

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: June 23, 2025	File: 530.20/Rpts
To: Council	From: Corporate Officer
Re: DRAFT General Zoning Amendment Bylaw No. 257	
Recommendation: THAT Council give Zoning Bylaw No. 111, Amendment Bylaw No. 257 first reading.	

Purpose To further amend the District of Barriere Zoning Bylaw No. 111 by adding a definition and removing three permitted uses within two zones.

Background The District of Barriere Zoning Bylaw No. 111 currently lists the following as permitted uses within the Yellowhead Corridor Commercial (C2), and Industrial (I) zones:

Yellowhead Corridor Commercial (C2):

10.1 PERMITTED USES

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> • Large Single Retail store • Retail sales outlet or attraction that caters to the travelling public • Motorized and non-motorized vehicle services, including associated retail sales and repair (e.g. service station) • Personal service shop • Office • Restaurant • Entertainment Establishment • Motel • Hotel • Campground • Restaurant • Veterinary clinic or animal hospital, including pet boarding and breeding kennels • RV Park 	<ul style="list-style-type: none"> • Dwelling units in the principal commercial building • Accessory buildings • Accessory retail sales
<i>Permitted Uses - Site Specific</i>	
<p style="color: red; font-size: small;">Bylaw 160</p> <ul style="list-style-type: none"> • 4369 Conner Rd at the south corner of Kamloops St. - an additional principal use of a maximum of three dwelling units 	
<p style="color: red; font-size: small;">Bylaw 165</p> <ul style="list-style-type: none"> • 4347 Yellowhead Highway – an additional principal use of “Cannabis Sales” 	
<p style="color: red; font-size: small;">Bylaw 188</p> <ul style="list-style-type: none"> • 3732 & 3752 Enterprise Way (Lots 1 & 2 – LCIP) – C2 / I split zone with a site-specific exemption to prohibit Wrecking & Storage of Automobiles as a permitted use in this C2/I Zone. 	

Industrial (I):

13.1 PERMITTED USES

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> • Industrial Workshops • Industrial Offices • Manufacturing Industry • Service Industry • Retail sales of industrial/agricultural equipment • Wholesale Commercial • Warehousing • Restaurant – maximum 140 square metres gross floor area • Mini Storage • Contractor's yard • Sawmill • Ready-mix concrete plants and asphalt plants • Storage of logs, lumber, wood chips, sand, gravel, ore, concentrates, gas and petroleum products • Rail spur • Public Works yards • Wrecking and storage of automobiles • Agricultural/Horticultural 	<ul style="list-style-type: none"> • Dwelling Unit • Accessory buildings • Minor Retail sales directly associated with a Principal use
<ul style="list-style-type: none"> • 3820 Enterprise Way <i>*Bylaw No. 227</i> 	<ul style="list-style-type: none"> • An additional principal use of "Cannabis Sales"

The C2 zone spans the length of the Yellowhead Hwy 5 (Zoning Map Attached – shown in red). This C2 zoning currently permits the use of a "RV Park" and a "Campground". The RV Park and Campground uses are defined as follows:

"RV Park" means premises where RVs are used for:

- (i) the temporary accommodation of travelers in RVs; or,
- (ii) the longer term accommodation of residents in RVs, including Park Model RVs, on designated fully serviced sites,

both approved through the District Development Permit approval process.

and;

"Campground" means premises used for the temporary accommodation of travelers in trailers, recreational vehicles, campers or tents.

The Industrial zone encompasses the Barriere Industrial Park (Gilbert Dr. area), Gilbert Smith sawmill, Barriere Towing and the majority of the properties in the LCIP (see attached Zoning Map – shown in grey).

This Industrial zoning permits the use of "Wrecking and storage of automobiles", unless, through a site-specific zoning amendment, is excluded as a permitted use.

Some properties are dual zoned, meaning that they can be either C2 or Industrial; again may include site-specific permissions or exclusions.

Summary

In a number of past discussions of Council, it was suggested that due to regulatory challenges of RV Parks and Wrecking and storage of automobiles, including unsightly conditions along the highway corridor and the resulting lack of assessed value on these prime (and limited) properties that these uses be removed.

