

District of Barriere  
**REPORT TO COUNCIL**

<b>Date:</b> May 13, 2024	<b>File:</b> 530.20/Rpts
<b>To:</b> Council	<b>From:</b> C. Hannigan, RPP MCIP Planner/Approving Officer
<b>Re: RZ-24-02 Application for Rezoning – 4832 &amp; 4840 Dunn Lake Rd.</b>	

**Background:** The owners of 4832 & 4840 Dunn Lake Rd., Lots 1 and 2, DL 1482, KDYD, Plan KAP58105, have applied to rezone the front portions of their properties from Residential (R) to Residential (R) with a site-specific exception on both lots to permit a minimum new lot size of 0.171ha (0.42ac), as shown cross-hatched on the map below.

Notice of the application was advertised in the local newspaper for a two-week period, mailed to property owners within 100m of the property’s boundary and the required signage posted at the site. Comments on the application, other than those respecting density, will be received by the office prior to this meeting and will be brought forward to Council, should any be received.

**Discussion:** The applicants wish to create a second buildable residential lot at the street side of their properties. The existing homes have access over the panhandle of 4836 Dunn Lake Rd. (the centre lot at the rear), via an easement creating a joint driveway.

The reduction in permitted lot size below the Residential Zone minimum of 4,000 sqm would allow the creation of lots in character with existing developed lots in this area as well as additional housing opportunities.

**Servicing:** Any new lots will be serviced by municipal water and private individual septic systems. The three existing lots that currently share the driveway are serviced by a 50mm municipal water line via easements from Barriere Lakes Rd. However, this line is insufficient in size to accommodate any additional services. The new lots would require municipal water service connections from Dunn Lake Rd. A critical factor when dealing with smaller lots is whether a property can support an individual septic as well as an area for a replacement system. A report confirming this is a possibility from a qualified professional is always required as part of the subdivision approval process.

**Application Process:**

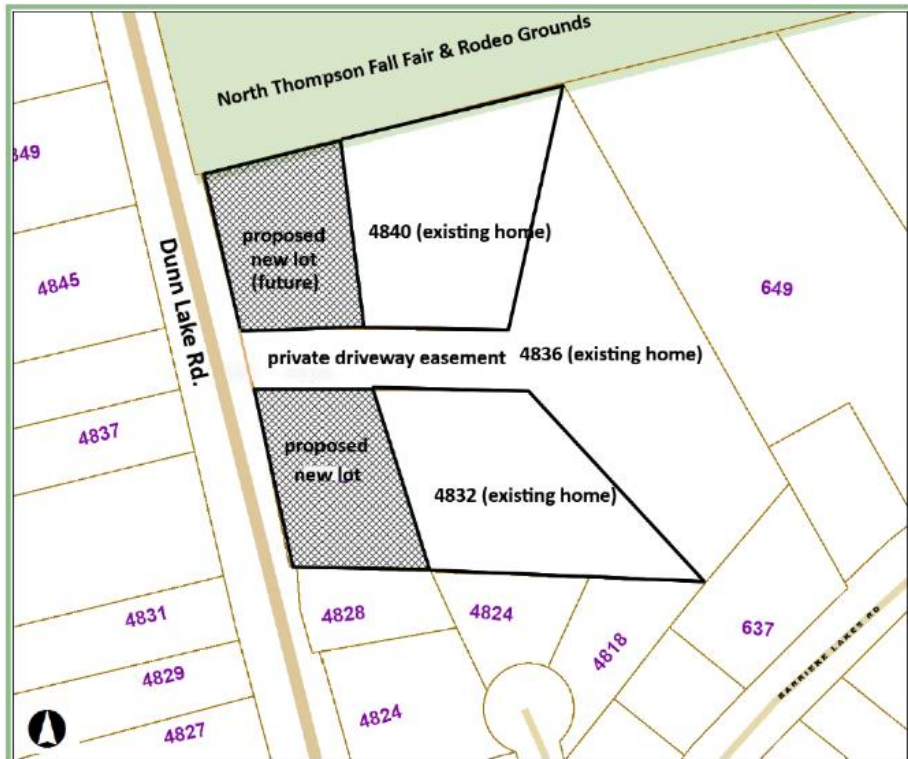
Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 244* presented to Council for 1<sup>st</sup> reading and includes a sketch (Schedule ‘A’) of the subject property. The rezoning proposed is as follows:

- 2.1 *The Zoning of part of Lots 1 and 2, DL 1482, KDYD, Plan KAP58105 as shown cross-hatched on Schedule “A”, is amended from Residential (R) to Residential with a site-specific exception on both lots to permit a minimum lot size of 0.171ha (0.42ac).*

Should Council wish to support this Bylaw amendment tonight, all three readings and adoption can be considered at this meeting.

