

District of Barriere
COUNCIL REPORT

Date: May 27, 2024	File: 530.20/Rpts
To: Council	From: T. Buchanan, Acting CAO
Re: Development Permit re: Cool Creek Application # DP-24-01 Lot A, District Lot 1483, KDYD, District Plan 33852 – 5114 Barriere Town Rd.	

Background: Properties located along the Yellowhead Highway Corridor are subject to District of Barriere Development Permit requirements for new or changing building exteriors and property layouts. The Development Permit process is as follows:

- ✓ Application submitted
- ✓ Staff review & recommendations/requirements communicated to applicant (if any)
- ✓ Amended application (if applicable) reviewed by staff
- ✓ Staff prepares report to Council
- ✓ Council consideration of Application
- ✓ Council can either approve the permit as presented; or
 - Council can require amendments to the presented proposal which can be agreed upon by applicant at that meeting and the permit can be approved as amended; or
 - Council can require amendments to the presented proposal which the applicant can consider, make amendments and staff can re-present the application at a future Council meeting.
- ✓ Once approved, staff prepare the permit and land title registration.

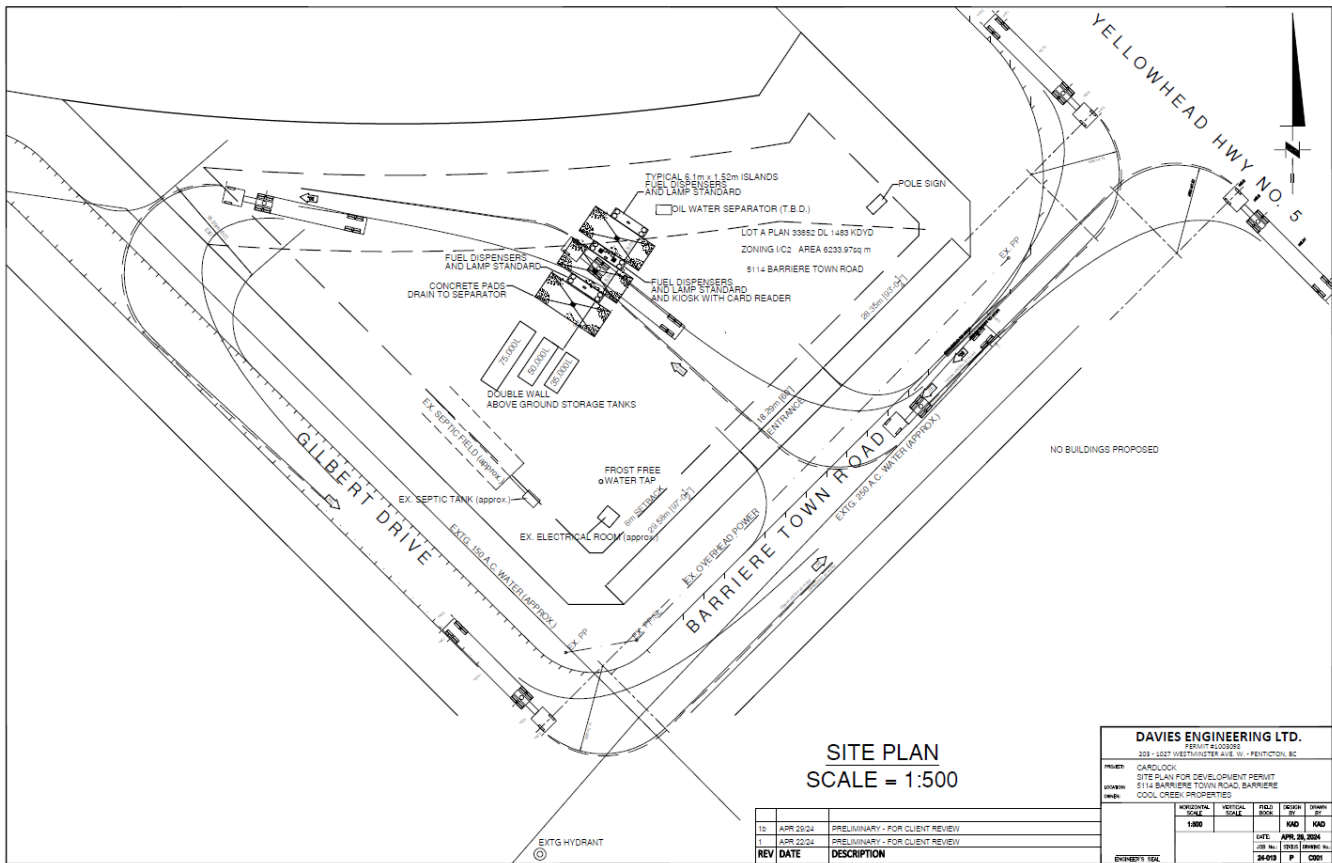
This process is not the same as a rezoning or OCP amendment process that involves public notice, a public hearing or 100m radius notification.

