

# DISTRICT OF BARRIERE

## NOTICE OF PUBLIC HEARING



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

**March 22, 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 March 22, 2021, commencing at 7:00 pm, to consider the following amendment to the District of Barriere Zoning Bylaw No. 111 Amendment Bylaw No.199.

Proposed Amendment: The subject property, located at 649 Barriere Lakes Rd. has made application to subdivide by severing a small portion off the property to create an additional Residential lot along Barriere Lks. Rd. The result will require Rezoning from the (R) Residential and to (R) Residential with site-specific exceptions as follows:

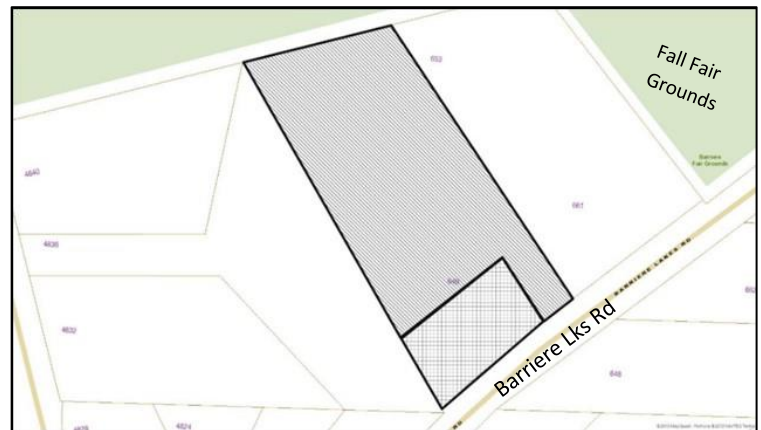
- *District of Barriere Zoning Bylaw No. 111* requires a minimum size for subdivision of a residential lot that is serviced by a community water system but not a community wastewater system, be 4,000 sq m. (just under 1 acre) and the newly created property is 2,200 sq. m (approx. 0.54 acres). In addition, with the creation of the new lot along Barriere Lakes Rd., the remaining panhandle lot's road frontage does not meet the requirement of 10% of the total perimeter of the lot. Therefore, an amendment to permit this reduction is also required.

Site Specific Amendments:

**Section 6.1:** ***"The Zoning of part of Lot 1, DL1482, KDYD, Plan KAP 70716, shown cross-hatched on Schedule 'A' to Bylaw No. 199 - site-specific exception to permit a minimum lot size of 2,200 sq m (cross hatched).***

**and**

***649 Barriere Lakes Road /remainder (hatched) of Lot 1, DL1482, KDYD, Plan KAP 70716, - site-specific exception to permit the frontage requirement for the remaining panhandle lot, be reduced to a minimum of 19 metres."***



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](mailto: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 22<sup>nd</sup> day of March, 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 & 4:30 pm or on the District's website at [www.barriere.ca](http://www.barriere.ca) . Inquiries can be made by calling the office at (250) 672-9751.

Bob, Payette - Chief Administrative Officer, District of Barriere

**DISTRICT OF BARRIERE**

**DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 199**

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

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WHEREAS an application (No. RZ-21-03) for amendment to District of Barriere Zoning Bylaw No. 111 has been made by the District;  
AND WHEREAS the desirable 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. 199*".

2. **PURPOSE**

- 2.1 The Zoning of part of Lot 1, DL1482, KDYD, Plan KAP 70716, shown cross-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit a minimum lot size of 2,200 sq m for the proposed new lot.
- 2.2 The Zoning of the remainder of Lot 1, DL1482, KDYD, Plan KAP 70716, shown as-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit the frontage requirement for the remaining panhandle lot, (normally 10% of the total perimeter of the lot), to be reduced to a minimum of 19 metres.
- 2.3 The map attached hereto as Schedule 'A' is incorporated in and forms part of this bylaw.

READ A FIRST TIME this                    **22<sup>nd</sup>**           day of **February, 2021**

