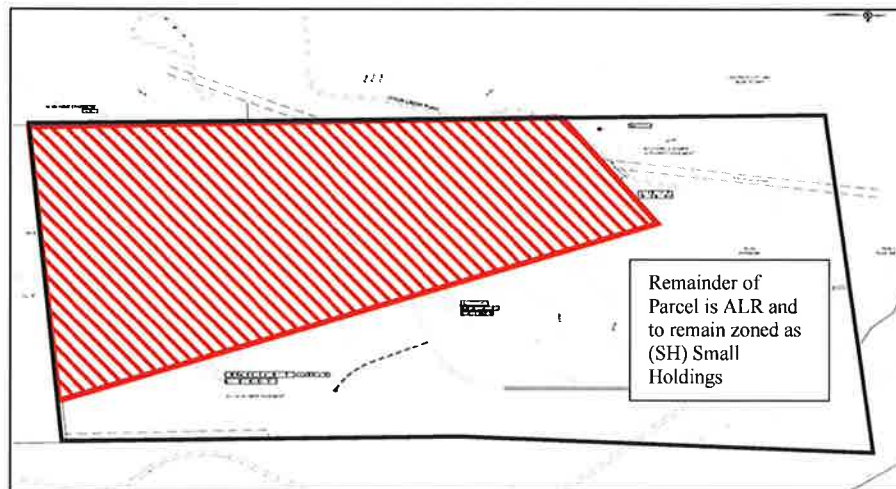


District of Barriere

REPORT TO COUNCIL

Date: August 14, 2023	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-23-03 P2 – Application for Rezoning (Re-submission w/changes)	

Background: The owners of Lot 1570 off of Dixon Creek Road (see attached Property Report) previously made application to rezone part of the parcel as shown hatched in red in the diagram below, from Small Holdings (SH) to Residential Private (RP). The remainder of the property resides in the ALR and was 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).

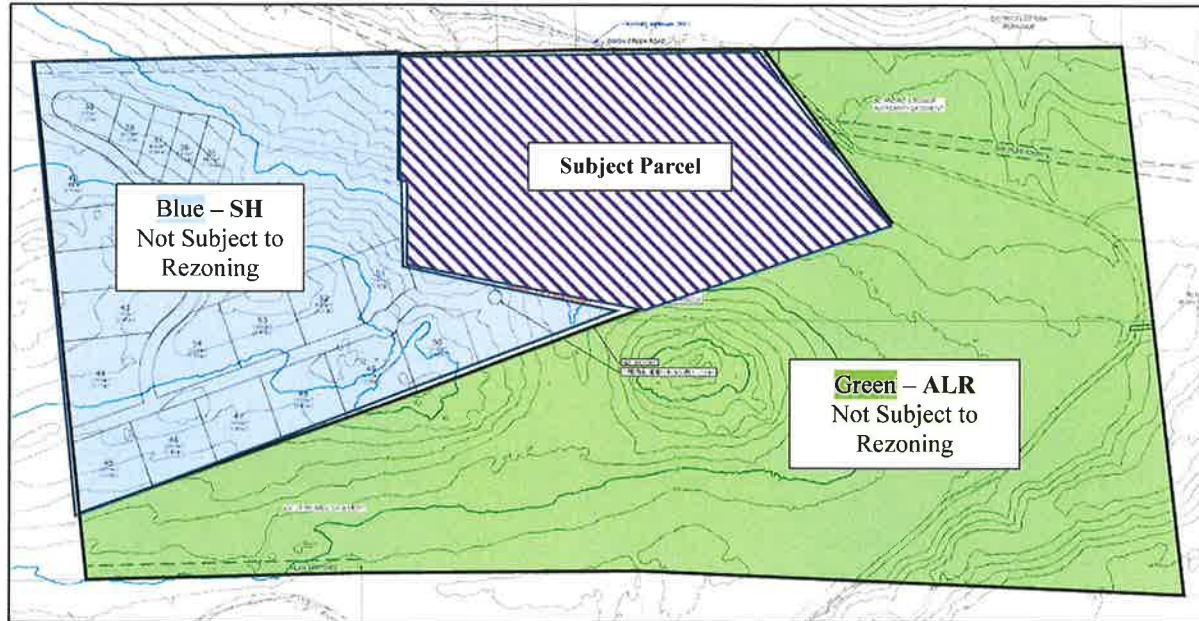


This application was ultimately unsuccessful after the Public Hearing in February of 2023.

