

District of Barriere

# INFORMATION REPORT

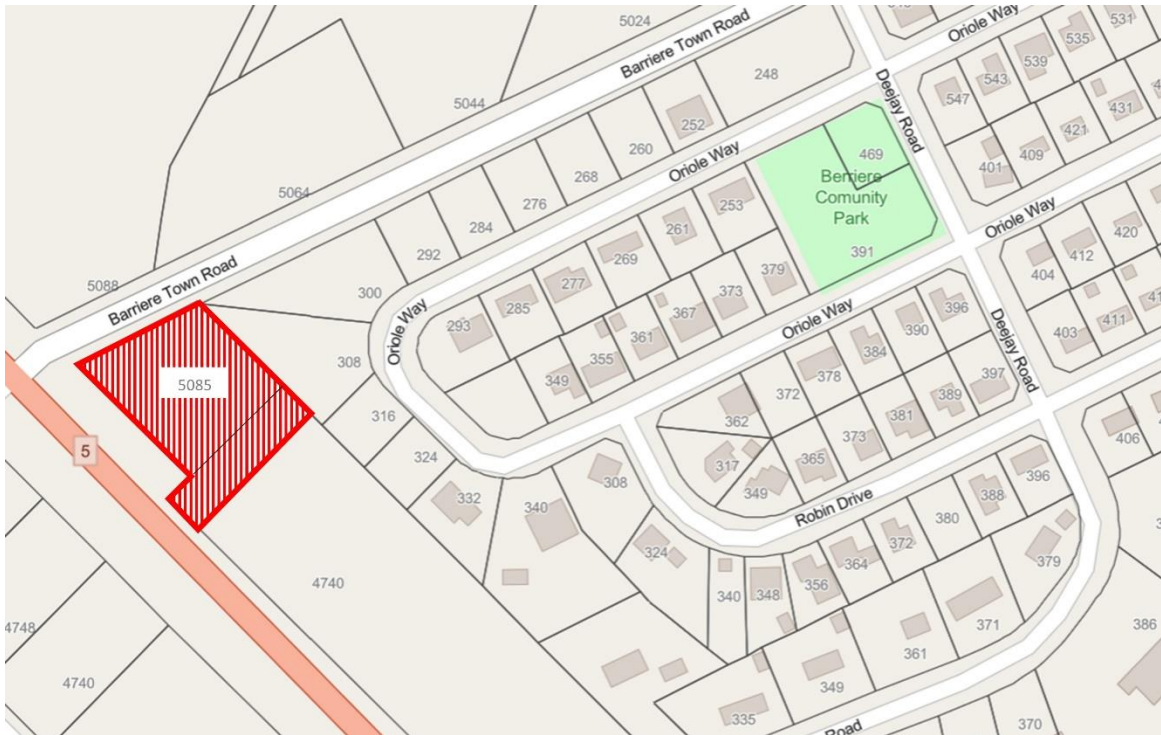
<b>Date:</b> May 15, 2023	<b>File:</b> 530.20/Rpts
<b>To: Committee of the Whole</b>	<b>From:</b> T. Buchanan, Corporate Officer
<b>Re: Development Permit re: Simpcw Resources Group Application # DP-23-01</b>	

**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)
- ✓ Appropriate referrals sent (Telus, BC Hydro, MOTI, Simpcw, MOE, etc.)
- ✓ Staff review of any referral comments received with applicant
- ✓ 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. However, in some cases, notice to neighbouring properties may be deemed warranted at the discretion of the local government.

**Discussion:** A Development Permit application has been submitted by the owner of 5085 Barriere Town Road (previously known as the Trading Post property). This property is appropriately zoned as Highway Commercial (C1) for this proposed development. This application will be subject to a successful subdivision to include a portion of the adjacent property, which is also now owned by SRG, that will provide the parking & traffic flow accommodations necessary for the proposed development.



Staff are in the process of preparing the necessary referral documents for distribution. Due to the location of this particular development which directly abuts a residential subdivision, staff will be providing notice of this application to its neighbouring properties. Residents will be advised that they can direct any comments or questions to staff which can be reported during Council's review of the application during the Council Meeting in which the proposal is on the agenda.

A formal planning report will be prepared for a Regular Council Meeting once referral agencies have a chance to review the application.

***\*Submitted for information***