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

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

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

**ADOPTED this           day of           , 2021**

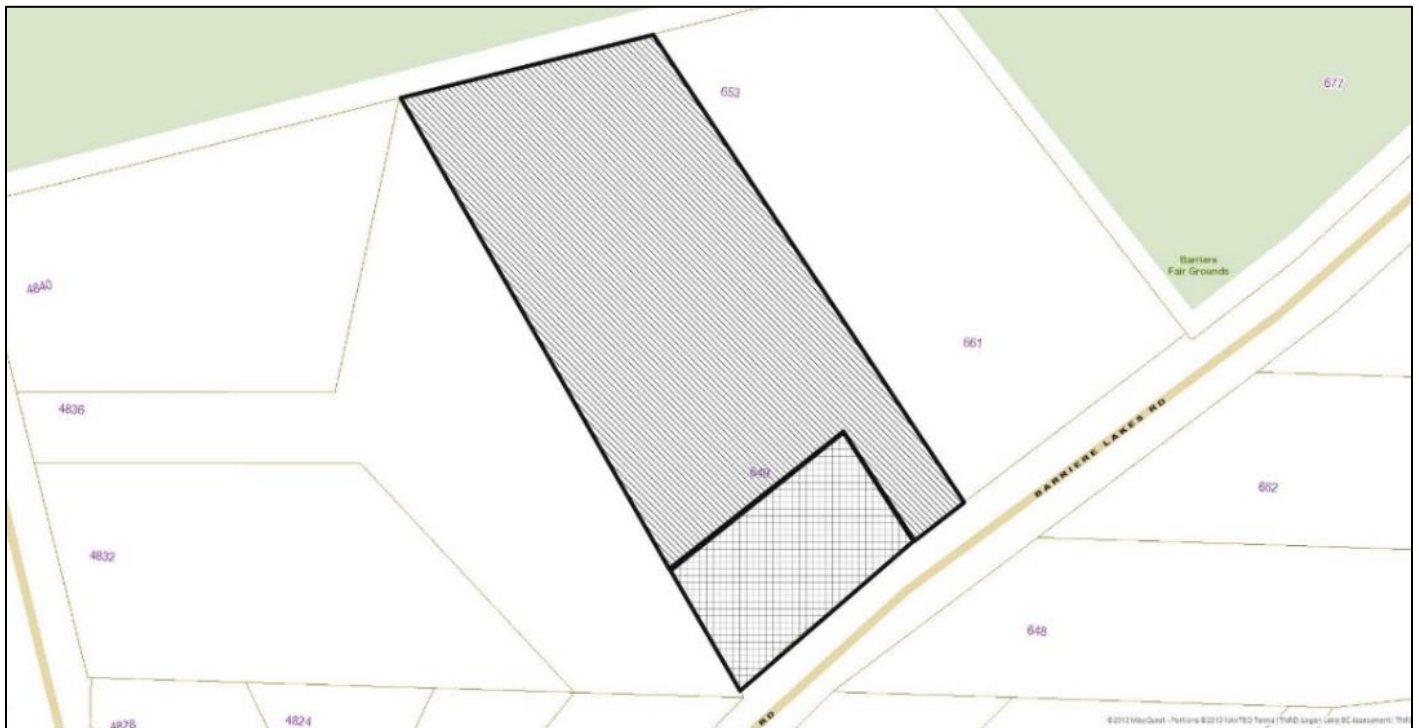
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Mayor Ward Stamer

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Tasha Buchanan, Corporate Officer

## SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of  
District of Barriere Bylaw No. 199

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Certified Correct: Corporate Officer

District of Barriere

# REPORT TO COUNCIL

<b>Date:</b> February 22, 2021	<b>File:</b> 530.20/Rpts
<b>To:</b> Council	<b>From:</b> T. Buchanan, Corporate Officer
<b>Re: RZ-21-03 Hodson – Application for Rezoning</b>	

**Background:** The subject property, located at 649 Barriere Lakes Rd. has made application to subdivide by severing a small portion off the property to create an additional Residential lot along Barriere Lks. Rd. 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) and the newly created property is 2,200 sq. m (approx. 0.54 acres). In addition, with the creation of the new lot along Barriere Lakes Rd., the remaining panhandle lot's road frontage does not meet the requirement of 10% of the total perimeter of the lot. Therefore an amendment to permit this reduction is also required.

**Discussion:** Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 199* presented to Council for 1<sup>st</sup> 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 1, DL1482, KDYD, Plan KAP 70716, shown cross-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit a minimum lot size of 2,200 sq. m for the proposed new lot.*
- 2.2 *The Zoning of the remainder of Lot 1, DL1482, KDYD, Plan KAP 70716, shown as-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit the frontage requirement for the remaining panhandle lot, (normally 10% of the total perimeter of the lot), to be reduced to a minimum of 19 metres.*

Should Council wish to consider this Bylaw Amendment by providing the draft with 1<sup>st</sup> 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. 199 be given 1<sup>st</sup> reading and; THAT a Public Hearing re: RZ-21-03 Hodson be scheduled for March 22, 2021.

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

SCHEDULE 'A'

13. Any other information or comments: DRIVEWAY WILL EXIT  
ON TO BARRIER LAKES RD.  
CLOSEST INTERSECTION IS BARRIER TOWN RD  
AND DUND LAKE RD.  
CLOSEST HIGHWAY IS HIGHWAY 5 2KM  
REASON FOR SUBDIVING PROPERTY IS WE  
HAVE A 3 YEAR OLD GRANDSON WHO IS HANDICAPPED,  
OUR SON AND HIS FAMILY NEED A LEVEL LOT  
FOR WHEEL CHAIR ACCESS RAMPS TO THE DWELLING.  
ALSO WE WILL BE CLOSE BY TO HELP WITH THE  
GRANDCHILDREN AND FAMILY AS THEY ARE THE ONES  
WHO WILL BE LIVING ON THE NEW  
PROPOSED LOT

ADDED \*  
MAR 4/21  
K.H.

I hereby declare the information contained herein is, to the best of my knowledge,  
factual and correct.

Kelly Harrison

(Signature of Owner(s)/Agent\*)

Feb 2/21

(Date)

\*(If agent is handling application, please supply written authorization from owner.)