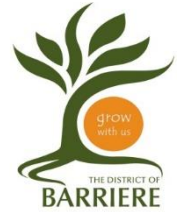


DISTRICT OF BARRIERE

NOTICE OF PUBLIC HEARING

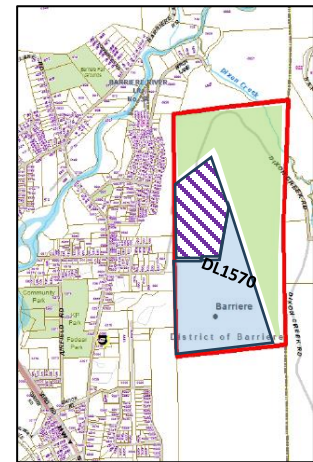
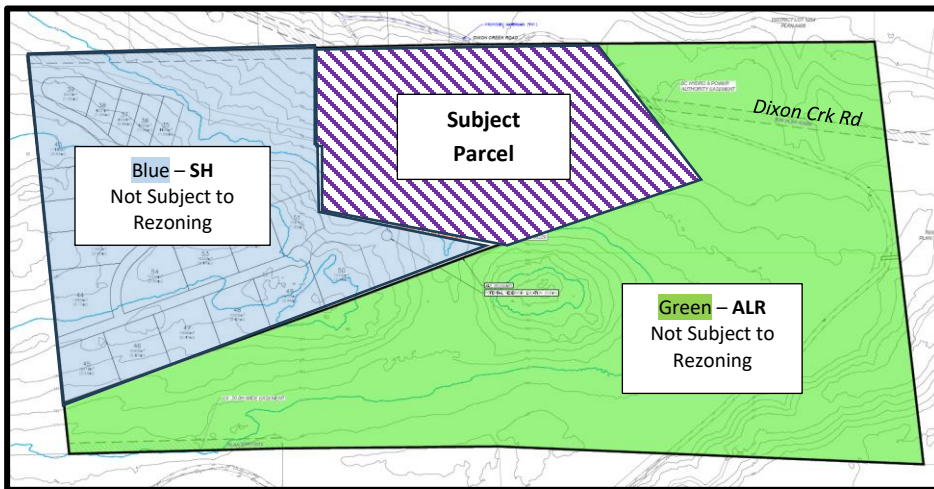


The District of Barriere hereby gives notice that it will hold a Public Hearing:

October 16, 2023 @ 7:00 pm

The Council of the District of Barriere will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in Council Chambers at 4936 Barriere Town Road, “the Ridge”, on October 16, 2023, commencing at 7pm, to consider the following amendment to the District of Barriere Zoning Bylaw No. 111. The hearing, held in conjunction with the Regular Council Meeting, will also be streamed electronically and those wishing to attend virtually can access the hearing by clicking on the link posted on the District website on October 16th, 2023 @ 7pm.

Proposed Use: to rezone **part** of parcel **DISTRICT LOT 1570, KAMLOOPS DIVISION YALE DISTRICT**, as shown hatched in **purple** in the diagram on this Notice, from Small Holdings (SH) to Residential (R). There are two remainder areas of the property: the ALR area as shown in **green** and the Small Holdings zoned area shown in **blue** in the larger diagram below – both of these two areas are NOT subject to this rezoning application.



**image for location reference only.*

Draft Text Amendment:

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).

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 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 16th day of October, 2023;

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.

