

District of Barriere

REPORT TO COUNCIL

Date: October 3, 2022	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-22-05 Hodson – Application for Rezoning	

Background: The subject property, located at 649 Barriere Lakes Rd. has made application to re-subdivide the previously severed, small portion off the property that created an additional Residential lot along Barriere Lks. Rd. The applicant wishes to reclaim a portion of the newly created lot, back into the original lot. The result will require two successful zoning amendments.

District of Barriere Zoning Bylaw No. 111 requires a minimum size for subdivision of a residential lot that is serviced by a community water system but not a community wastewater system, be 4,000 sq m. (just under 1 acre). The previously created property (Lot B) is 2,200 sq. m (approx. 0.54 acres) which was authorized by a successful Zoning amendment in 2021. This application further reduces this lot's size, resulting in its total size being 1,500 sq. m. (see *text amendment Section 2.1 below*)

In addition, once the portion of Lot B to be reclaimed is consolidated and added back into the original lot (Lot A) along Barriere Lakes Rd., the remaining panhandle lot's previously reduced, minimum road frontage authorized by the same Zoning Amendment in 2021, no longer is required as the consolidation result will now meet the 10% frontage requirement. Therefore, the second amendment is to remove the site-specific exception to permit the reduced frontage (see *text amendment Section 2.2 below*).

Discussion: Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 223* presented to Council for 1st reading and includes a sketch (Schedule 'A') of the subject property. The Rezoning Amendment proposed is as following:

- 2.1 *The Zoning of part of Lot B, DL1482, KDYD Plan EPP111548, shown hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception for minimum lot size of 2,200 sq m to Residential with a site-specific exception to permit a further reduction of minimum lot size to 1,500 sq m for the proposed resizing of the recently developed lot.*
- 2.2 *The Zoning of the entirety of Lot A, KDYD Plan EPP111548, once consolidated with the portion of Lot B, DL1482, KDYD Plan EPP111548 being added to Lot A, shown as cross-hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception to permit the frontage, to Residential (R).*

SCHEDULE 'A'



Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, a Public Hearing is requested to be scheduled for October 17, 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. 223 be given 1st reading and; THAT a Public Hearing re: RZ-22-05 Hodson be scheduled for October 17, 2022

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

DISTRICT OF BARRIERE

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 223

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

WHEREAS an application (No. RZ-22-05) for an amendment to District of Barriere Zoning Bylaw No. 111 has been made to the District;
AND WHEREAS the desirable changes in uses 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. 223*".

2. **PURPOSE**

- 2.1 The Zoning of part of Lot B, DL1482, KDYD Plan EPP111548, shown hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception for minimum lot size of 2,200 sq m to Residential with a site-specific exception to permit a further reduction of minimum lot size to 1,500 sq m for the proposed resizing of the recently developed lot.
- 2.2 The Zoning of the entirety of Lot A, KDYD Plan EPP111548, once consolidated with the portion of Lot B, DL1482, KDYD Plan EPP111548 being added to Lot A, shown as cross-hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception to permit the frontage, to Residential (R).
- 2.3 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**

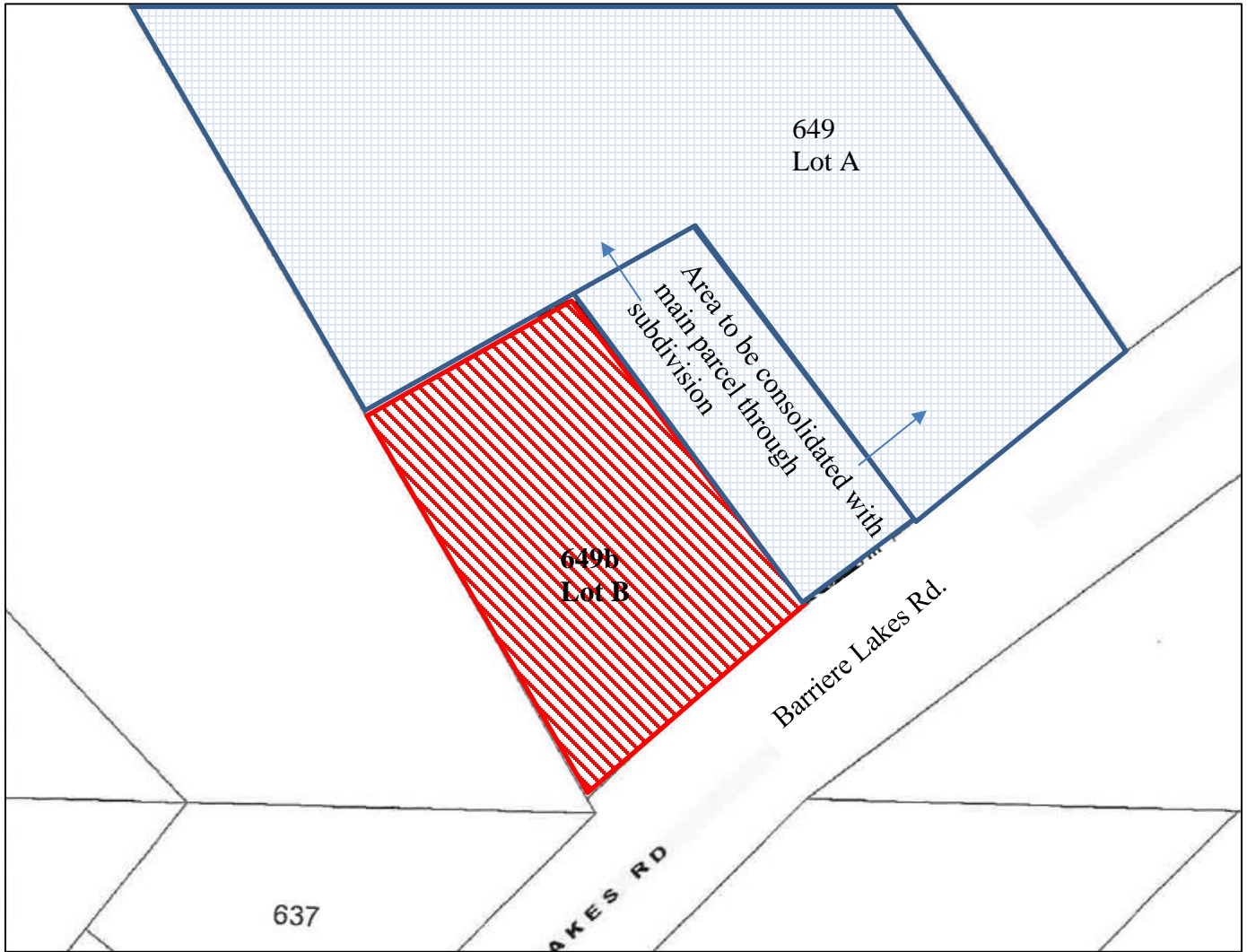
READ A THIRD TIME this day of , **2022**