Campgrounds also pose a lack of assessed value issue, along with potential incompatibility with neighbouring Commercial and Residential uses.

To address Council's concerns, the most appropriate solution would be to remove RV Parks, Wrecking and Storage of Automobiles and Campgrounds as permitted uses within the Bylaw's listed zones.

The District of Barriere Zoning Bylaw No. 111 currently does not define "*Wrecking and Storage of Automobiles*", nor has a definition of a "tow yard". The proposed definition encompasses a standard definition of "*Wrecking and Storage of Automobiles*" and includes 'towed vehicles' as tow yards often store a number of wrecked, damaged and undrivable vehicles for a lengthy period of time; sometimes permanently if the vehicle's owner never claims the vehicle. This results in the tow yard essentially appearing much like a traditional "wrecking yard".

RV Parks, permitted in C2 zoning, are further regulated in the Zoning Bylaw as follows:

3.16 RV PARK REGULATIONS

- (a) **Provision of an appropriate Wastewater System** – RVs staying in the RV Park for longer than one week must be provided with a wastewater disposal service option, approved by the District of Barriere or other legislatively responsible authority.
- (b) **Provision of an appropriate Water System** – RVs staying in the RV Park for longer than one week must be provided with a potable water service option, approved by Interior Health or other legislatively responsible authority.
- (c) **Spacing** – RVs must have a minimum 3.0m separation from any adjacent RV or structure.
- (d) **Heating/Cooking Appliances** – Any heating/cooking appliances (wood or otherwise) that are not part of the original certified manufactured RV, shall be in accordance with the regulations of the authority having jurisdiction and proof of such shall be provided, upon request, to the District of Barriere.
- (e) **Vehicle Lane Access** – Lane width accessing RV sites must be a minimum of 6m (5m if one way) to allow emergency vehicles (e.g. fire truck, ambulance) to safely access a site in an emergency.
- (f) **Structures/additions** constructed adjacent to or connected to an RV must provide safe ingress and egress from the RV in case of emergency and may be subject to a safety inspection by the District of Barriere.
- (g) **A Development Permit is required** for all RV Parks, whether or not they were existing at the time of passage of this bylaw.

Site Specific Zoning:

Zoning Bylaws only permit uses that are specifically listed as a "Permitted Use" or "Accessory Use" in their respective zone. While some uses rely on municipal staff interpretation to determine if a specific use can *reasonably* fall under a listed permitted use, a property owner desiring to use their property for a use not listed in their property's zone, require an approved "Site-Specific" zoning amendment.

Excluding RV Parks, Wrecking & Storage of Automobiles, and Campgrounds as permitted uses within the Zoning Bylaw, would result in the requirement of a site-specific zoning amendment in

order for a property owner to establish the use on their property.

Site-Specific Zoning can be appropriate when a local government doesn't necessarily wish to prohibit a specific use but wishes to consider it on a case-by-case basis by way of a public process through a zoning amendment.

An example of this is "*Cannabis Sales*". Cannabis Sales is defined in the District's Zoning Bylaw but is not listed as a permitted use in any zone. Applicants who wish to establish a Cannabis Sale use, must apply (and be successful) for a site-specific zoning amendment. As noted in the Industrial Zone chart on the previous page of this report, the chart lists the additional permitted, site-specific use for the applicable addresses. These instances were approved by Council through the site-specific Zoning Amendment process. There was one case where a site-specific zoning amendment was unsuccessful.

Legal Non-Conforming Use:

Barriere currently has three (3) operating RV Parks within their permitted zoning and have been operating since prior to the District of Barriere's Incorporation in 2007. There are also two operating tow yards and there are a few wrecking yards in the Barriere Industrial Park. There are no currently operating "Campgrounds" in the District's boundaries. The "Campground" use was added to the C2 Zone at the time of the initial adoption of Zoning Bylaw No. 111, due to DeeJay Mobile Home and 'Campground' operating an actual campground along with their RV Park use. That particular property is no longer operating as a campground and is now just named "DeeJay Mobile Home and RV Park".

