

# District of Barriere

# REPORT TO COUNCIL

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| <b>Date:</b> October 1, 2018   | <b>File:</b> 530.20/Rpts      |
| <b>To:</b> Council   | <b>From:</b> C. Hannigan, CAO |
| <b>Re: RV Park - Development Permit Application 18-03 – Y5 Motel and Campground Ltd. – 4325 Yellowhead Highway – Lot A, Plan KAP 28808</b> |                               |

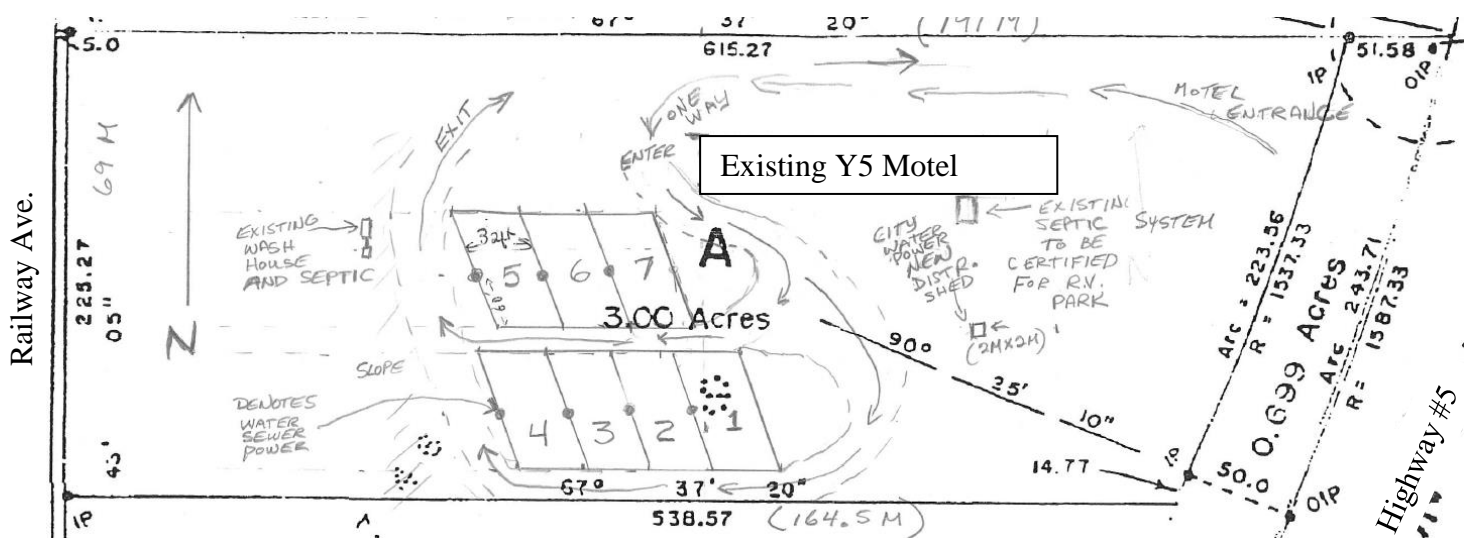
**Background:** The applicant has applied for a Development Permit to develop an RV Park where the existing campground is located behind the existing Y5 motel on Highway 5 (Yellowhead Highway). The motel has recently been connected to the municipal wastewater collection system and the RV Park will be connected to the motel's old system subject to its certification for that use by a qualified professional. Both the motel and the RV Park are serviced with municipal water.

The property is designated Commercial in the Official Community Plan (OCP) and zoned C2 - Yellowhead Corridor Commercial. It is located in Development Permit Area #2 Yellowhead Corridor. As per Bylaw No.160, a Development Permit must be applied for to convert a "Campground" to an "RV Park". Once approved it will be registered on title and will address the specific development objectives outlined in the OCP and meet the standards set by bylaw around spacing and servicing.

**Discussion:** A site plan (attached) has been prepared by the developer's agent for Council's consideration.

**Recommendation:** THAT Council approve Development Permit 18-03 as presented.

*Prepared by: Colleen Hannigan, CAO*



## **OFFICIAL COMMUNITY PLAN BYLAW #85 (*excerpt*)**

### **4.2.2 DEVELOPMENT PERMIT AREA (DPA) #2 – YELLOWHEAD CORRIDOR**

#### **4.2.2.1 JUSTIFICATION**

The Yellowhead Corridor DPA stretches north along the Yellowhead Highway # 5 from Russell Street in the south to the bridge over the North Thompson River. The goal is to establish an aesthetically pleasing gateway area that provides commercial services and encourages people to stop and shop as well as be directed towards Barriere's downtown with the aim of highlighting the community's assets. The current setting includes:

- Locations for signage directing visitors to downtown, fair grounds and other amenities;
- Location of "first impressions" for visitors;
- Wide highway right-of-way; and,
- High visibility by residents and visitors.

Elements requiring attention are:

- Challenges crossing or turning on/off Highway 5; and,
- No sidewalks or opportunities for alternative transportation.

Being the location of the primary opportunity to capture the attention of travelers heading north and south on Highway 5 looking for services, this DPA will require a coordinated approach towards the design of the buildings, traffic routing, signage and assignment of accessory uses in the area.

#### **4.2.2.2 OBJECTIVES**

The District's objectives are to ensure that the subject lands achieve:

- a) Attractive design standards which portray a cohesive easily accessible commercial service-centre;
- b) Visible interconnectivity between the Downtown Core and the trails, parks and pathways;
- c) Mixed uses – service commercial and light industrial;
- d) A safe and welcoming entrance to Barriere; and,
- e) A high standard of landscaping to enhance the highway corridor.

#### **4.2.2.3 USES EXEMPT FROM A PERMIT**

- a) Multi-use pathways along Highway #5 ROW;
- b) North & south Gateway entrance parks; and
- c) Trail connections at North Thompson River Bridge & Barriere River Bridge.

#### **4.2.2.4 FORM AND CHARACTER**

- a) Visual and physical cues are encouraged to delineate the Yellowhead Corridor Area (i.e. traffic circle, median, boulevard, signage);
- b) Buildings are positioned closer to the highway ROW setback with the majority of parking to the side or rear of the building;
- c) Signage shall conform to municipal sign bylaw requirements (similar height, material, illumination), signage must be consistent with building design and positioned not to obscure architectural details;
- d) Highway lighting shall be full-cut off and cover multi-use pathways (bollards);
- e) Shared access/egress points are encouraged to limit the amount of collision opportunities;
- f) Buildings and the open space around them shall contribute to the image of a vibrant service commercial corridor that provides goods and services to local residents and visitors;
- g) Design of developments or re-developments should consider the design of adjacent buildings; and
- h) Winter snow accumulation will be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.

#### **4.2.2.5 MATERIALS**

- a) Building materials must be durable and withstand the local climate which is characteristic of high temperatures and dry heat in the summer and cool winters with abundant snowfall; and
- b) Most appropriate materials include local wood, rock & stone; however similar materials and colours can be presented at time of development permit application. Corporate logos to be incorporated into natural appearance of storefronts.

#### **4.2.2.6 INTERCONNECTIVITY & GHG REDUCTION**

- a) Encourage connectivity and access between the Downtown Core, trails, parks and adjacent neighborhoods;
- b) Encourage a multi-use pathway along Highway #5 ROW;
- c) Provide trail signage for pedestrians & non-motorized users; and
- d) Design for universal accessibility and public safety.