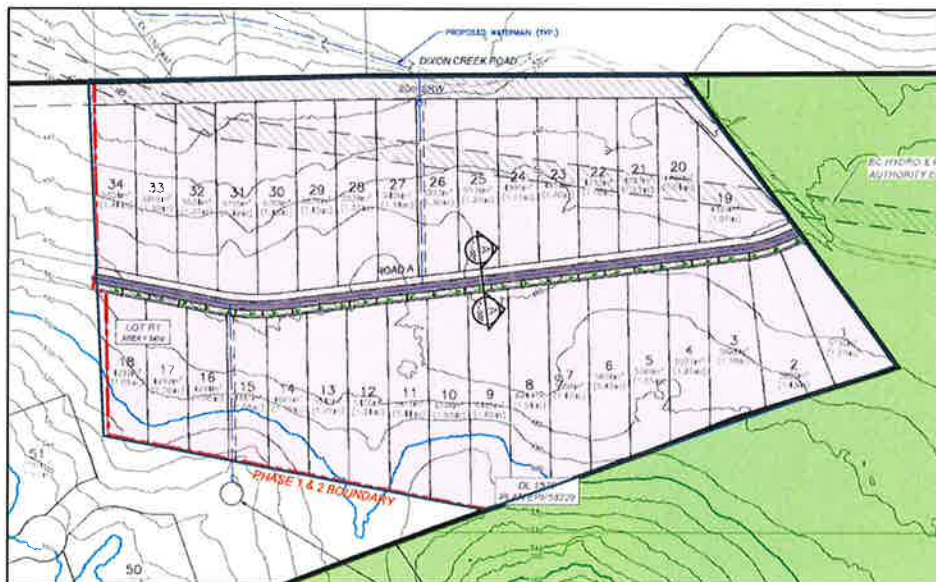
The applicant has now made amendments to their original application and has submitted a new rezoning proposal for Council consideration. This new application (No. RZ-23-03 P2), along with its changes and resulting draft Bylaw, are presented for 1st reading at this Regular Council Meeting.

Discussion: The new application for rezoning to Residential (R) involves a smaller portion of the previous application's 50 ha., equaling approximately 20 ha. for the accommodation of the first two of three planned phases, for an estimated total of 34 lots with a size ranging from just over 1 acre, up to 1.6 acres. The remainder of the previously included portion of the parcel

containing additional phases, will remain zoned as Small Holdings (SH) as it is currently until such time in future years when a new application may be presented. The portion of the parcel that currently resides in the ALR (shown in green below) is not subject to rezoning. In addition, the portion of the parcel shown in blue, indicates the current zone of Small Holdings (SH) which is also not subject to rezoning in this application. The applicable subject area of the parcel of this new application is shown hatched in **purple** below:



Once again, the number of lots in this application's subject area would be restricted by the topography of these lands. 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 a smaller portion of the property as **hatched** above and shown with a draft subdivision layout in **purple** below:



Servicing:

The detailed requirements for subdivision and servicing would be part of the subdivision application process should the rezoning be successful. However, it should be noted that with this new application, the developer is no longer seeking a strata development with private servicing (as in the previous application), preferring to pursue municipal standard subdivision servicing for water, road and streetlighting maintenance.

The cost of bringing water service up to the parcel itself, and through to each registered lot, along with any other associated costs to provide water to the development such as any pump stations or reservoirs, will be borne by the applicant. As with any subdivision process, detailed service plans, including engineering for water service and road development, are provided to the District for our Engineer's review and municipal approval prior to the asset being transferred to the District and the subdivision receiving registration sign-off. In the subdivision process, staff require non-strata roads to be paved to municipal standard unless otherwise advised against during the District's Engineer review or authorized by Council. Streetlighting plans are also approved through the subdivision process with BC Hydro consultation. Wastewater service will be privately owned septic fields and not subject to any municipal ownership or responsibility.

Application Process:

Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 237* 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. 237, is amended from Small Holdings (SH) to Residential (R).*

Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, the developer plans on organizing and hosting at least one public open house to communicate their vision, answer any public questions and hear how they could address any potential concerns. Should any changes to the application be requested by the developer as a result of this public engagement, bylaw amendments will be presented for Council consideration before or at the Public Hearing, prior to any additional readings.

If, and/or once the developer is ready to continue with the application process, a Public Hearing date will be scheduled and Notice advertised as legislatively required - Notices provided 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. 237 be given 1st reading.

