

DISTRICT OF BARRIERE

NOTICE OF PUBLIC HEARING



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

April 19, 2021 @ 7:00 pm

The Council of the District of Barriere will hold a Public Hearing pursuant to the provisions of the Local Government Act via Zoom Audio Conference on April 19, 2021, commencing at 7:00 pm, to consider the following amendment to the District of Barriere Zoning Bylaw No. 111 Amendment Bylaw No.200.

Proposed Use: Rezoning from the C2 (Yellowhead Corridor Commercial) to RM (Residential Multi-Family) at **4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot)** shown hatched on the map on this Notice.

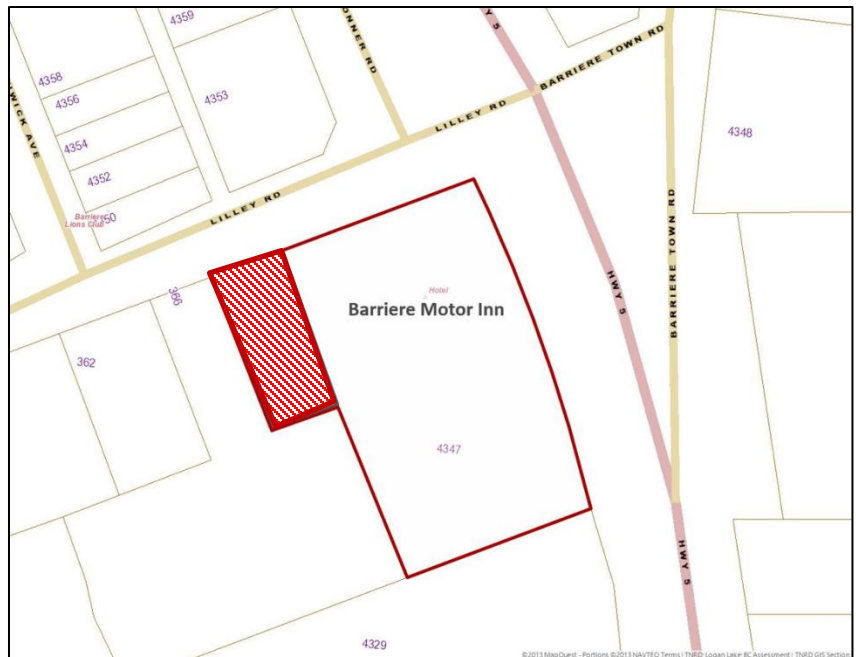
Draft Text Amendment:

2.1 That the Zoning classification of 4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot) shown as hatched hereto as Schedule 'A' attached to this bylaw,

is changed from C2 (Yellowhead Corridor Commercial) Zone to:

- **RM (Residential Multi-Family)**

FURTHER TAKE NOTICE that additional information may be obtained from the District Office at (250) 672-9751.



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 to attend the Public Hearing online via Zoom Audio Conference 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 19th day of April, 2021;

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 and 4:30 pm or at www.barriere.ca.

Bob, Payette - Chief Administrative Officer, District of Barriere

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 the Zoning classification of 4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot) shown as hatched hereto as Schedule 'A' attached to this bylaw,

is changed from C2 (Yellowhead Corridor Commercial) Zone to:

- RM (Residential Multi-Family)

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

READ A FIRST TIME this **22nd** day of **March, 2021**

PUBLIC HEARING held this **19th** day of **April, 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.