- Tasha Buchanan, Corporate Officer, District of Barriere

District of Barriere

PLANNING REPORT

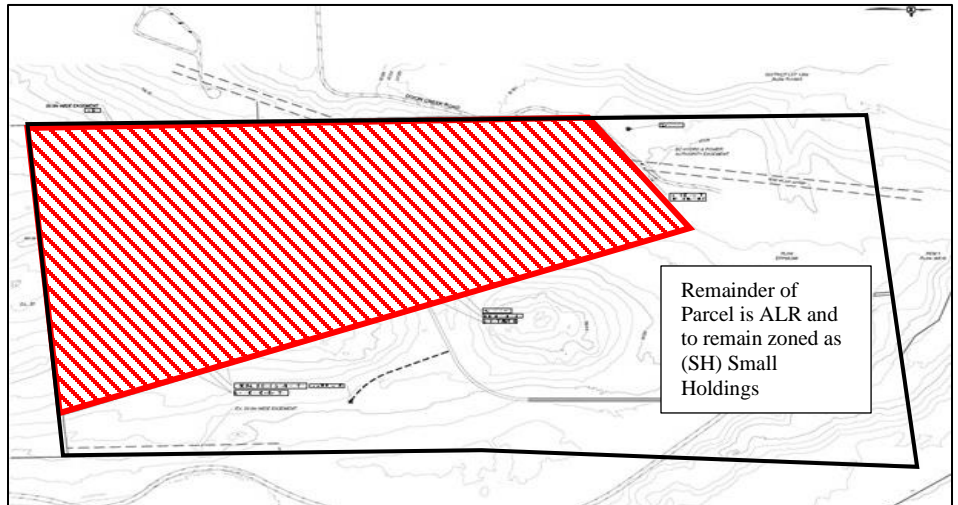
Re: RZ-23-03 P2 – Application for Rezoning (Re-submission w/changes)
Public Hearing – October 16, 2023

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 and September 18, 2023 Regular Council Meetings, the applicant has now made amendments to their original application and submitted a

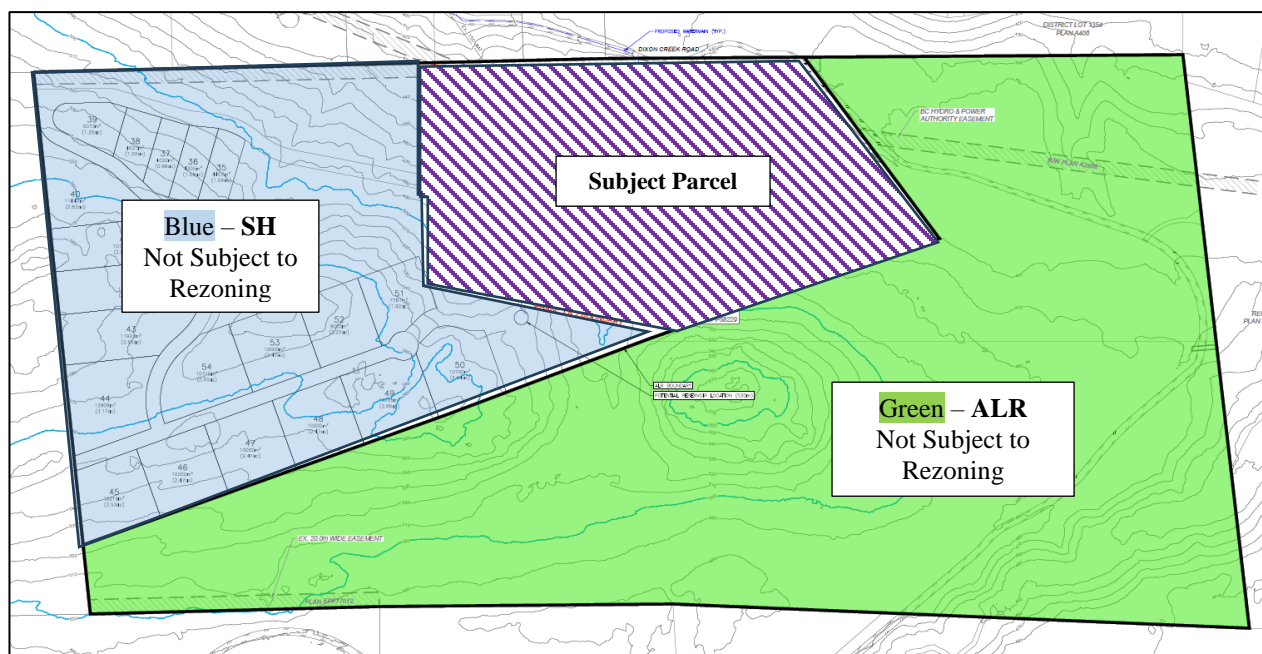
new rezoning proposal for Council consideration. This new application (No. RZ-23-03 P2), along with its changes and resulting draft Bylaw, were given 1st reading by Council on August 14th, 2023. The applicant then moved on to schedule and host a public open house. Their open house was completed on September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