Discussion: A Development Permit application has been submitted by the owner of 5115 Barriere Town Road, located in the Barriere Industrial Park. This property is appropriately zoned with dual zoning of Highway Corridor Commercial (C2) / Industrial (I), for this proposed development.

This property has remained largely vacant or used for unsightly storage items for many years. The new property owner has submitted a Development Application for a Commercial Card Lock. The property will be cleared of unsightly overgrowth and debris, partially paved to ensure sufficient dust suppression and attractively fenced where appropriate. The developer's site plan is included in this report.

Staff have reviewed and approved the developer's plans for site drainage which will include catch basins, an oil/water separator and a drywell.

Due to this property's proximity to a highway intersection under Ministry of Transportation and Infrastructure (MOTI) this application was subject to Ministry review. MOTI has confirmed that given that the approximate development footprint size is 800 square meters and the threshold for a Ministry to sign off on a Development Permit must be at least 4500 square meters, that the Ministry has no issues from this perspective. At this point, the Developer and MOTI are confirming that there will be minimal impact to Highway 5. Therefore, staff are recommending that the approval of this Development Permit be subject to any traffic flow amendments *that may be* requested by MOTI in order to mitigate any traffic impacts to Highway 5 prior to the registration of the approved Development Permit.



Recommendation: THAT the approval of Development Permit No. DP-24-01 Cool Creek for 5114 Barriere Town Road, be subject to any traffic flow amendments that may be requested by MOTI in order to mitigate any traffic impacts to Highway 5 prior to the registration of the approved Development Permit.

"SCHEDULE B" - District of Barriere Application for Development

Paragraph 8:

Development Permit required to install and construct commercial cardlock fuel operation.

Below ground construction includes oil water separator and electrical utilities.

Above ground construction includes tanks (4), dispensers, pumps and pump islands, concrete pad, and signage.

No dwellings or buildings are to be constructed. No washrooms facilities are being planned.

