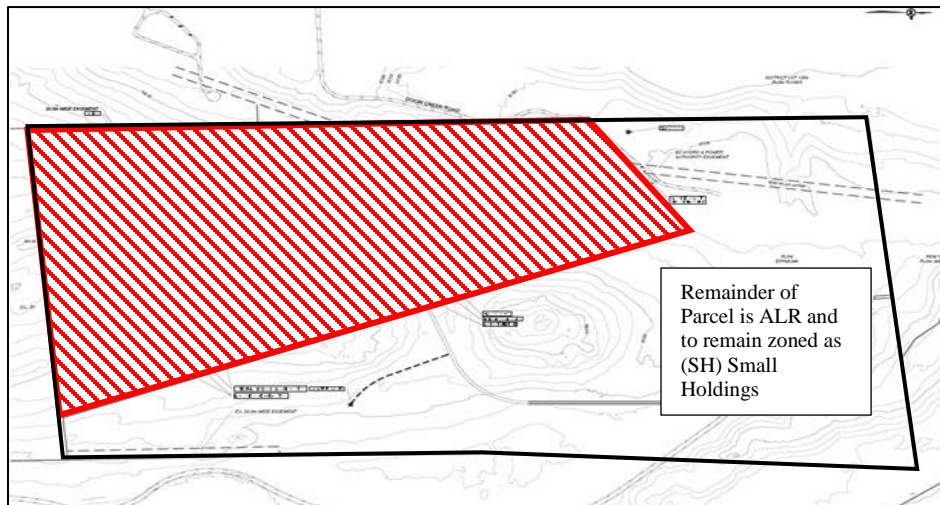


District of Barriere

REPORT TO COUNCIL

Date: September 18, 2023	File: 530.20/Rpts
To: Council	From: T. Buchanan, Corporate Officer
Re: RZ-23-03 P2 – Application for Rezoning (Re-submission w/changes)	

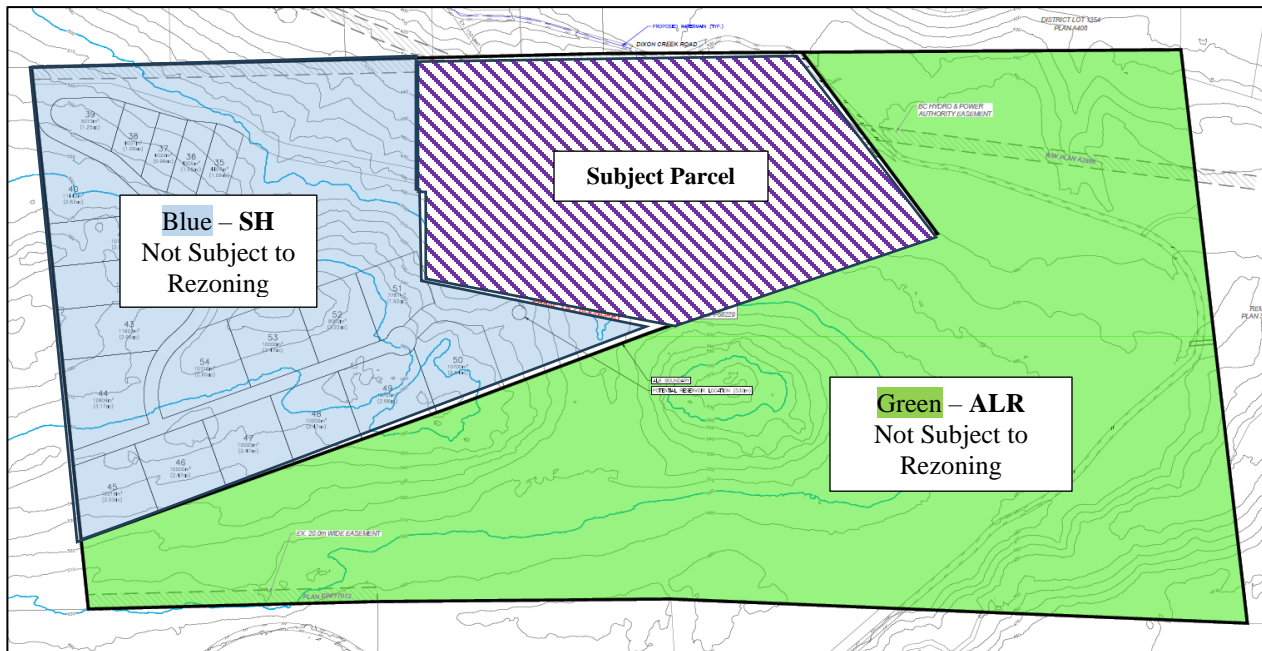
Background: The owners of Lot 1570 off of Dixon Creek Road (see attached Property Report) previously made application to rezone part of the parcel as shown hatched in red in the diagram below, from Small Holdings (SH) to Residential Private (RP). The remainder of the property resides in the ALR and was not subject to this rezoning. The parcel is currently undeveloped. Under the SH Zone, principal uses permitted include single & duplex dwellings, agriculture, animal breeding & boarding facilities, golf courses, resource extraction and forestry. Minimum parcel size in the current zoning is 2 hectares (4.94 acres).