Finally, the draft bylaw was given 2nd reading at the September 18, 2023 Regular Council Meeting and the application's Public Hearing was scheduled for October 16, 2023 at 7pm.

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.

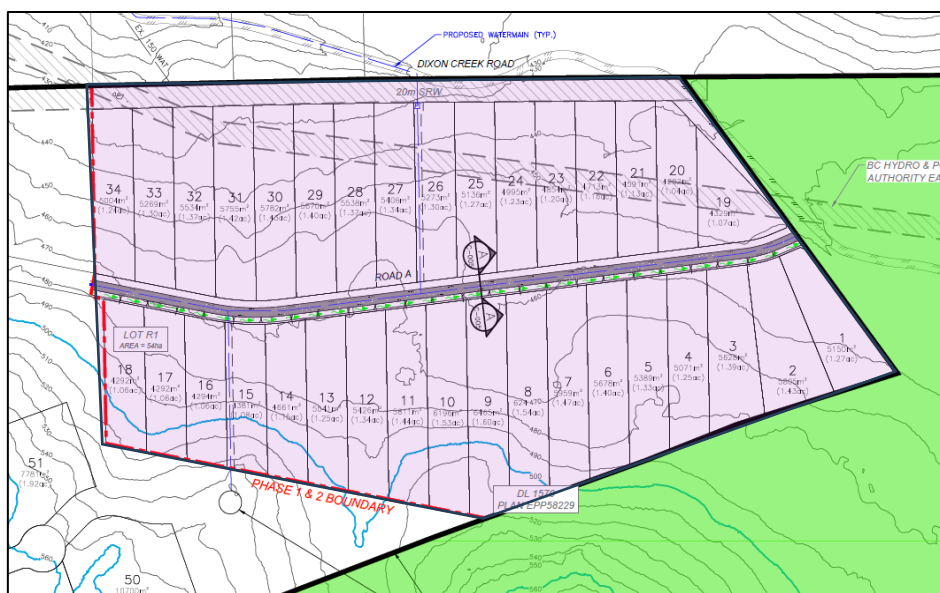
The applicable subject area of the parcel of this new application is shown hatched in **purple** below:



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 are 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. Therefore, it is recommended by staff that a servicing strategy be presented for District engineering approval prior to final adoption of the bylaw after 3rd reading.



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, would be borne by the applicant. As with any subdivision process, detailed engineering for municipal services including water, road development, and streetlighting must be provided to the District for our Engineer's review and municipal staff approval. Prior to final subdivision approval by the Approving Officer, allowing the associated phase of the subdivision plan to be registered and the lot titles created, these new municipal services are either constructed by the developer up front

or a no-build covenant is registered on title that delays the issuance of any building permits until the infrastructure is constructed and approved at a later date. Non-strata roads are to be paved to municipal standards unless otherwise advised against during the District Engineer's review or authorized by Council. Streetlighting plans are approved through the subdivision process with BC Hydro consultation. Wastewater service would 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, including BC Hydro, Interior Health etc., as part of its own process.

Application Process:

After the draft bylaw was given 2nd reading and public hearing was scheduled, legislative notice was published, 100m properties were directly mailed notices and signage was affixed on site.

Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 237* presented to Council for 3rd reading and includes a sketch (Schedule 'A') of the subject property. As per legislation, after the close of the public hearing (either the same day or at a later meeting), "a council or board may do one of the following:

- Adopt or defeat the bylaw
- Alter and then adopt the bylaw (as long as the changes don't alter use, or increase density, or decrease density without the consent of the landowner)."

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).

Should Council wish to continue to consider this Bylaw Amendment by providing the draft with 3rd reading, it is the recommendation of staff that it be held at 3rd reading pending the submission and approval of a Servicing Strategy to District of Barriere prior to final bylaw adoption. Alternatively, Council can consider 3rd reading and if carried, adopt the bylaw without this requirement, as servicing requires approval in the subdivision process. However, this recommendation assures the District that the Developer can prove a servicing plan is feasible that will support the increase in density that they are seeking through this rezoning. (An outline of the general rezoning process is attached to this report for reference.)

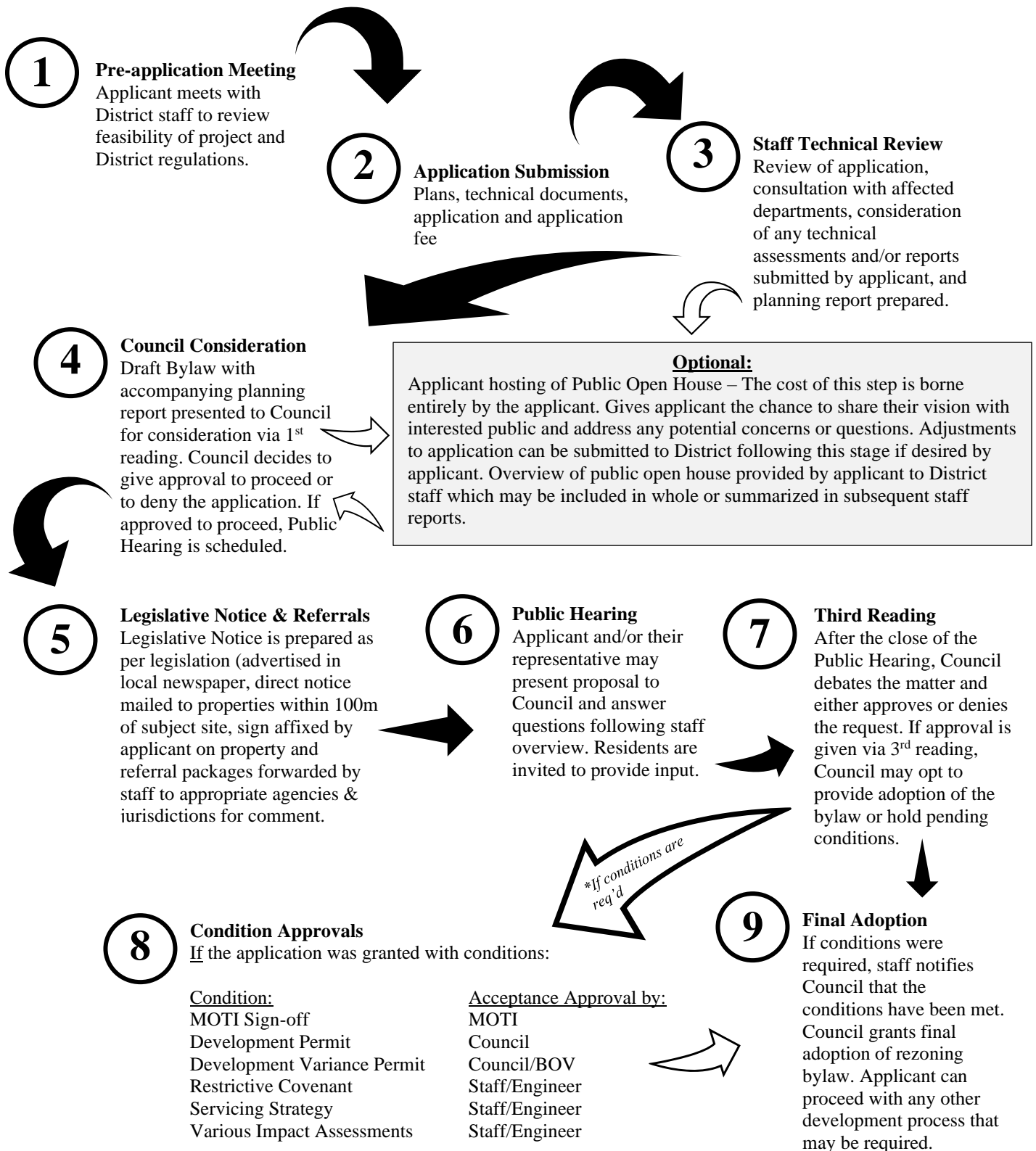
As the scope of the application has been reduced in regard to density, referral agency comments from earlier this year are re-attached. Should the rezoning application be approved and adopted, agency referrals will be then re-triggered through the subdivision application process as previously mentioned in this report.