**Recommendation: That Zoning Bylaw No. 111, Amendment Bylaw No. 244 be given 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings and finally adopted.**

Prepared by: C. Hannigan, Approving Officer / Planner  
Reviewed by: T. Buchanan, Acting CAO



**DISTRICT OF BARRIERE**

**DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 244**

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

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WHEREAS an application (RZ-24-02) for amendment to District of Barriere Zoning Bylaw No. 111 has been made to the District;

AND WHEREAS the desired changes in the use of land has been considered;

AND WHEREAS the zoning amendment conforms to the District of Barriere Official Community Plan;

AND WHEREAS a public hearing is prohibited under Bill 44;

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. 244*”

2. **PURPOSE**

2.1 The Zoning classification on part of Lots 1 and 2, DL 1482, KDYD, Plan KAP58105, shown cross-hatched on the map attached hereto as Schedule ‘A’ is amended from Residential (R) to Residential (R) with a site-specific exception on both lots to permit a minimum new lot size of 0.171ha (0.42ac).

2.2 The map attached hereto as Schedule ‘A’ showing the portion of Lots 1 and 2 that are subject to rezoning as cross-hatched, is incorporated in and forms part of this bylaw.

READ A FIRST TIME this day of \_\_\_\_\_, **2024**

READ A SECOND TIME this day of \_\_\_\_\_, **2024**

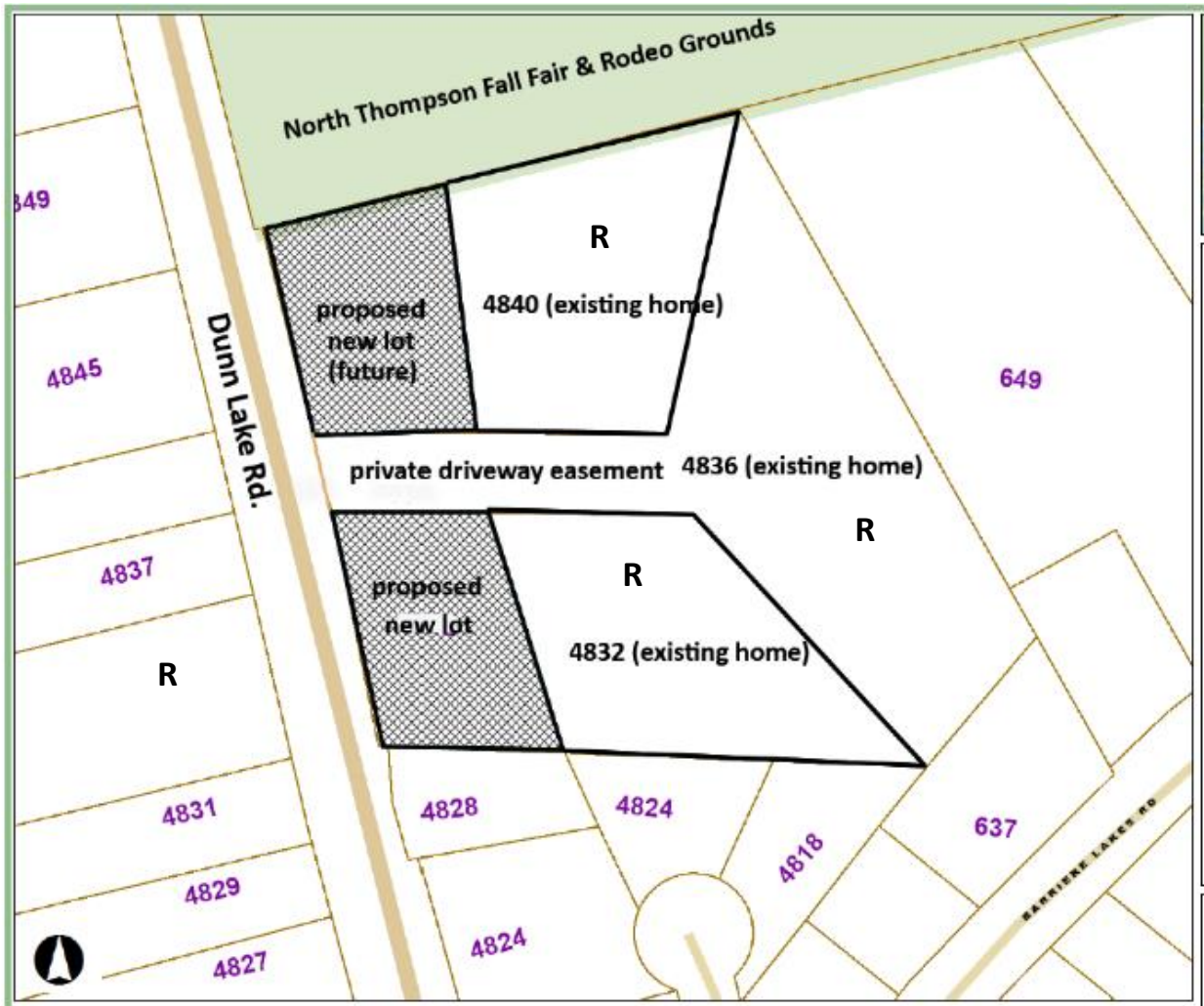
READ A THIRD TIME this day of \_\_\_\_\_, **2024**

**ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024**

\_\_\_\_\_  
Mayor Ward Stamer

\_\_\_\_\_  
Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



Schedule 'A' is incorporated in and forms part of  
District of Barriere Bylaw No. 244

\_\_\_\_\_  
Certified Correct: Corporate Officer