

District of Barriere

REPORT TO COUNCIL

Date: February 22, 2021	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-21-02 BMI – Application for Rezoning	

Background: The subject property is currently in the process of subdivision in order to sever one smaller lot fronting on Lilley Rd. behind the BMI. The property owner wishes to develop a multi-family dwelling for long term tenancy on this newly created lot. This lot also requires a zoning amendment due to its size. The property is serviced with municipal water and wastewater and the Ministry of Transportation and Infrastructure (MOTI) is currently reviewing the subdivision application. Sign off from MOTI will be obtained for both the subdivision and Zoning amendment will be required under Section 52 of the *Transportation Act* and Section 80 of the *Land Title Act* prior to subdivision approval and final adoption of the proposed bylaw amendment.

Discussion: Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 200* 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 *That Section 10.1 – Permitted Uses be amended by adding the following provision to the table row heading “Permitted Uses – Site Specific”:*
- *4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot) An additional principal use of “one single, duplex or multi-family residential building on the newly created lot fronting on Lilley Rd. and shown as hatched on Schedule 'A' attached to Bylaw No 200.*
- 2.2 *To permit a minimum lot size of 1,000 sq m for the newly created lot fronting on Lilley Rd. and shown as hatched on Schedule 'A' attached to Bylaw No 200*

Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, a Public Hearing is requested to be scheduled for March 22, 2021. 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. 200 be given 1st reading and; THAT a Public Hearing re: RZ-21-02 BMI be scheduled for March 22, 2021.

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

DISTRICT OF BARRIERE

DRAFT – ZONING BYLAW NO.111, AMENDMENT BYLAW NO. 200

A BYLAW TO AMEND “DISTRICT OF BARRIERE
ZONING BYLAW NO. 111”

WHEREAS an application (No. RZ-21-02) for amendment to District of Barriere Zoning Bylaw has been made to the District;

AND WHEREAS the desirable changes in uses of Land and Buildings have been considered;

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 “*Zoning Bylaw No.111, Amendment Bylaw No. 200*”.

2. **PURPOSE**

2.1 That Section **10.1 – Permitted Uses** be amended by adding the following provision to the table row heading “*Permitted Uses – Site Specific*”:

- 4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot)
An additional principal use of “one single, duplex or multi-family residential building on the newly created lot fronting on Lilley Rd. and shown as hatched on Schedule 'A' attached to Bylaw No 200”.

2.2 To permit a minimum lot size of 1,000 sq m for the newly created lot fronting on Lilley Rd. and shown as hatched on Schedule 'A' attached to Bylaw No 200”.

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 , **2021**

PUBLIC HEARING held this day of , **2021**

READ A SECOND TIME this day of , **2021**

READ A THIRD TIME this day of , **2021**

Approved Under Section 52 of the Transportation Act this _____ day of _____, 2021.

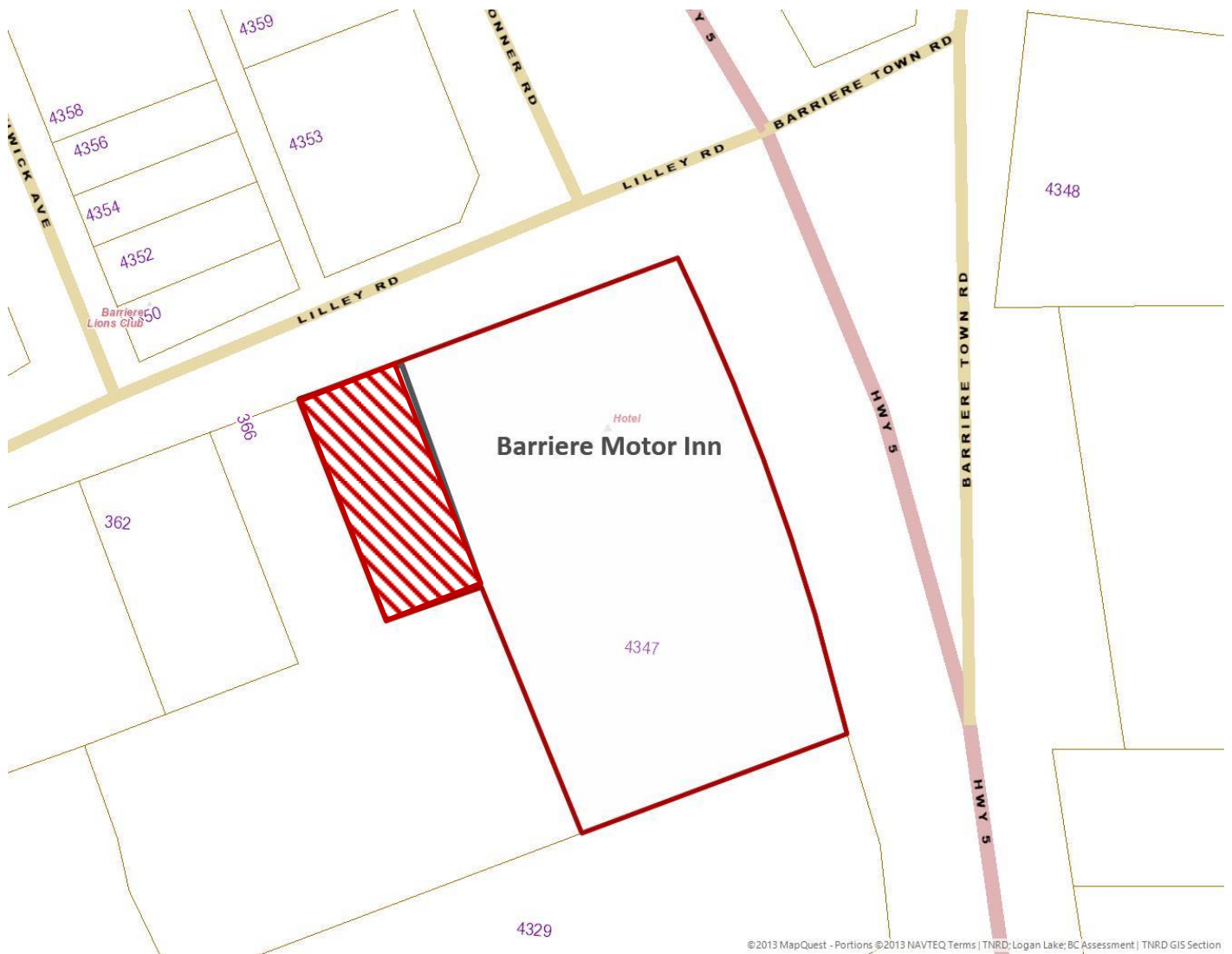
Authorized Signatory MOTI

ADOPTED this day of , 2021

Mayor Ward Stamer
Zoning Bylaw No. 111, Amendment Bylaw No. 200 BMI

Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of
District of Barriere Bylaw No. 200

Certified Correct: Corporate Officer