

District of Barriere

REPORT TO COUNCIL

Request for Decision

Date: July 21, 2025	File: 530.20/Rpts
To: Council	From: Tasha Buchanan, Corporate Officer
Re: Development Permit Application No. DP-25-02 BMI	
Recommendation: That Development Permit Application No. 25-02 BMI be approved as presented.	

Background:

Legal Description: Lot 1, District Lot 1325, KDYD, Plan EPP108201

PID: 008-011-796

Civic Address: 370 Lilley Road, Barriere BC V0E-1E0

Zoning: Residential Multi-Family (RM)

Variance Granted by Board of Variance: December 6, 2023 - 6m side setback min. to 4.5m

A Development Permit Application has been submitted to the District for the construction of a residential multi-family dwelling unit consisting of seven (7), single level dwelling units. The proposed construction is located at the rear of the current Barriere Motor Inn on Lilley Rd. This property (370 Lilley Rd) was successfully rezoned from C2 (Yellowhead Highway Commercial) to RM (Residential Multi-Family) in October of 2021. (*Schedule 'A' attached shows the subject property hatched in red.*) During both the initial subdivision and subsequent rezoning processes to permit the multi-family use of this newly created lot, the Ministry of Transportation, Interior Health, First Nations, BC Hydro and Telus were all referred and provided any relevant comment/requirements that may have been necessary prior to their final subdivision/rezoning approvals. An easement was created off of Lilley Rd. to provide access to the parcels beyond, including the Barriere Budz store and overflow parking area of the hotel/restaurant.

The property owner's original plan during the rezoning process was for the construction of a four (4) unit complex. Now, in response to the current, extreme rental housing demand in Barriere, the property owner is creating an additional three (3) units for a total of seven (7), single-level units.

In order to accommodate the seven (7) units, the applicant's design resulted in an encroachment result of *up to* 1.5 meters (5.0ft) into the required side setback of 6 meters (19.69ft) (*see Schedule 'B' attached sketch*) for a total side setback result of 4.5m (14.76ft). This application was ultimately approved by the Board of Variance on December 6, 2023 and registered on title by BC Land Titles in January of 2024.

As this property lies within the Yellowhead Highway Corridor Development Permit Area of the District of Barriere Official Community Plan (OCP), this proposed development is subject to a District approved *Development Permit* outlining landscaping, fencing, wastewater & water connection locations, lighting and fire hydrant requirements. This application supports the Barriere & Area Housing Needs Study and provincially legislated housing requirements.

Discussion:

Servicing – Engineering and District staff have reviewed and worked with the applicant, along with their professional Engineer and have subsequently approved the appropriate site servicing plan regarding water and wastewater connections, new fire hydrant installation and a site drainage plan.

Parking – Zoning Bylaw No. 111 parking requirements of 1.5 spaces per dwelling unit of Multi-Family Residential are met with 13 regular spaces and one reserved disability space. Access is available via the road easement registered on Title and shown in Schedule 'B' attached to this report.

Form and Character – The application includes the paving of the road easement access to the parking area of the development, the parking areas themselves, fencing along the side of the property, landscaping and lighting of the entrance of property and in the parking/driveway access areas. All of which will be required to be complete prior to the award of building occupancy granted through the building permit process. Side elevation, site plan and dwelling unit drawings are attached to this report as '*Schedule C*'.

Strategic Impact:

1. Adheres to and supports the Province's Small-Scale Multi-Unit Housing (SSMUH) Legislation (Bill 44). Resulting housing will assist the District in meeting its legislated housing creation target outlined in its Housing Needs Assessment completed in December of 2024.
2. The property is adequately zoned for this development and through the agreed site-servicing plan, will clean-up the current, inadequate (and unnecessarily complex) wastewater servicing connections of the hotel/restaurant and cannabis retail store, providing each with a dedicated wastewater service to each parcel. Should any of the three separate parcels be sold to a third party, this change will provide clarity of ownership and responsibility of those service lines/connections.