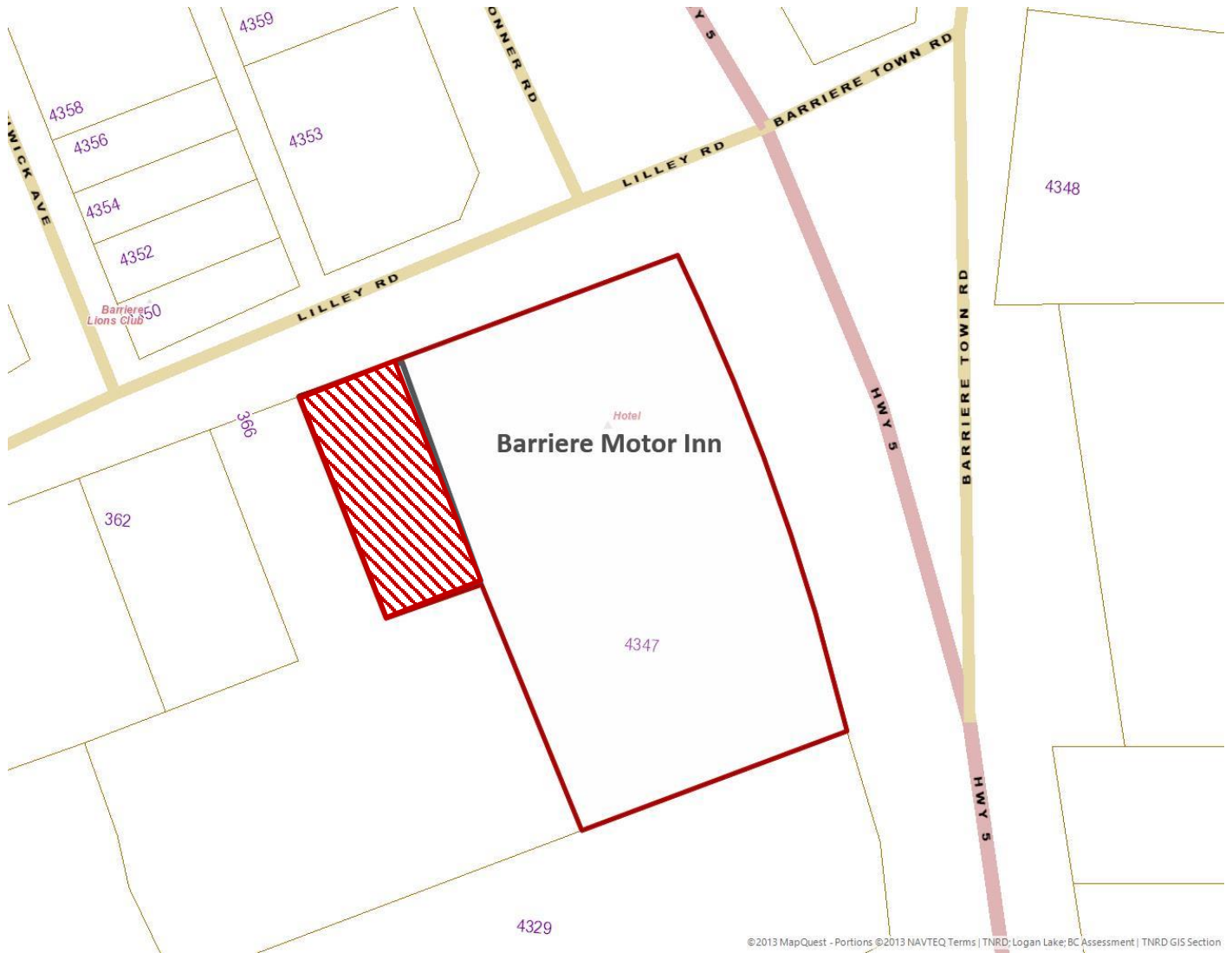
Authorized Signatory MOTI

ADOPTED this day of , 2021

Mayor Ward Stamer

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

District of Barriere
REPORT TO COUNCIL

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

Background: At the February 22nd, 2021 Regular Council Meeting, Council was presented a draft Zoning Bylaw Amendment in response to the Barriere Motor Inn's (BMI) application to develop a long term rental 4-plex unit on a newly created lot along Lilley Rd. Prior to giving the bylaw 1st reading, Council requested the applicant provide a site plan of the proposed unit to aid in their consideration of the application at a future Council Meeting (attached).

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. The applicant has now changed their application from a site-specific amendment in the C2 zone permitting long term rentals and the smaller lot size, to a Residential Multi-Family (RM) Zone. The size of the newly created lot conforms to the proposed use of a long-term tenancy 4-plex in a RM Zone. 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.

