

District of Barriere

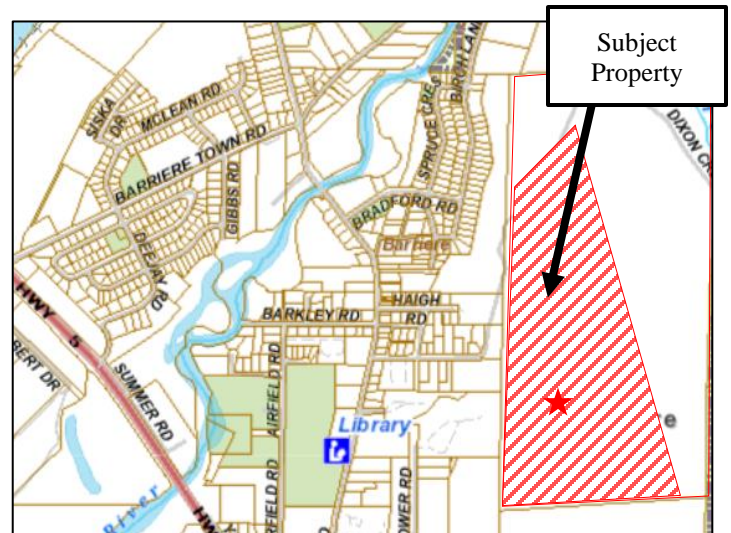
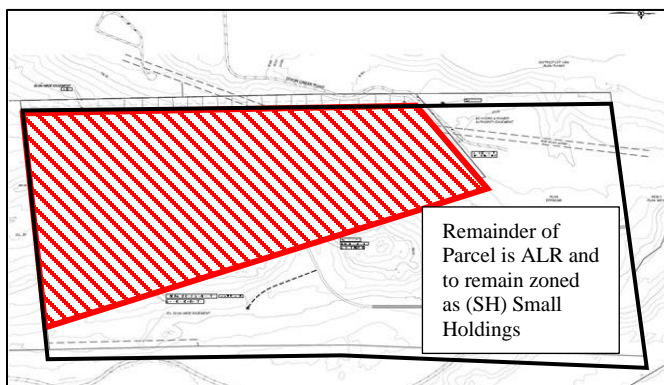
PLANNING REPORT

Re: RZ-22-06 Fan – Application for Rezoning – Public Hearing – Draft Bylaw No. 225

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

Council passed 1st reading for the draft Zoning Amendment Bylaw on December 5, 2022. Public Notice has been posted, advertised and otherwise delivered as legislated.



Discussion: The application for rezoning to Residential (R) involves approximately 50 ha. which would allow the developer to accommodate more density with a reduction to the minimum parcel size to 4,000 sq.m. (approx. 1 acre). The actual number of lots would be restricted by the topography of these lands. The detailed requirements for subdivision would be part of the subdivision application process should the rezoning be successful. 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 the subject property. The permitted uses would be single detached dwelling, duplex or townhome (max. two dwelling units per building) with accessory uses being a secondary dwelling unit, accessory buildings and large animals (kept outside the dwelling unit and limited to 1 per 0.4ha).

Since the application submission and subsequent first reading, concerns were raised over whether or not the District has the capacity to accommodate such a development. The answer to that inquiry has been that the developer/owner would be responsible to provide private

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services for any proposed development and the development form would most likely be a bare land strata development. To further clarify this expectation, staff are now recommending that draft Bylaw No. 225 be amended to reflect a new Residential Private (RP) Zone which is being presented for final consideration at this February 21, 2023 Meeting. The new RP Zone would make it clear to any developer or potential purchaser, that while the additional density of 1 acre (or larger) lots is permitted, all lots must be privately serviced including water, wastewater, roads and streetlighting.

As per legislation, after the close of the public hearing (either the same day or at a later meeting), “a council or board may do one of the following:

- Adopt or defeat the bylaw
- Alter and then adopt the bylaw (as long as the changes don't alter use, or increase density or decrease density ***without the consent of the landowner***).”

In this case, the District is in receipt of written consent of the landowner to amend the proposed bylaw to reflect the new Residential Private (RP) Zone as opposed to the original Residential (R) Zone.

The rezoning proposed is now as follows:

2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential Private (RP).

During the first reading of the Draft Zoning Bylaw Amendment which would create the RP Zone, it was questioned as to whether the municipality would be required to provide servicing should the strata or developer later wish to request municipal servicing. In answer, the property owner(s) would need to apply for a rezoning from Residential Private (RP), to Residential (R), petition the local government for local water service under the Community Charter, and enter into a servicing agreement with the District of Barriere. All of which would be contingent on the local government having the capacity to meet the servicing demands of the request and Council approval through a public process.