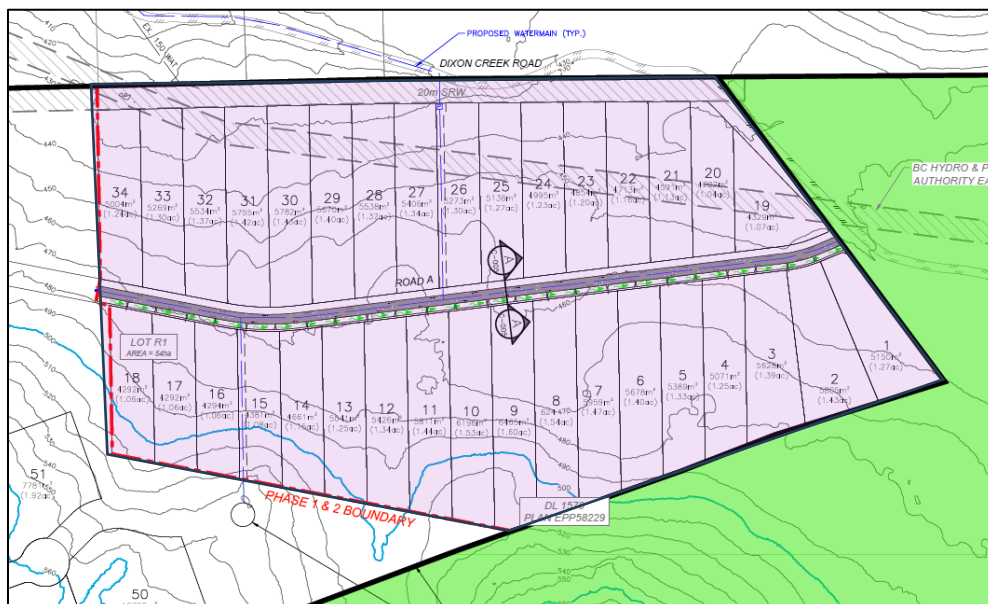
This application was ultimately unsuccessful after the Public Hearing in February of 2023.

As reported at the August 14, 2023 Regular Council Meeting, the applicant has now made amendments to their original application and submitted a new rezoning proposal for Council consideration. This new application (No. RZ-23-03 P2), along with its changes and resulting draft Bylaw, were given 1st reading by Council on August 14th, 2023. The applicant then moved on to schedule and host a public open house. Their open house was completed on September 7, 2023 at the Lions Hall in Barriere. The Developer's summary of that event is attached to this report for reference.