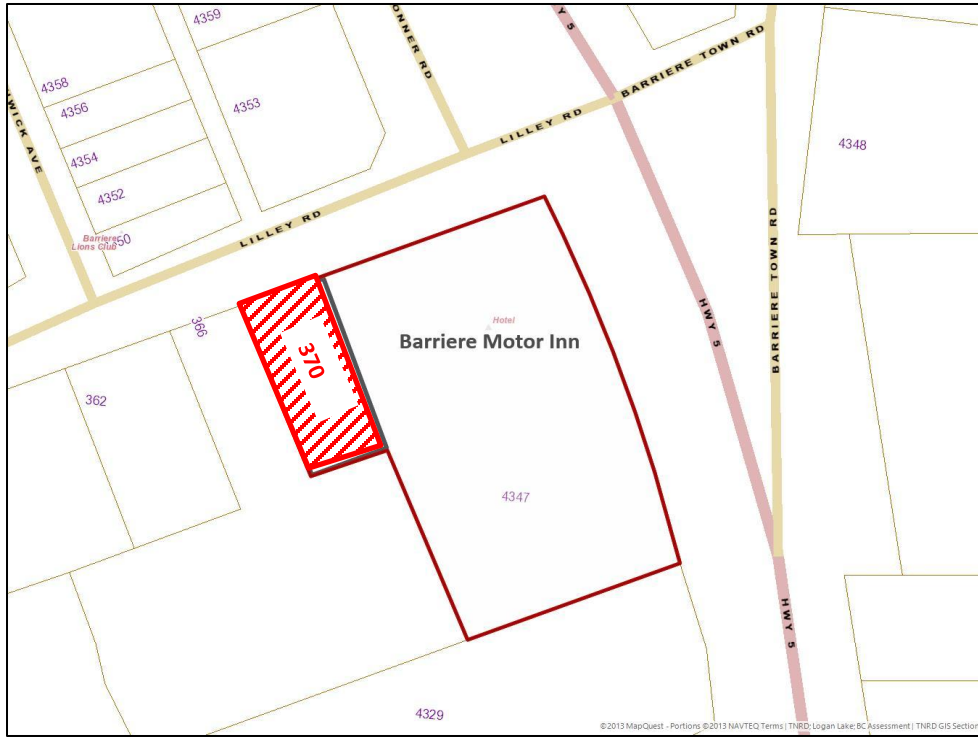
Recommendation: That Development Permit Application No. DP-25-02 BMI be approved as presented.

Alternate Options:

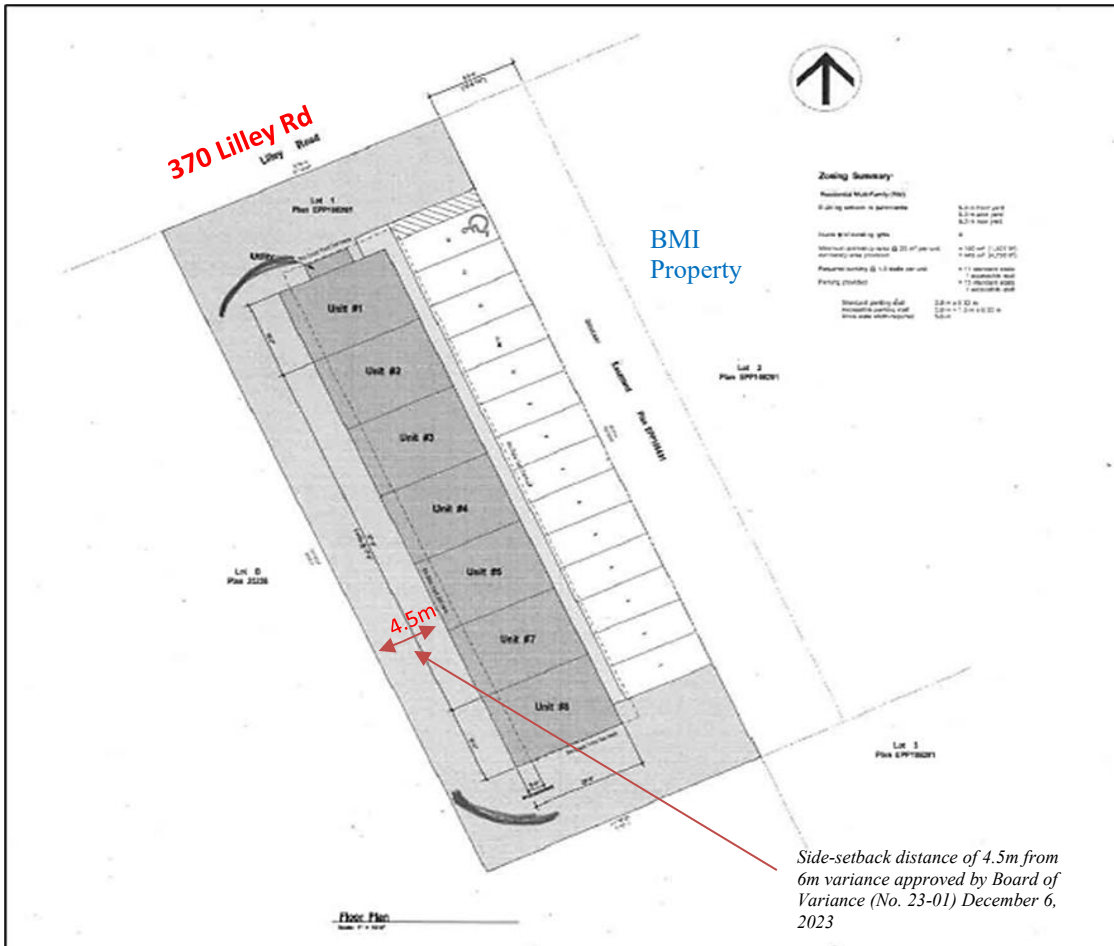
1. Council could approve the Development Permit Application subject to the applicant's agreement to additional or alternative requirements that Council feels necessary.
2. Should Council desire substantial changes to the proposed development, Council could direct staff to work with the applicant to make amendments to the Development Permit Application in order for Council for re-consideration at a future meeting.