There are a number of properties within the District of Barriere that are privately serviced in some way or another. Some properties are not serviced by the District's community water system (for example, Leonie Creek Road – all have private wells or shared well agreements in place). A majority of property owners in Barriere have private septic systems and mobile home parks and an existing strata development have privately owned/maintained roads that individual owners use to access their homes as well as privately owned and maintained community water and wastewater systems within their property boundaries.

Should Council choose not to approve the adoption of Zoning Bylaw Amendment Bylaw No. 228 for the creation of a new Residential Private (RP) Zone, then it is the recommendation of staff that *Zoning Bylaw No. 111, Amendment Bylaw No. 225* re: RZ-22-06 continue as originally presented, however, that it be held at 3rd reading pending a signed, Development Services Agreement between the Owner and District of Barriere.

Referral & Public Comment received as of February 17, 2023:

- In the week after December 5, 2022, referral packages were sent to the Ministry of Transportation, Simpcw First Nation, TNRD, Telus & BC Hydro. There have been no comment of objection received.
- K. Scott (via email): . *“The proposed subdivision would allow lots 1 acre in size. I find this very exciting for Barriere and maybe for me personally as I consider sizing down.”*

Recommendations: That Zoning Bylaw No. 111, Amendment Bylaw No. 225 be amended by replacing the following:

2.1 *The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential (R).*

with:

2.1 *The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential Private (RP).*

and THAT, Zoning Bylaw No. 111, Amendment Bylaw No. 225, be given 2nd and 3rd readings and adopted as amended, subject to the adoption of the new Residential Private (RP) Zone.

Prepared by: T. Buchanan, Corporate Officer

Reviewed by: B. Payette, CAO

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 225

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

WHEREAS an application (No. RZ-22-06) 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. 225*".

2. **PURPOSE**

2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 225, is amended from Small Holdings (SH) to Residential (R).

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

READ A FIRST TIME this 5th day of **December, 2022**

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

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

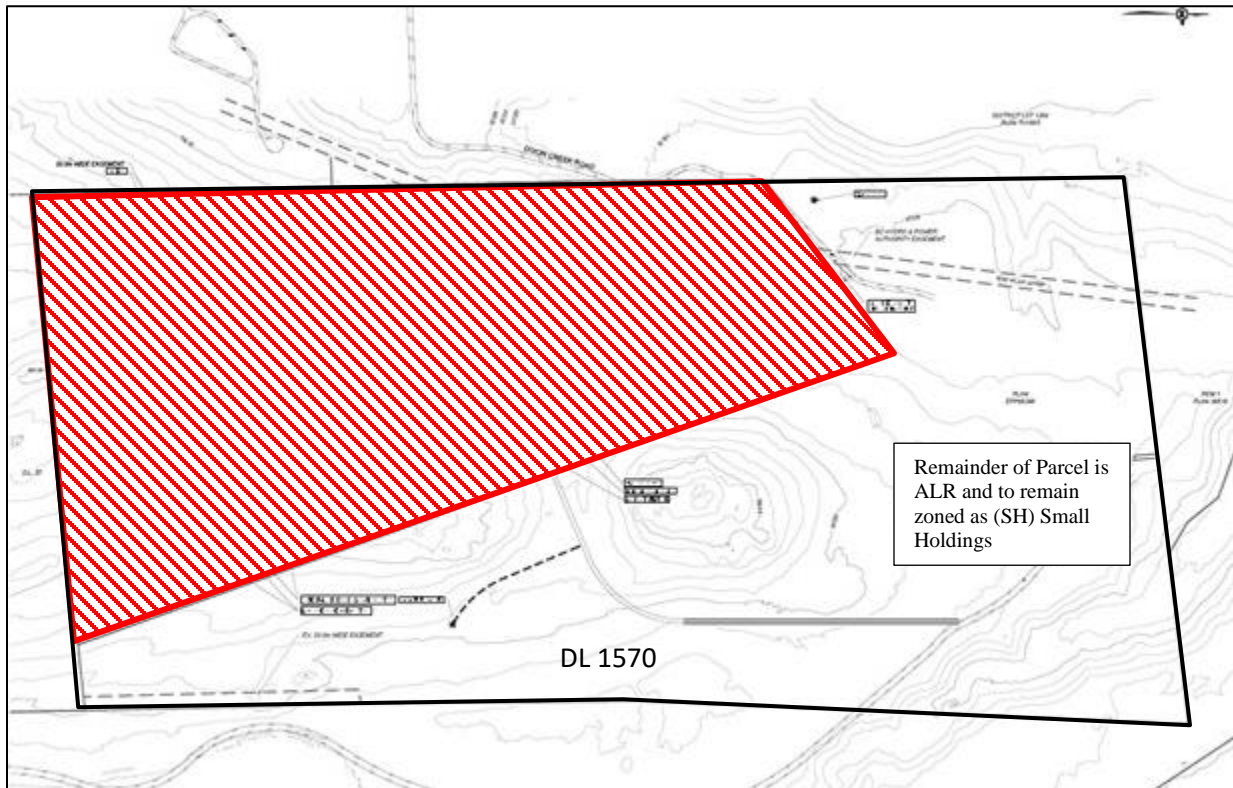
READ A THIRD TIME this day of , **2023**

