

# District of Barriere

# REPORT TO COUNCIL

<b>Date:</b> November 21, 2022	<b>File:</b> 530.20/Rpts
<b>To:</b> Council	<b>From:</b> T. Buchanan, Corporate Officer
<b>Re: RZ-22-04 CLA – Application for Rezoning</b>	

**Background:** The Pentecostal Assemblies of Canada (hereby referred to as “the Church”), owner of the property containing an active Church and an accessory mobile home at 4818 & 4824 Annesty Road, have made application to rezone the property to add a site-specific, additional use of ‘*Multi-Family Residential*’ to the existing zone of ‘*Institutional*’. The owner has authorized Mr. Darwin Picheite, to act Agent on behalf of the Church regarding this application.

Despite having two civic addresses, the property is one large parcel totaling just over 3 acres in size. Currently, the parcel contains the Pentecostal Church, a large parking area, a wood-boiler with storage for the wood, and a single-wide mobile home that serves as an on-site residence for the Church Pastor. This current use conforms to the “Institutional” zone, with the single-wide mobile home’s non-conforming size being grandfathered in. (*Current Zoning regulations require any mobile home located outside of a mobile home park, to have a floor dimension between exterior walls of at least 6.5 meters for a minimum of 50% of the building length.*)

The Church has identified a need for suitable and affordable rental housing for their membership and within the community. In order to try and meet this need, the Church has submitted an application to allow for an additional permitted use on the property of “Multi-Family Residential” to accommodate the addition of up to three, 4-plex units on site.

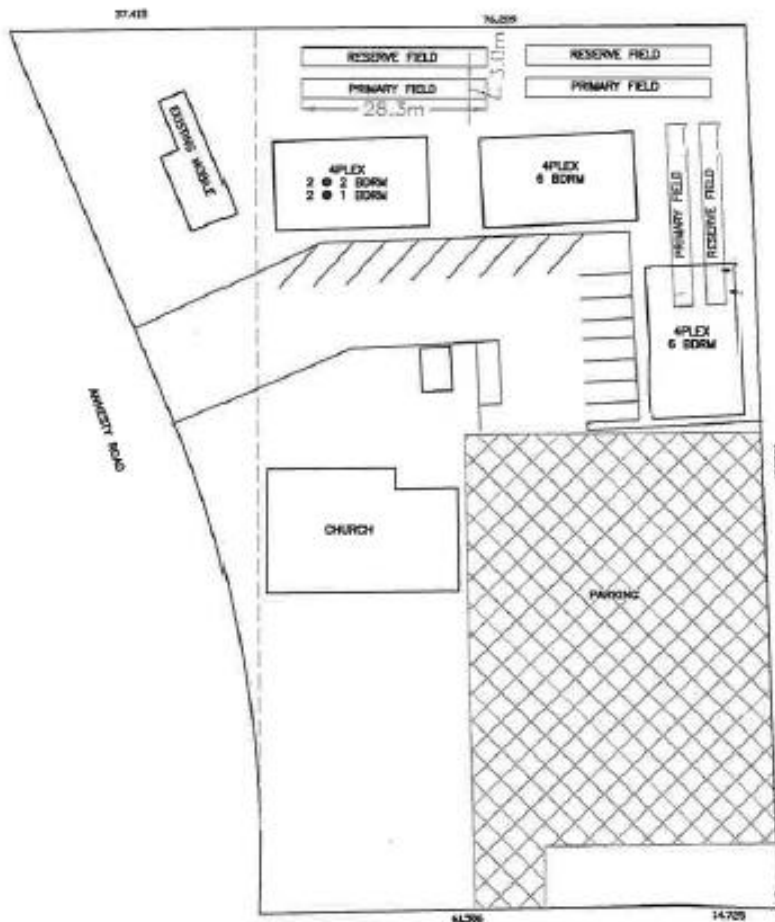
Should the rezoning application be successful, Mr. Picheite has communicated that the plan would be to construct the 4-plex units in phases as funding permits. The application also states that the objective is to provide rental housing for seniors within their membership first, but if availability permits, to open up rental applications from individuals outside of their membership.

The Church has obtained the services of a professional engineer, Cleartech Consulting Ltd. to design the necessary septic systems (including the required reserve fields) in order to accommodate the additional dwelling units. The units would be individually serviced by the municipal water system. The rental units would be accessed by a driveway constructed off of Annesty Rd. The parking space availability requirements are also able to be met.



*continued...*

Site Plan & Design by Cleartech Consulting Ltd.:



**Discussion:** Draft *Zoning Bylaw No. 111, Amendment Bylaw No. 224* is attached and presented to Council consideration. Should Council pass 1<sup>st</sup> reading of the draft Bylaw Amendment, a Public Hearing can be scheduled for January 9<sup>th</sup>, 2023. The bylaw includes a sketch (Schedule 'A') of the subject property.

The rezoning proposed is as following:

2.1 *The Zoning of LOT 13 DISTRICT LOT 1483, KAMLOOPS DIVISION YALE DISTRICT, PLAN KAP33426, shown cross-hatched on Schedule 'A' to Bylaw No. 224, is amended to add an additional, site-specific use of 'Multi-Family Residential'.*

Should Council choose to schedule a Public Hearing and consider this application, Public Notice will be distributed as legislated to all properties within the 100m area of the subject property, advertised in the local newspaper and the applicant will install the required signage on site.

**Recommendations:** That *Zoning Bylaw No. 111, Amendment Bylaw No. 224* be given 1<sup>st</sup> reading, and THAT a Public Hearing be scheduled for January 9<sup>th</sup>, 2023 to consider the Rezoning Application of RZ-22-04 CLA.

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

**DISTRICT OF BARRIERE**

**DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 224**

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

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WHEREAS an application (No. RZ-22-04) for amendment to District of Barriere Zoning Bylaw No. 111 has been made by the District;

AND WHEREAS the desired 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. 224*".

2. **PURPOSE**

2.1 The Zoning of LOT 13 DISTRICT LOT 1483, KAMLOOPS DIVISION YALE DISTRICT, PLAN KAP33426, shown cross-hatched on Schedule 'A' to Bylaw No. 224, is amended to add an additional, site-specific use of 'Multi-Family Residential'.

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

READ A FIRST TIME this                      day of                      , **2022**

PUBLIC HEARING held this                      day of                      , **2023**

READ A SECOND TIME this                      day of                      , **2023**

READ A THIRD TIME this                      day of                      , **2023**

**ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023**

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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. 224

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Certified Correct: Corporate Officer