the subdivision that the developer wishes to maintain, the developer has indicated the intention to limit the number of dwelling units to a maximum of 6 and the height of any multi-family dwelling or townhome to two storeys (maximum of 8 metres) by way of private building scheme covenant. The District of Barriere Zoning Bylaw's Residential Multi-Family (RM) Zone, includes a maximum height of such buildings to 12 metres (approximately 3 storeys). Therefore, in order to add an additional layer of assurance to the neighbourhood, the developer's application includes a request for a site-specific exception to the rezoning from (R) Residential to (RM) Multi-Family Residential to limit the maximum number of units to 6 and a maximum height to 8 metres on this lot.

Discussion: Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 212* presented to Council for 1st reading and includes a sketch (Schedule 'A') of the subject property which is to rezone the subject property from the R (Residential) Zone to:

- RM (Residential Multi-Family) with a site-specific exception to limit the maximum number of dwelling units or townhomes to six (6) with a maximum building height of 8 metres.

Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, a Public Hearing is requested to be scheduled for March 14, 2022. Public Notice will be prepared as legislated to all properties within the 100m area of the subject property, advertised in the local newspaper and the applicant will affix the required signage on site.

Recommendations: That Zoning Bylaw No. 111, Amendment Bylaw No. 212 be given 1st reading and; THAT a Public Hearing re: RZ-22-02 CLARY be scheduled for March 14, 2022.

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

**attached for reference District of Barriere Zoning Bylaw No. 111 Residential Multi-Family (RM) Zone*

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 212

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

WHEREAS an application (No. RZ-22-02) 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. 212*".

2. **PURPOSE**

2.1 That the Zoning classification of Lot 3, Plan EPP111168 DL 1482 and 1483 (located on Clary Rd) shown as hatched hereto as Schedule 'A' attached to this bylaw,

is changed from R (Residential) Zone to:

- RM (Residential Multi-Family) with a site-specific exception to limit the maximum number of dwelling units or townhomes to six (6) with a maximum building height of 8 metres.

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 , **2022**

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

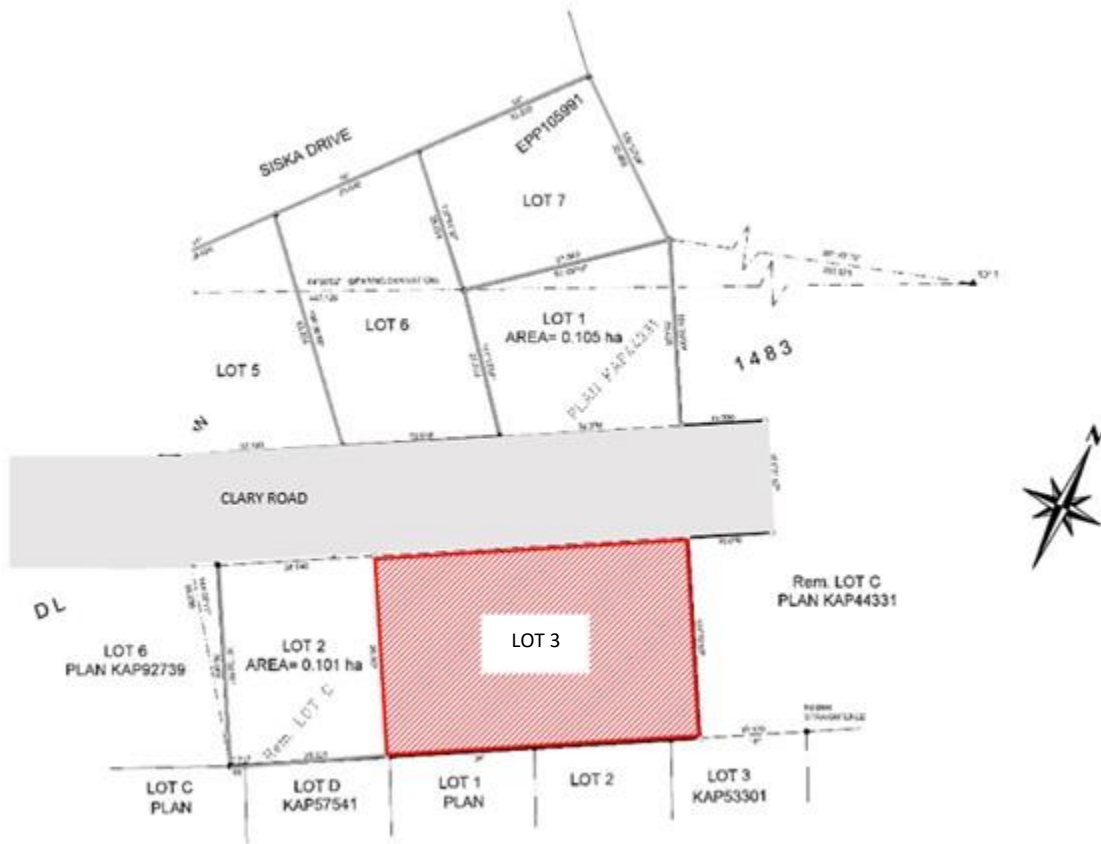
READ A THIRD TIME this day of , **2022**

ADOPTED this day of , 2022

Mayor Ward Stamer

Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of District of Barriere Bylaw No. 212

Certified Correct: Corporate Officer