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

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 237

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

WHEREAS an application (No. RZ-23-03 P2) 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. 237*".

2. PURPOSE

- 2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 237, is amended from Small Holdings (SH) to Residential (R).
- 2.2 The map attached hereto as Schedule 'A' showing the portion of parcel DL1570 that is subject to rezoning, hatched in purple, is incorporated in and forms part of this bylaw.

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

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

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

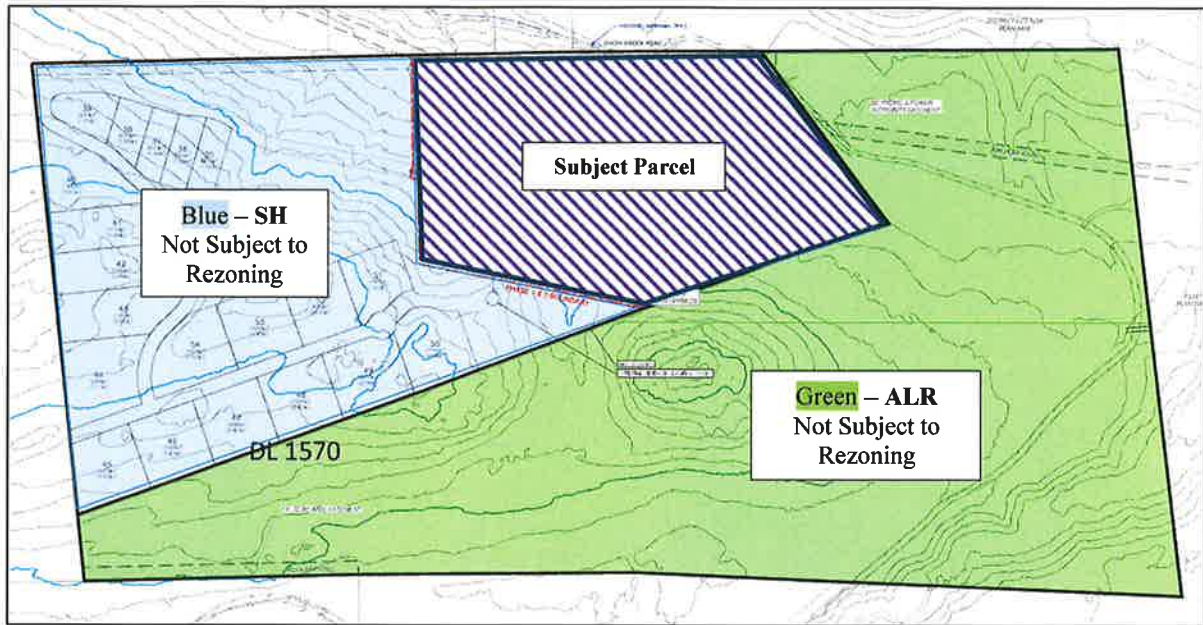
READ A THIRD TIME this day of , **2023**

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. 237

Certified Correct: Corporate Officer



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](#)