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. 225

Certified Correct: Corporate Officer



Interior Health
Every person matters

January 11, 2023

Tasha Buchanan
Deputy Corporate Officer
District of Barriere
(250) 672-9751

email sent to: tbuchanan@barriere.ca

Dear Ms. Buchanan:

RE: Amendment to the District of Barriere Zoning Bylaw No. 111 Amendment Bylaw No.225, Barriere, BC.

Thank you for the opportunity to provide feedback for the proposed zoning amendment to rezone District Lot 1570 Kamloops Division Yale District from Small Holdings (SH) to Residential.

Healthy Housing

Thoughtful and well-planned communities contribute to positive health outcomes for community members. Healthy communities are designed so that neighbourhoods are complete, compact and connected, and provide diverse housing options available for all community members. It is presumed that the rezoning application referenced in this letter is precursor to a subdivision application for housing development. Housing has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, educational opportunities, and access to health services.

In addition to potentially adding more housing options to the community, this rezoning application appears to be near to existing residential neighbourhoods and community amenities. This proposed future site of housing development appears to align with the planning principles in the *Healthy Built Environment Linkages Toolkit*, a health research based resource developed by BC Centre for Disease Control that links community design to population health outcomes. Specifically, the *Toolkit* emphasizes that densification to limit urban growth boundaries reduces reliance on vehicles for transportation for commuting, promotes the use of active transportation and decreases injuries through traffic slowing. As well, locating housing developments near exiting neighbourhoods, services and amenities helps decrease feelings of isolation, increases the use of recreational spaces and places and is even linked to a reduction in crime rates.

Drinking Water and Wastewater Servicing Considerations

We understand that detailed information for servicing the proposed development would be part of the subdivision application process should the rezoning be successful, however we offer the following for Council and staff's consideration this time.

Another important aspect of healthy environments and healthy housing is the long term sustainability of drinking water and wastewater servicing from financial and environmental health sustainability perspectives at the level of individuals and of community. Health research and our experience indicates that larger community water systems, in particular those owned and operated by local governments, are best able to provide consistently

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good quality drinking water. We presume it would be similar for community wastewater systems too. The main reason is the governance structure of larger organizations with higher capacity for asset management, ongoing maintenance and operator knowledge.

We generally do not support the creation of new small water systems during subdivision as it has been our experience that they are unsustainable over the long-term, and face unique challenges due to their small ratepayer base, but are required to provide the same quality of water as a large community system.

If onsite servicing (including sewerage disposal) is being proposed at the time of subdivision, each proposed lot will need to be assessed for its individual suitability from a long term sustainability perspective per our Subdivision Report Criteria.

It is noted that this rezoning application is looking to reduce proposed lot sizes from 4.95 acres (2 hectares) to 1 acre (4000m²). We understand that community water and waste wastewater servicing is limited in Barriere and it is likely that individual onsite services (e.g. wells and sewerage systems) will be provided. At present Interior Health supports the provincial standard for lot sizes of 2.5 acres (1 hectare) when individual onsite services are provided to accommodate all planned improvements, including private water systems and sewerage systems from a long term development and sustainability perspective. For those lots serviced by a community water system and onsite sewerage, typically 0.4 hectares (4000m²) is the minimum recommended size.

Overall, Interior Health supports the rezoning of this property for the potential to add more housing options in the district of Barriere, and would recommend a minimum lot size of 1 hectare if onsite servicing is proposed.

The Healthy Communities program at Interior Health is committed to collaborating with the District of Barriere to support healthy community planning. We would be glad to review the subdivision and/or development referral to provide further comment should this rezoning be approved by the community and Council. If you have any questions, comments or require more resources please feel free to contact me directly at 250-819-7655.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly MacDonald', written in a cursive style.

Kelly MacDonald, BA, MA
Healthy Communities – Community Health Facilitator



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

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