Staff have received one written public submission (from Voyageur Country Estates) at the time of drafting this report which is included in the public hearing package.

Recommendation: THAT Zoning Bylaw No. 111, Amendment Bylaw No. 237 be given 3rd reading; and THAT Zoning Bylaw No. 111, Amendment Bylaw No. 237 be held at 3rd reading pending the submission and approval of a Servicing Strategy to District of Barriere prior to final bylaw adoption.

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

REZONING PROCESS GUIDE



**Some requirements may otherwise be required in the subdivision or development process such as (but not inclusive) easements, impact assessments, studies, servicing plans, covenants, etc.*

DISTRICT OF BARRIERE

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

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

WHEREAS an application (No. RZ-23-03 P2) 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. 237*".

2. **PURPOSE**

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).

2.2 The map attached hereto as Schedule 'A' showing the portion of parcel DL1570 that is subject to rezoning, hatched in purple, is incorporated in and forms part of this bylaw.

READ A FIRST TIME this **14th** day of **August, 2023**

READ A SECOND TIME this **18th** day of **September, 2023**

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

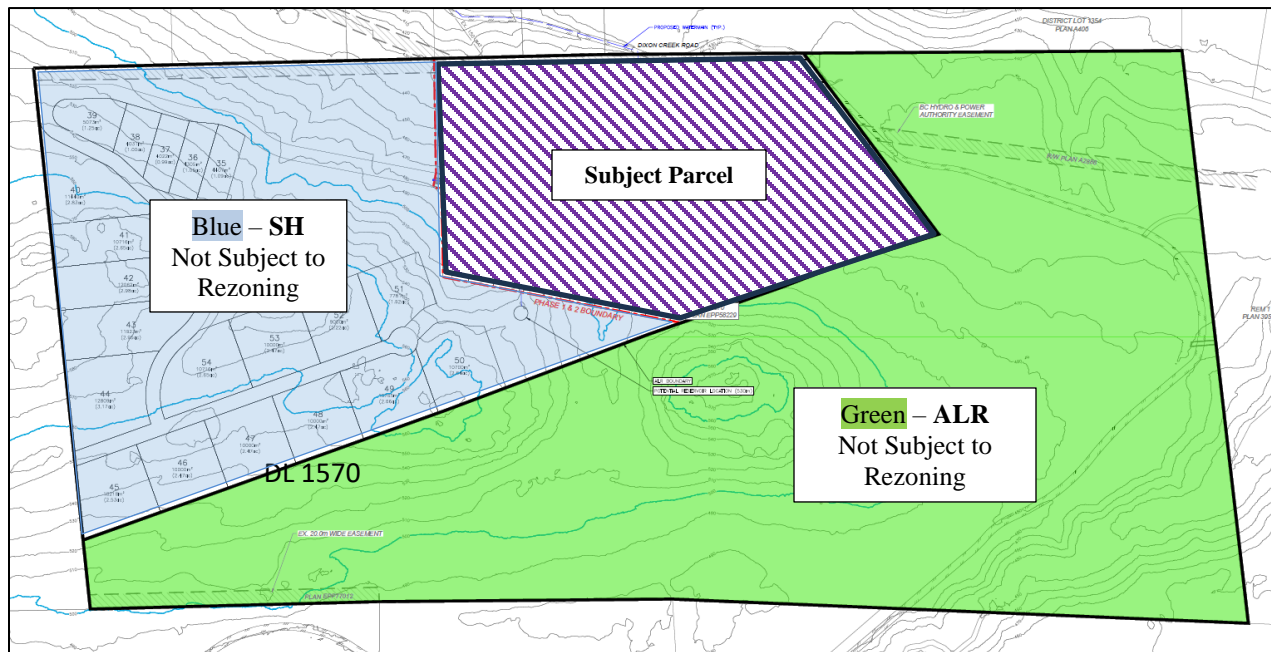
READ A THIRD TIME this day of , **2023**