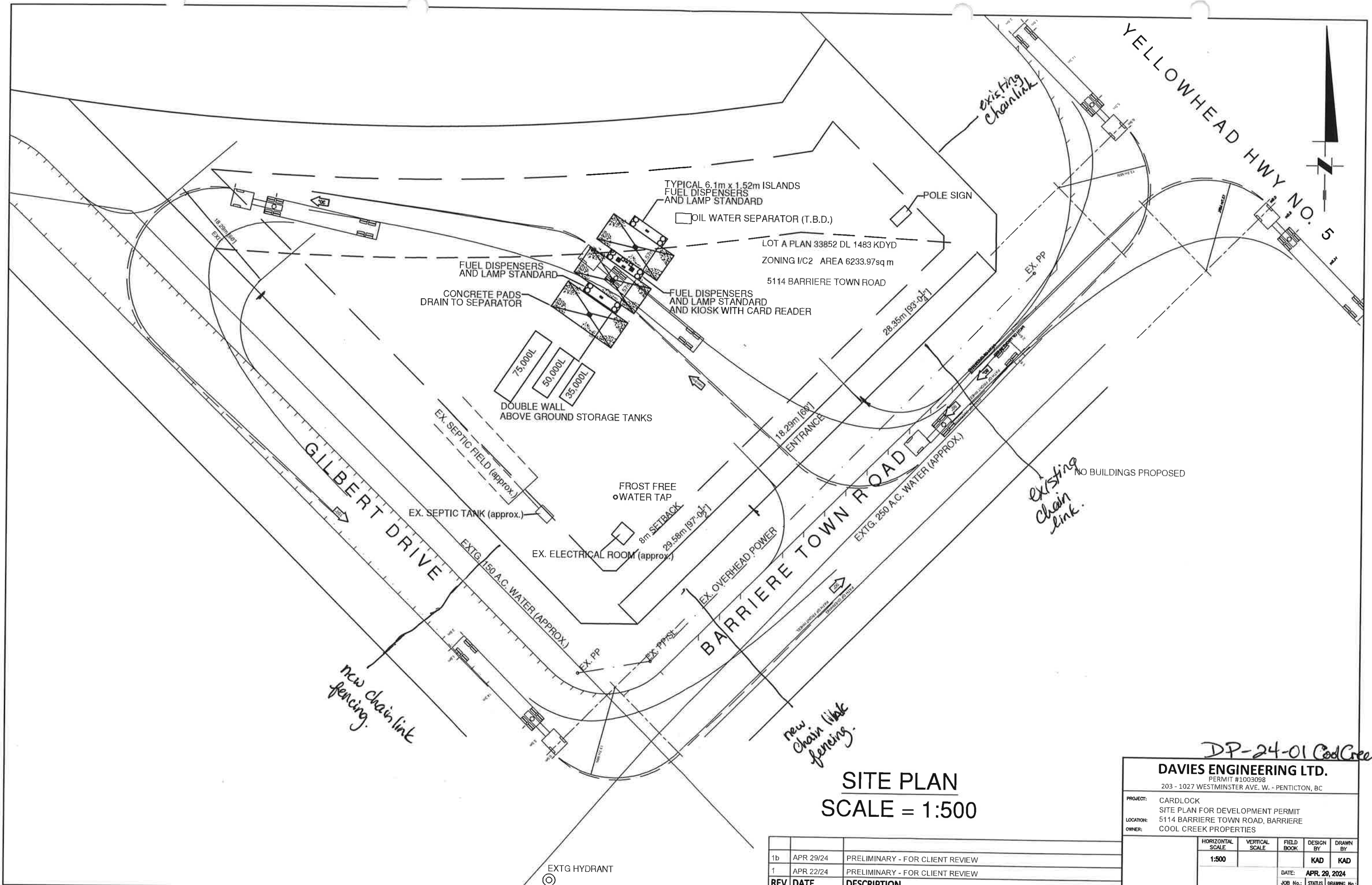
Paragraph 12 (d):

Property is located at the corner of Barriere Town Road and Gilbert Drive.

As shown on the accompanying Site Plan, the property will have 2 points of entry/exit. One access point on Barriere Town Road and one access point on Gilbert Drive. This will allow trucks to drive through the site without requiring a turn around.

Due to the proximity to Highway 5, we expect commercial traffic to exit off Highway 5 onto Barriere Road to access the site, exit the site onto Gilbert Drive, and then continue back onto Barriere Town Road to access Highway 5.

The property is a 1.54 acres, and the islands have been strategically placed closer to the middle of the property to reduce any potential congestion on Barriere Town Road, or on Gilbert Drive.



SITE PLAN
SCALE = 1:500

REV	DATE	DESCRIPTION
1b	APR 29/24	PRELIMINARY - FOR CLIENT REVIEW
1	APR 22/24	PRELIMINARY - FOR CLIENT REVIEW

DP-24-01 CoolCreek.

DAVIES ENGINEERING LTD.
PERMIT #1003098
203 - 1027 WESTMINSTER AVE. W. - PENTICTON, BC

PROJECT: CARDLOCK
SITE PLAN FOR DEVELOPMENT PERMIT
LOCATION: 5114 BARRIERE TOWN ROAD, BARRIERE
OWNER: COOL CREEK PROPERTIES

HORIZONTAL SCALE	VERTICAL SCALE	FIELD BOOK	DESIGN BY	DRAWN BY
1:500			KAD	KAD

DATE: APR 29, 2024
JOB No.: 24-013 STATUS: P DRAWING No.: C001

ENGINEER'S SEAL