Discussion: As previously reported, the new application for rezoning to Residential (R) involves a smaller portion of the previous application's 50 ha., equaling approximately 20 ha. for the accommodation of the first two of three planned phases, for an estimated total of 34 lots with a size ranging from just over 1acre, up to 1.6acres. The remainder of the previously included portion of the parcel containing additional phases, will remain zoned as Small Holdings (SH) as it is currently until such time in future years when a new application may be presented. The portion of the parcel that currently resides in the ALR (shown in green below) is not subject to rezoning. In addition, the portion of the parcel shown in blue, indicates the current zone of Small Holdings (SH) which is also not subject to rezoning in this application. The applicable subject area of the parcel of this new application is shown hatched in **purple** below:



Once again, the number of lots in this application's subject area would be restricted by the topography of these lands. At this stage, the applicant is asking Council to consider if a residential, 1 acre (or larger) lot neighborhood development is deemed an appropriate use of a smaller portion of the property as **hatched** above and shown with a draft subdivision layout in **purple** below:



Servicing:

The detailed requirements for subdivision and servicing would be part of the subdivision application process should the rezoning be successful. However, it should be noted that with this new application, the developer is no longer seeking a strata development with private servicing (as in the previous application), preferring to pursue municipal standard subdivision servicing for water, road and streetlighting maintenance.

The cost of bringing water service up to the parcel itself, and through to each registered lot, along with any other associated costs to provide water to the development such as any pump stations or reservoirs, will be borne by the applicant. As with any subdivision process, detailed service plans, including engineering for water service and road development, are provided to the District for our Engineer's review and municipal approval prior to the asset being transferred to the District and the subdivision receiving registration sign-off. In the subdivision process, staff require non-strata roads to be paved to municipal standard unless otherwise advised against during the District's Engineer review or authorized by Council. Streetlighting plans are approved through the subdivision process with BC Hydro consultation. Wastewater service will be privately owned septic fields and not subject to any municipal ownership or responsibility. A Wildfire Covenant is also required within the subdivision process. A Subdivision application triggers another round of referral distribution as part of its own process.

Application Process:

Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 237* presented to Council for 2nd reading and includes a sketch (Schedule 'A') of the subject property.

The rezoning proposed remains as following:

2.1 The Zoning of part of DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT shown hatched on Schedule 'A' to Bylaw No. 237, is amended from Small Holdings (SH) to Residential (R).

Schedule 'A' is included in this report and is also included in the enclosed draft Bylaw. Should Council wish to continue to consider this Bylaw Amendment by providing the draft with 2nd reading, an addition to the resolution to schedule a Public Hearing for October 16th, 2023 is recommended by staff.

Should Council approve to proceed with the scheduling of a Public Hearing for this application, Notice will be advertised as legislatively required: Notices provided to all properties within the 100m area of the subject property, advertised in the local newspaper, be referred for comment to various agencies and the applicant will affix the required signage on site.

Recommendations: THAT Zoning Bylaw No. 111, Amendment Bylaw No. 237 be given 2nd reading; and THAT a Public Hearing be scheduled to consider Bylaw No. 111, Amendment Bylaw No. 237 for October 16th, 2023 at 7pm.

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



MEMO

TO: District of Barriere
FROM: WSP Canada Inc.
SUBJECT: Dixon Creek Subdivision Open House Summary
DATE: September 15, 2023

On September 7th, 2023, representatives from WSP Canada Inc.'s Kamloops Office hosted an Open-house information session regarding the proposed rezoning of the subject site on behalf of the landowners. The open house was hosted at the Barriere Lions Hall, from 6 PM to 8 PM and was open to all residents of the District of Barriere. Prior to the open-house, WSP representatives sent formal invites to attend, by mail, to the owners of approximately 30 properties in proximity to the subject site, mayor and council and other residents in town.

In brief, the proposed rezoning application aims to rezone a portion of the parent parcel (1570 Dixon Creek Road) from *Small Holdings* (SH) to *Residential* (R) to allow for the proposed subdivision of lots ranging in size from just over 1 acre to 1.6 acres.