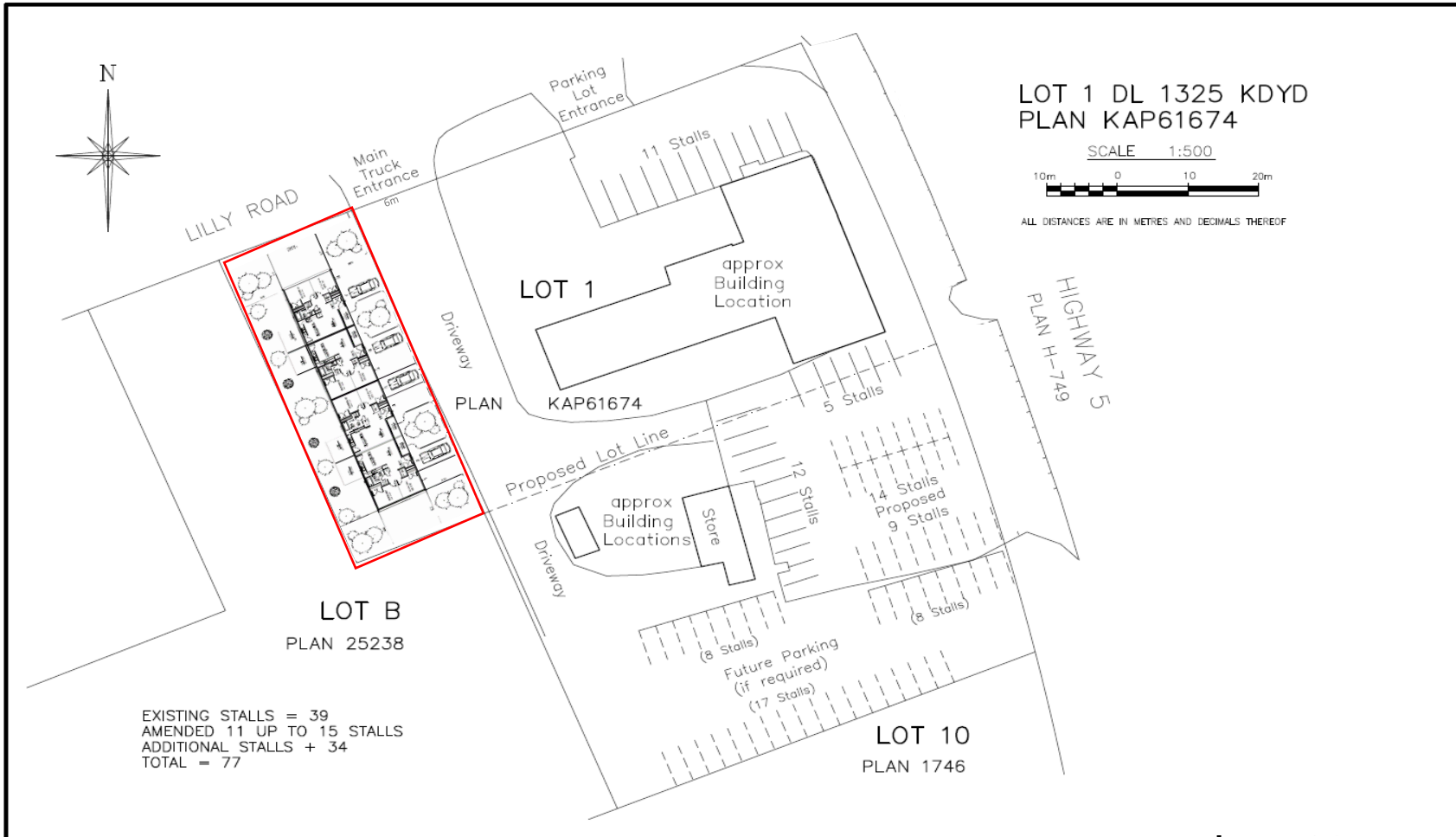
Discussion: Attached is the new draft *Zoning Bylaw No. 111, Amendment Bylaw No. 200* presented to Council for 1st reading and includes a sketch (Schedule 'A') of the subject property. The Rezoning Amendment proposed is as following:

- 2.1 *That the Zoning classification of 4347 Yellowhead Highway (proposed new Lilley Rd. frontage lot) shown as hatched hereto as Schedule 'A' attached to the bylaw, is changed from C2 (Yellowhead Corridor Commercial) Zone to:*
- *RM (Residential Multi-Family)*