ADOPTED this _____ day of _____, 2023

Mayor Ward Stamer

Tasha Buchanan, Corporate Officer

SCHEDULE 'A'



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

Certified Correct: Corporate Officer



Property Information Report

Report Generated on: November 30, 2022 12:01:26 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

Parcel Description & Location

[More Details](#)

Legal Description:

DISTRICT LOT 1570 KAMLOOPS DIVISION YALE DISTRICT

Plan Number:

NO_PLAN

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:
1223431.15

Acre:
302.316

Hectare:
122.343

Community: Barriere

Local Authority: District of Barriere

School District: Kamloops/Thompson



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact District of Barriere for any future debt.

Planning & Zoning (For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 111

Zoning: SH

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: DISTRICT OF BARRIERE

OCP Designation: UNSPECIFIED, RURAL RESOURCE

Agriculture Land Reserve (Intersect): Yes

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
345.01530.000	013-151-592	2021	\$308,000.00	\$0.00	1-Res

Folio:	Actual Use:	Manual class:
345.01530.000	2 ACRES OR MORE (VACANT)	None

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).



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.



August 31, 2021

Ref: 11200-30/2020-0367

Re: Permit Report "Report 2020-0367 Archaeological Impact Assessment of District Lots 57 and 1570, KDYD, in Barriere British Columbia"

The Archaeology Branch has reviewed the above report dated Jul 06, 2021, prepared on your behalf by Terra Archaeology Ltd. (Kamloops) under Permit 2020-0367.

I accept the negative study results and concur with the archaeological resource management recommendations for no further work.

However, in the unlikely event that unanticipated archaeological remains are encountered during your operations in these areas, please immediately stop work in their vicinity and contact me at (236) 478-2545.

Sincerely,

Ryan S Blackburn
Archaeologist
Permitting and Assessment Section

pc: Michael Elvidge

**Ministry of Forests,
Lands, Natural
Resource Operations and
Rural Development**

Archaeology Branch

Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:

PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Location:

3rd floor – 2975 Jutland Rd.
Victoria BC, V8T 5J9

Website: <http://www.for.gov.bc.ca/archaeology/>

Email: ArchPermitApp@gov.bc.ca



Response to DL1570 application

Oct. 12, 2023

Re: RZ-23-03 P2 – Application for Rezoning

By adjacent property owner (DL57)

Chris Delaney, President, Voyageur Country Wilderness Estates Ltd.

Introduction:

As residents of the District of Barriere and owners of the property directly adjacent to the proposed re-zoning, we strongly oppose this application.

As District Council is aware, the Developers of DL1570 applied to amend the zoning by-law to add density earlier this year and were unanimously voted down by Council. The primary reasons we (DL57) opposed the re-zoning have not changed with this new application. They may even be exacerbated by it.