The open-house was attended by approximately 15 persons, majority of whom were residents of the Thompson Nicola Regional District (TNRD). Over the course of the 2-hour period, the response to the proposed subdivision was mainly positive. Some of the main questions received and discussions had during the open house are summarized below:

- Most attendees were well versed on the project and showed support.
- Several questions were received around mitigation of wildfire hazards.
 - o As is common with other rural lot subdivision a wildfire consultant may be engaged during the design stage to provide recommendations for wildfire protection.
 - o This may be a requirement of the PLR at the subdivision stage.
- What are the benefits of this project for the community?
 - o The project will trigger an upgrade of the existing Dixon Creek Road, providing benefit to all residents in the area.
 - o The new water systems and reservoir may contribute to the fire-flow storage for the entire District of Barriere.
 - o New residents will contribute to local businesses and potentially attract professionals to the area.
 - o Provide housing in a market short on supply.
- Attendees expressed they wanted to see more housing in a responsible manner.



- Some attendees also expressed they would like to see housing that may attract doctors to the community.
- Attendees also expressed interest in a development that may increase and upgrade to existing telecommunication services in the area.

Sincerely,

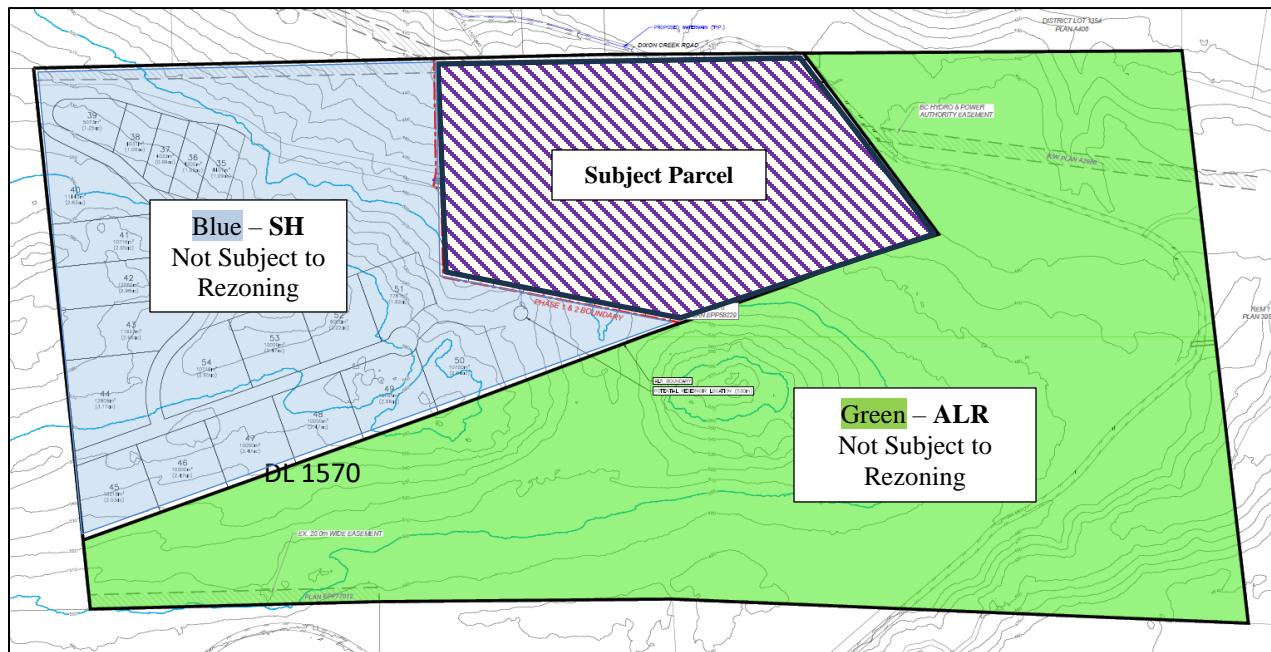
A handwritten signature in blue ink, appearing to read 'DRandell'.

Doug Randell, P.L.Eng., ASCT, PMP.

WSP Canada Inc.

DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 237

SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of
District of Barriere Bylaw No. 237

Certified Correct: Corporate Officer