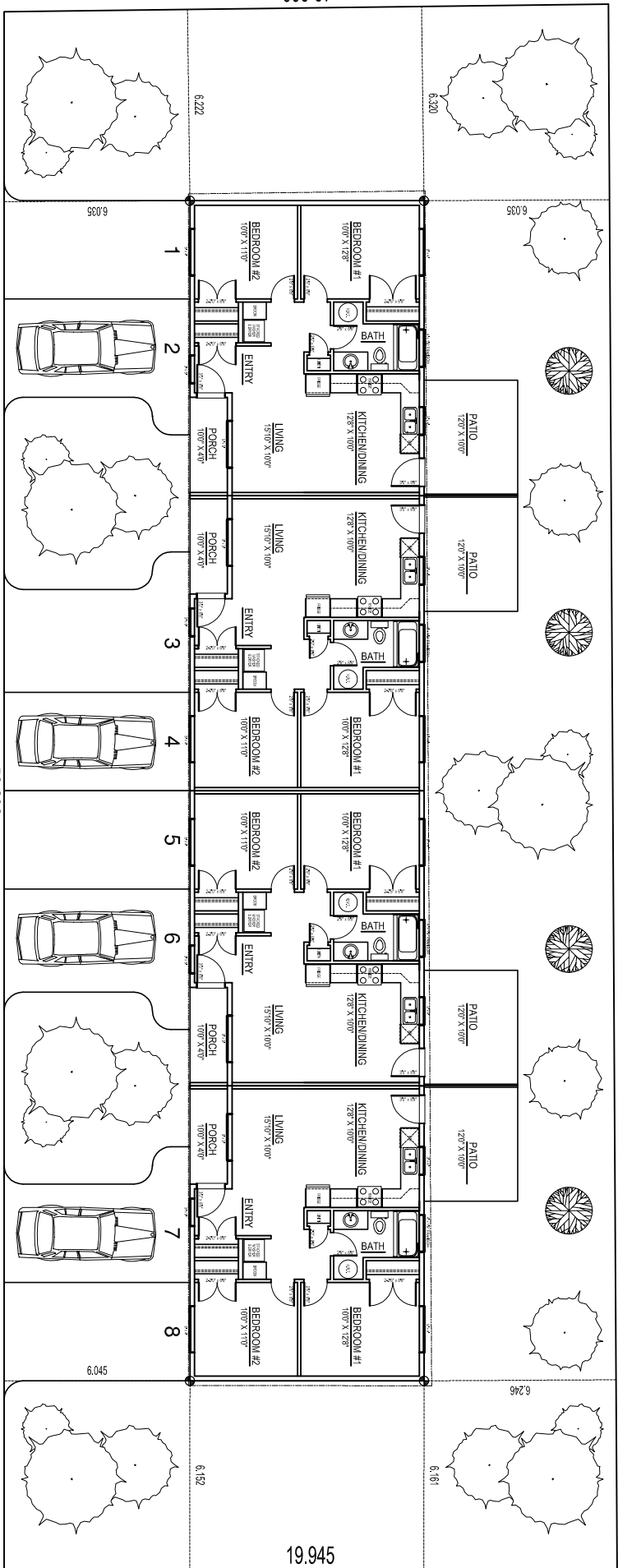
Should Council wish to consider this Bylaw Amendment by providing the draft with 1st reading, a Public Hearing is requested to be scheduled for April 19th, 2021. Public Notice will be prepared as legislated to all properties within the 100m area of the subject property, advertised in the local newspaper 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 April 19, 2021.

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



LILLEY ROAD



LOT 1 KAP 61674 - PROPOSED SUBDIVISION PLAN



March 25, 2021

Tasha Buchanan
Corporate Officer / Legislative Services Manager
District of Barriere
Box 219, 4936 Barriere Town Road
Barriere, BC V0E 1E0

tbuchanan@barriere.ca

Dear Ms. Buchanan

Re: Rezoning Application Referral – RZ-21-02 BMI along Lilley Road at 4347 Yellowhead Highway from C2 (Yellowhead Corridor Commercial) to RM (Residential Multi-Family).

Interior Health – Healthy Communities welcomes the opportunity to comment on the proposed rezoning to develop a four plex on a parcel within the District of Barriere on community services.

The links between our [health and housing](#) are clear. Housing that is good quality, accessible, appropriate and affordable can support the health and well-being of individuals and communities, contributing to an increased sense of safety, decreased crime, greater social well-being and improved quality of life. We recognize the work that the District of Barriere is doing to balance housing needs and diversify housing opportunities in the district while maintaining high quality and safe housing for everyone.