Our key objection is that if density is allowed in one portion of the area, the adjacent lands are negatively affected and become unsaleable as low density, large acreage lots. You cannot have high density directly next to low density without severely diminishing the unique value proposition of the low density area.

The application does not take any of this into consideration. If approved it would force the developers of DL57 to apply for high density rezoning against our better judgement, or risk destroying the unique value of large, private, low density lots next to high density lots with all of the noise, traffic and activity they would bring.

Rezoning both properties would increase the density of the entire area by 5x the current zoning, leading to enormous strain on existing District infrastructure, not to mention the potential failure of the development(s).

Objections:

We believe the core issues that made the previous application unsupportable (Schedule A attached) remain in effect. These reasons include:

1. **Outside the Community Plan/Upsets delicate balance:** The Community Plan for the District was adopted based upon the needs of the District and the desire by residents to balance development between rural and urban living in Barriere.

The applicant's proposal creates high density directly between the town and the nearby rural areas, putting rural resident's use of horses, farm animals, farm machinery, recreational vehicles, and general quiet use of the area in direct conflict with the densification. It would upset the delicate balance.

2. **Lack of Infrastructure:** Existing facilities, such as roads, water and electricity would all need to be expanded given the additional density and plan to use municipal services. Although the developers would be required to pay for some of this expansion, the cost of providing these services would render them financially unfeasible, or in the alternative would put the price per lot out of reach of most buyers for the value offered.

Without question the applicant's proposal would require additional infrastructure in Barriere, such as new roads or expansion of existing roads to accommodate the increased density driving through town.

3. **Topographical/Transmission Line Challenges:** While this new proposal anticipates a more limited expansion of densification within a defined area, the same topographical concerns remain. Especially on the West side of the proposed re-zoning area. The lots numbered 19-34 are particularly steep at the westernmost portion, making the actual usable lot smaller than a typical city lot.

There are also overhead BC Hydro Electrical Transmission lines running directly through the back of these lots, creating further challenges for land usage with smaller lots. These issues will pose problems for owners trying to utilize their land, creating water run-off issues, rock falls, foliage collapse, transmission line avoidance, and long, expensive and potentially dangerous switch back driveways, all of which can be avoided with 5 acre lots, but are exacerbated with small lots.

On the East side, lots 1-18, the same topographical issues apply except the high areas are above each lot instead of below.

With only 1 acre lots there is no natural way to avoid topographical challenges (and transmission line avoidance) as there are with large, 5 acre lots. Effectively, the developer is creating city sized lots with the remaining land unusable.

4. **Fire Hazard:** This proposal does not include a secondary road egress for fire escape.

In our original applications to the District and subsequent PLA's issued, the District required that our plans include a secondary road as an alternate route in the event of fire. This, in fact, is the reason the existing Common Lot Road design (already cleared for construction) was created as it was in the first place. Wildfires in rural areas of BC are a severe hazard.

The topography of these properties is such that options for creating a secondary route within DL1570 are limited to two options:

- a. The original plan with egress through DL57 and exiting back through the ALR lands behind the DL1570 lots.
- b. Creating a second switchback road within the proposed plan, thereby eliminating a number of the proposed lots, rendering others topographically unfit for development, and increasing costs substantially.

5. **Lack of affordability:** The use of municipal water services will add between \$3-4M in additional development costs. This estimate is based upon a thorough analysis of the cost of building a municipal water system within the development that was commissioned by both developers and prepared by McElhanney Engineering in Kamloops in 2021.

Additionally, hydroelectric costs would triple or quadruple to support the new density, adding a further cost burden. Paved roads are between 2X and 10X the cost of gravel, increasing costs further still.

These added costs would necessarily be passed on to buyers. Lot prices would increase dramatically, placing them out of reach of most local residents and making them undesirable for new buyers outside the area.

It might be useful to ask the developers if they actually intend to develop the subdivided lots or if they are positioning their property for sale to another developer who will be left to resolve the challenges of topography, fire hazard, and the problem of affordability.

