

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.

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 day of , 2021

PUBLIC HEARING held this day of , 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

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

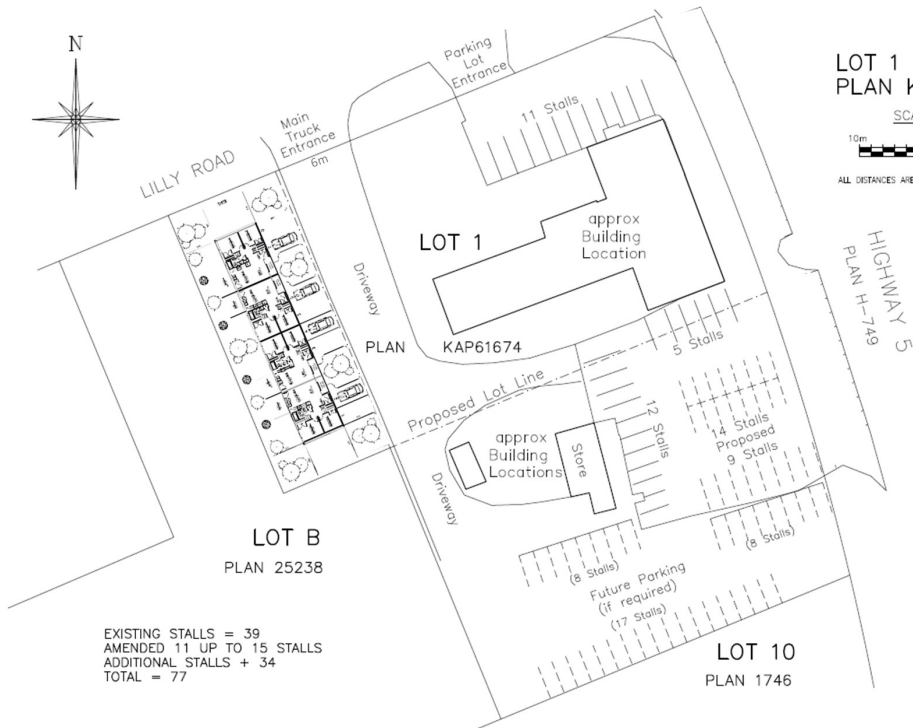


LOT 1 DL 1325 KDYD
PLAN KAP61674

SCALE 1:500

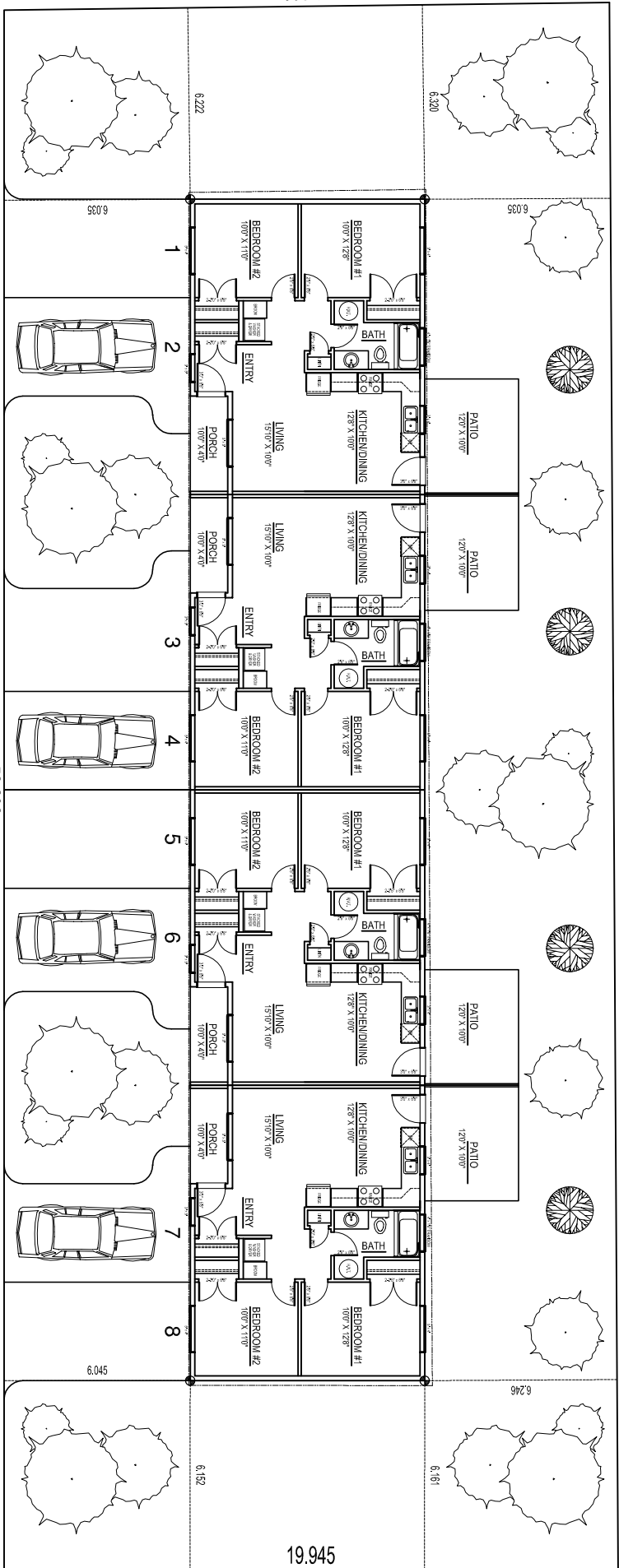


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



EXISTING STALLS = 39
AMENDED 11 UP TO 15 STALLS
ADDITIONAL STALLS + 34
TOTAL = 77

LILLEY ROAD



LOT 1 KAP 61674 - PROPOSED SUBDIVISION PLAN

19.666

19.945