Should Council adopt proposed Bylaw No. 257 that removes these uses in their prospective zones, the current operations can continue to operate legally as a "legal non-conforming use". This means that should any of those specific properties cease to operate as a RV Park or Wrecking or Storage of Automobiles as defined, they would not be able to re-establish the use without going through the site-specific zoning amendment process. For clarity, should any of these properties change ownership, the use can legally continue.

Benefits or Impact

General – The amendment is intended to address Council's concerns regarding unsightly premises and prevents an increase in enforcement measures should additional properties establish as a new RV Park, Wrecking Yard, Tow Yard, or Campground.

Finances – ensures available, highly visible and prime commercial/industrial land can maximize their potential assessed value in order to reduce the burden on the residential tax base.

Risk Assessment

Compliance: Does not contravene the District's current Strategic Plan and Official Community Plan

Risk Impact: Low

Next Steps / Communication

- Should Council proceed with 1st reading of the draft Bylaw Amendment, public advertising will be published and the draft bylaw amendment will be brought back to Council for additional readings and adoption at a future meeting.

Attachments

- Draft Zoning Bylaw No. 111, Amendment Bylaw No. 257
- Zoning Map

Recommendation

THAT Council give Zoning Bylaw No. 111, Amendment Bylaw No. 257 first reading.

Alternative Options

1. Council could choose not to proceed with any of the proposed amendments.
2. Council could choose to make amendments to the draft Bylaw as presented prior to first reading.
3. Council could choose to proceed with first reading and make amendments to the draft Bylaw at second reading.

Prepared by:

T. Buchanan, Corporate Officer

Reviewed by:

D. Drexler, Chief Administrative Officer

DISTRICT OF BARRIERE

DRAFT - BYLAW NO. 257

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

WHEREAS a sufficient number of small changes, have been compiled by the District since Zoning Bylaw No. 111 and a number of amendment Bylaws have been adopted to warrant a comprehensive amendment to the bylaw at this time;

AND WHEREAS the desirable changes in uses of Land and Buildings have been considered by Council over the past few months;

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

AND WHEREAS a public hearing is not required per Section 464 (2) of the *Local Government Act*;

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. 257*”.

2. PURPOSE

- 2.1 In DIVISION ONE – DEFINITIONS, as amended, is further amended by the addition of the following:

“***Wrecking and Storage of Automobiles***” means the wrecking, salvaging, dismantling, or storage of vehicles, vehicle parts, vehicle frames or vehicle bodies and includes the storage of inoperable or unlicensed vehicles and the storage of towed vehicles, but excludes services associated with a ***Service Station***.

- 2.2 In DIVISION TEN - YELLOWHEAD CORRIDOR COMMERCIAL (C2) ZONE, Section 10.1 – PERMITTED USES, the following are removed as a permitted use under “Principal Uses”:

- i. **RV Park**
- ii. **Campground**

- 2.3 In DIVISION THIRTEEN – INDUSTRIAL (I) ZONE, Section 13.1 – PERMITTED USES, the following are removed as a permitted use under “Principal Uses”:

- i. **Wrecking and storage of automobiles**

READ A FIRST TIME this day of , 2025

READ A SECOND TIME this day of , 2025

READ A THIRD TIME this day of , 2025

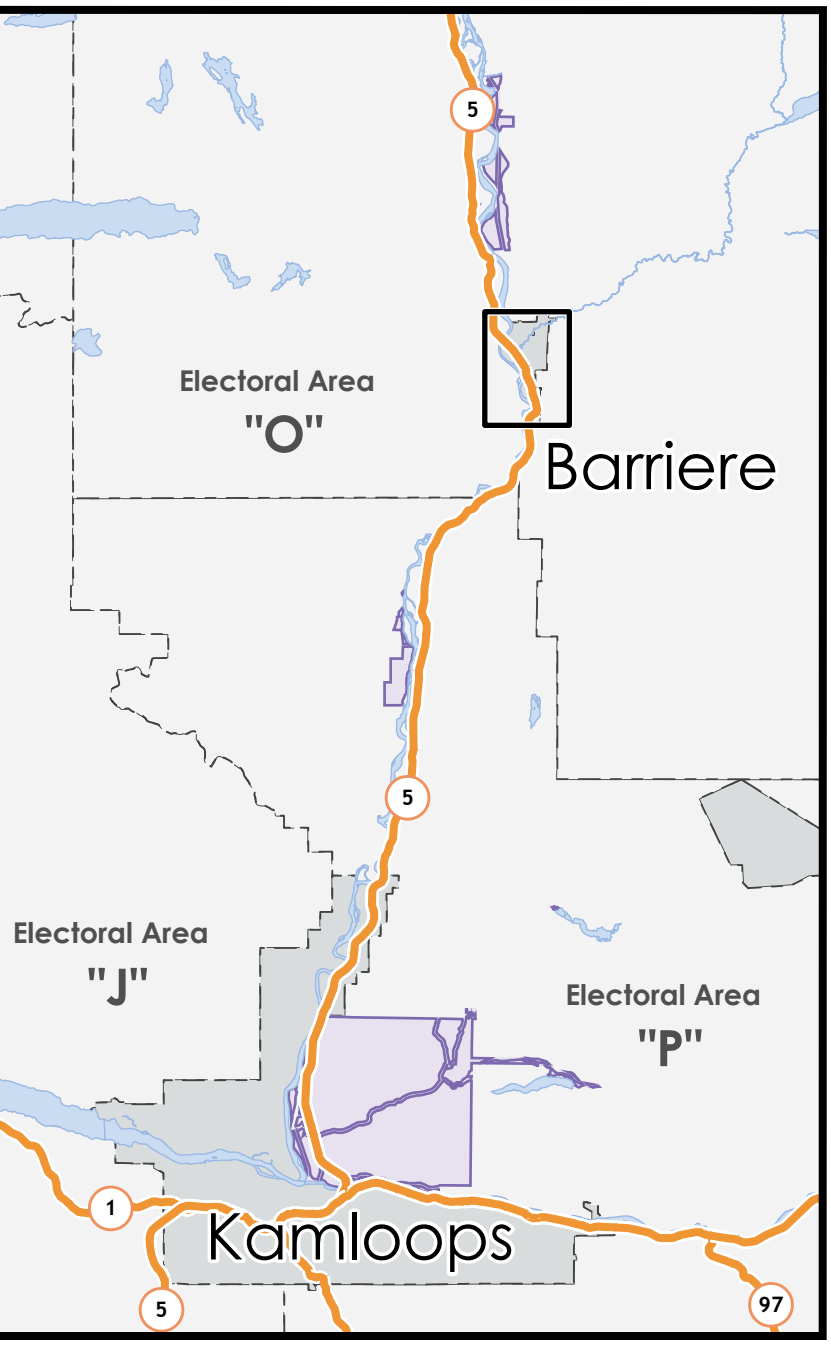
RECONSIDERED AND ADOPTED this day of , 2025

Mayor

Corporate Officer

DISTRICT OF BARRIERE Zoning Map

C1	Downtown Core Commercial
C1R	Downtown Core Commercial/Residential
C1RM	Downtown Core Commercial/Residential Multi-Family
C2	C2 Yellowhead Corridor Commercial
C2R	Yellowhead Corridor Commercial/Residential
LICR	Light Industrial Commercial/Residential
I	Industrial
IC2	Industrial/Yellowhead Corridor Commercial
CR	CR Country Residential
R	Residential
RM	Residential Multi-Family
MH	Mobile Home Park
SH	Small Holding
OS	Open Space
P1	Recreational
P2	Institutional
TR	Transportation - Rail



DATA SOURCES

Electoral Areas and Municipal Boundaries - TNRD
 Facility, Library, Landmark, and Service - TNRD
 Community Park - TNRD
 Civic Address - Member Municipality
 Transportation - GeoBC
 Waterbody - GeoBC
 First Nation Boundary - GeoBC
 Parcel - LandSure (LISA)
 Feature Name - BC Gazetteer

1:10,000
 Projection: Albers Equal Area
 Datum: NAD83

**THE DISTRICT OF
BARRIERE**

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4936 Barriere Town Road
 Barriere, British Columbia
 V0E 1E0

Map Generated: 2024-06-26

The District of Barriere makes no representations or warranties regarding the accuracy or completeness of this map. Although the District tries to ensure the accuracy of all information here, you should confirm all information.