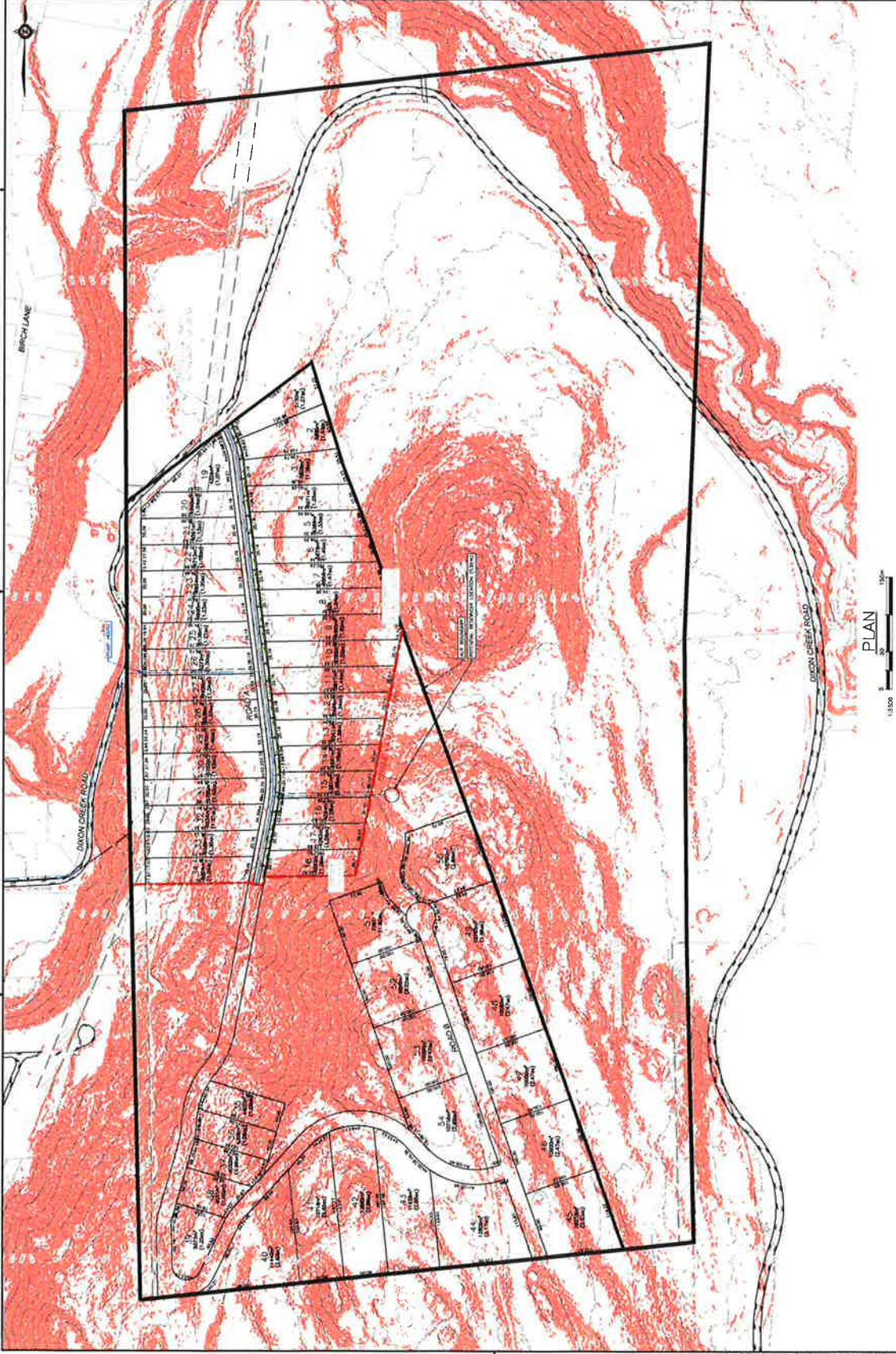
Folio:	Development Application Number:	Development Application Type:	Status:
Folio:	File Number:	Application Date:	Issued Date:
		Completion Date:	Status:
Type of Construction:			

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](#).



SLOPE ANALYSIS			
MAX. SLOPE	MAX. SLOPE	GRADE	
0.00%	5.00%	10.00%	
0.00%	5.00%	10.00%	

"NOT FOR CONSTRUCTION"
FOR INFORMATION 2023-06-21

		WSP Canada Inc. Suite 100, 2851 15th Avenue, NW, V2C 1S5 Tel: 780.254.5115 www.wsp.ca Project Number: 2300073	
DISTRICT OF BARRIÈRE		PROJECT:	
DIXON CREEK		TITLE:	
SLOPE ANALYSIS PLAN		DRAWING NUMBER: C-004	
SCALE:		DATE:	
PREPARED BY:		CHECKED BY:	
APPROVED BY:		DATE:	



August 31, 2021

Ref: 11200-30/2020-0367

Re: Permit Report "Report 2020-0367 Archaeological Impact Assessment of District Lots 57 and 1570, KDYD, in Barriere British Columbia"

The Archaeology Branch has reviewed the above report dated Jul 06, 2021, prepared on your behalf by Terra Archaeology Ltd. (Kamloops) under Permit 2020-0367.

I accept the negative study results and concur with the archaeological resource management recommendations for no further work.

However, in the unlikely event that unanticipated archaeological remains are encountered during your operations in these areas, please immediately stop work in their vicinity and contact me at (236) 478-2545.

Sincerely,

Ryan S Blackburn
Archaeologist
Permitting and Assessment Section

pc: Michael Elvidge

**Ministry of Forests,
Lands, Natural
Resource Operations and
Rural Development**

Archaeology Branch
Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:
PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Location:
3rd floor – 2975 Jutland Rd.
Victoria BC, V8T 5J9

Website: <http://www.for.gov.bc.ca/archaeology/> **Email:** ArchPermitApp@gov.bc.ca