Prepared by: Tasha Buchanan, Corporate Officer
Reviewed by: Daniel Drexler, CAO

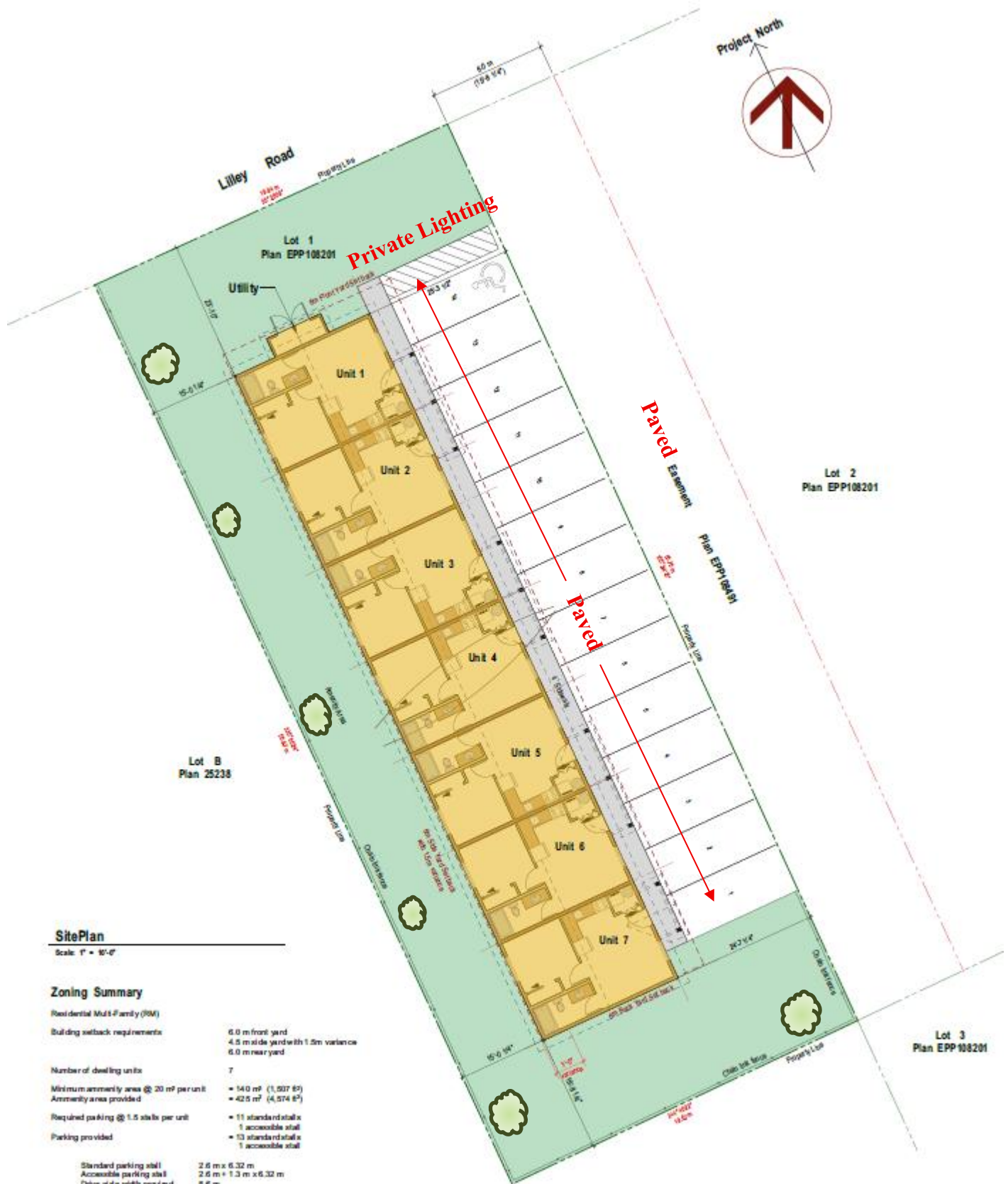
Schedule 'A' – DP-25-02



Schedule 'B' – DP-25-02



Schedule 'C' – DP-25-02



Schedule 'C' - DP-25-02 con't