This rezoning should consider a dedicated pedestrian/cyclist path as well the vehicular traffic movement for the safety of the residents. The overall feeling of safety will influence the mobility of the residents and this can either promote or discourage physical activity levels and the ability for all individuals to be able to connect to the districts amenities.

Interior Health endorses the concept of creating development where the easy choice is the healthy choice, which helps to improve population health.

Yours Sincerely

Clare Audet
Population Health
Environmental Health Officer – Healthy Communities

From: [Powers, Jennifer TRAN:EX](#)
To: [Tasha Buchanan](#)
Subject: RE: Zoning Referral - RZ-21-02 BMI
Date: March 24, 2021 4:33:05 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Tasha,

We have been working quite closely with this applicant on the subdivision and have ensured site circulation and access is adequately addressed.

It looks like the zoning is essentially being downgraded from commercial to multi family. I don't foresee there being any issues with 4 units. The increase in traffic will be negligible.

If you have any questions or if anything comes up please give me a call.

Take Care,

Jennifer

Jennifer Powers –Development Officer

Ministry of Transportation and Infrastructure

447 Columbia Street

Kamloops, BC V2C 2T3

Office 250 312-7396 | Mobile 250-819-1222

To apply for a **permit**, please create a [BCeID](#) and apply online [here](#)

To apply for a **rural subdivision** please create a [BCeID](#) and apply online [here](#)

For current Hwy conditions: <http://www.drivebc.ca>



From: Tasha Buchanan <tbuchanan@barriere.ca>
Sent: March 24, 2021 2:40 PM
To: Powers, Jennifer TRAN:EX <Jennifer.Powers@gov.bc.ca>
Cc: Bob Payette <bpayette@barriere.ca>
Subject: Zoning Referral - RZ-21-02 BMI

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Jennifer,

I've attached another referral for you that I'm hoping you'll be able to provide comment on. Of course I'll also need your sign off on it after 3rd reading. At this point though, it's just had 1st reading

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on Monday and Council scheduled the Public Hearing for April 19 . Did you have any initial comment that you'd like staff or Council to consider prior to the Public Hearing and subsequent 2nd & 3rd readings?

In addition for just a heads up: this particular applicant has plans to submit a Development Permit Application shortly for a licenced patio off of their bar location (located in the main building which is a hotel/restaurant/bar – Barriere Motor Inn). So that will also be coming to you soon.

Thanks so much,

Tasha Buchanan

Corporate Officer / Legislative Services Manager

District of Barriere

(250) 672-9751

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From: [DA, KAM HMH](#)
To: [Tasha Buchanan](#)
Cc: [Bob Payette](#)
Subject: RE: [External] Rezoning Application Referral - RZ-21-02 BMI
Date: March 29, 2021 1:29:20 PM
Attachments: [6c DRAFT Bylaw No. 200 Zoning Amendment Bylaw RZ 21 02 BMI Package.pdf](#)

Hi Tasha,

Thank you for your email concerning the proposed rezoning of the above property.

After reviewing our records regarding this application for the property located as noted above, BC Hydro has no objection to this proposal.

Thanks
Ed Ashton

From: Tasha Buchanan <tbuchanan@barriere.ca>
Sent: 2021, March 24 2:46 PM
To: von Hollen, Daniel <Dan.von.Hollen@bchydro.com>
Cc: Bob Payette <bpayette@barriere.ca>
Subject: [External] Rezoning Application Referral - RZ-21-02 BMI

Security Risk Assessment: Use Caution

The email is from <tbuchanan@barriere.ca> with a friendly name of [Tasha Buchanan](#)
<tbuchanan@barriere.ca>

DO NOT click on links or open attachments unless you trust the sender and are expecting the link or attachment.

If you suspect this message to be phishing, please report it to BC Hydro [Phishing Support](#)

Good afternoon,

I've attached a referral for you that I'm hoping you'll be able to provide comment on. The draft bylaw has just had 1st reading on Monday and Council has scheduled the Public Hearing for April 19th. Did you have any initial comment that you'd like staff or Council to consider prior to the Public Hearing on the 19th and subsequent 2nd & 3rd readings?

Thanks so much,

Tasha Buchanan

Corporate Officer / Legislative Services Manager
District of Barriere
(250) 672-9751

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