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. 223

Certified Correct: Corporate Officer

DISTRICT OF BARRIERE

NOTICE OF PUBLIC HEARING



The District of Barriere hereby gives notice that it will hold a Public Hearing:

October 17, 2022 @ 7:00 pm

The Council of the District of Barriere will hold a Public Hearing pursuant to the provisions of the Local Government Act in Council Chambers at 4936 Barriere Town Road, "the Ridge", on October 17, 2022, commencing at 7pm, to consider the following amendment to the District of Barriere Zoning Bylaw No. 111. The hearing, held in conjunction with the Regular Council Meeting, will also be streamed electronically and those wishing to attend virtually can access the hearing by clicking on the link posted on the District website on October 17, 2022 @ 7pm.

Proposed Amendment: The subject property, located at 649 Barriere Lakes Rd. has made application to re-subdivide the previously severed, small portion off the property that created an additional Residential lot along Barriere Lks. Rd. The applicant wishes to reclaim a portion of the newly created lot, back into the original lot. The result will require two successful zoning amendments via *Draft Zoning Bylaw No. 111, Amendment Bylaw No 223*.

District of Barriere Zoning Bylaw No. 111 requires a minimum size for subdivision of a residential lot that is serviced by a community water system but not a community wastewater system, be 4,000 sq m. (just under 1 acre). The previously created property (Lot B) is 2,200 sq. m (approx. 0.54 acres) which was authorized by a successful Zoning amendment in 2021. This application further reduces this lot's size, resulting in its total size being 1,500 sq. m. (see text amendment Section 2.1 below)

In addition, once the portion of Lot B to be reclaimed is consolidated and added back into the original lot (Lot A) along Barriere Lakes Rd., the remaining panhandle lot's previously reduced, minimum road frontage authorized by the same Zoning Amendment in 2021, no longer is required as the consolidation result will now meet the 10% frontage requirement. Therefore, the second amendment is to remove the site-specific exception to permit the reduced frontage (see text amendment Section 2.2 below).

Site Specific Amendments:

Section 6.1:

"The Zoning of part of Lot B, DL1482, KDYD Plan EPP111548, shown hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception for minimum lot size of 2,200 sq m to Residential with a site-specific exception to permit a further reduction of minimum lot size to 1,500 sq m for the proposed resizing of the recently developed lot."

and

"The Zoning of the entirety of Lot A, KDYD Plan EPP111548, once consolidated with the portion of Lot B, DL1482, KDYD Plan EPP111548

being added to Lot A, shown as cross-hatched on Schedule 'A' to Bylaw No. 223, is amended from Residential (R) with a site-specific exception to permit the frontage, to Residential (R). "



FURTHER TAKE NOTICE that all persons who believe that their interest in property is affected by the proposed Bylaw Amendments shall be afforded a reasonable opportunity to be heard or to present written submissions at the Public Hearing on the matters contained therein. Those who are unable, or choose not to attend the Public Hearing, may mail (Box 219, Barriere, B.C., V0E 1E0), fax (250-672-9708), email inquiry@barriere.ca or hand deliver written submissions to the District of Barriere Office provided that all written submissions are received prior to 4:30 p.m. on the 17th day of October, 2022;

AND FURTHER TAKE NOTICE that no representations will be received by the District of Barriere after the Public Hearing has been concluded;

AND FURTHER TAKE NOTICE: Copies of the bylaw, supporting staff report, and any relevant background documentation may be inspected at the District Office, Monday through Friday (except Statutory Holidays) between 8:30 am & 4:30 pm or on the District's website at www.barriere.ca. Inquiries can be made by calling the office at (250) 672-9751.

Tasha Buchanan, Corporate Officer, District of Barriere