6. **Lack of Market Demand:** Our research has shown that the current population density in the area cannot support the number and type of lots proposed by this application.

In order to sell a substantial number of new lots in Barriere, a unique value proposition such as 5 acre lots is needed. Regular city sized lots (which is what is effectively being proposed by the applicant) will not attract buyers from outside the area, and will be unaffordable for most local buyers. Indeed, there are already a number of city lots and even 1 acre lots available within the District that remain unsold after years on the market.

Barriere is not Kamloops or Vancouver. People come here because of the rural character of the community. A high density proposal runs counter to Barriere's natural attractions such as wildlife, forests, clean rivers, lakes and the freedom, slow pace and privacy of the area.

7. **Ongoing Litigation:** As with the previous proposal, we pointed out that the applicant's property and our property are currently in litigation with each other and have CPL's (Certificates of Pending Litigation) against each other's properties.

The practical effect of this is that the Land Title Office is restricted from making changes on title of the properties until the CPL is removed. A CPL prevents the owner from selling, transferring, or refinancing the property. Neither the applicant nor I can sell our lots until the CPL is removed.

DL57 (Voyageur) believes any changes to the zoning of one property must take into account the effect on the other property, in particular as there is a **Common Lot Road** registered with Land Titles for both properties, and is included in the Disclosure Statements approved by the Superintendent for Real Estate for both properties.

Any changes or impact to the Common Lot Road without the consent of one or the other property owners could invite further litigation.

Summary:

DL57 (Voyageur) believes this proposed rezoning plan would have a harmful effect on the District, the nearby rural community at Dixon Creek, as well as our adjacent property.

The land area of both properties is uniquely situated between the town and the rural areas, shielded by a mountain range that creates an area of privacy and seclusion from the bustle of the town and a natural alignment with the rural areas beyond.

The creation of density, even in a section of the land base described herein, is not supportable for the reasons outlined previously and reiterated here. Densifying one area at the expense of the other areas will make the overall property less desirable and valuable, as well as the District of Barriere as a whole.

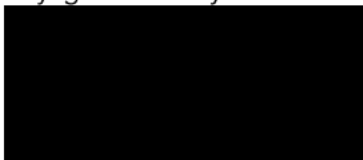
If District Council were to grant the applicant's proposal, we would by necessity be forced to make an identical application for rezoning for density of our property because the unique value proposition of large, remote, private, forested lots would be greatly diminished by having density immediately adjacent to us.

As we have pointed out, we have no interest in densification of our lands. The local area cannot support the number of homes being proposed, and adding density and small lots to a rural community known for its open, forested lands and rural way of life is counter-intuitive to attracting outside residents.

We could end up with a development that nobody wants, is tied up in legal issues, and then languishes for years or decades. This is in no one's interest.

We respectfully request that this new proposal be rejected as it does not address the core concerns from the applicant's previous application, and in some cases worsens them.

Chris Delaney
President
Voyageur Country Wilderness Estates, Ltd.



SCHEDULE A



Response to DL1570 Application to re-zone to 1 acre lots

From: DL57 - Voyageur Country - Adjacent Property Owners

INTRODUCTION:

We oppose the Application by DL1570 to rezone its property from 5 acre lots to 1 acre. As property owners directly adjacent to the applicants, there are a number of reasons for our opposition, as follows:

1. OUTSIDE THE COMMUNITY PLAN – This proposal represents a significant departure from the Community Plan.

When we first explored developing these lands we inquired with the AO about changing the zoning to allow for smaller lots. We were told that the Community Plan, which had been developed a mere 15 years earlier, had intentionally zoned these properties as small holdings of 5 acres to preserve the rural nature of the District.

This made sense given that the main attractions of living in Barriere are the rural lifestyle; the lack of density; the easier pace this creates; and the greater use of space and comfort it offers to all residents.

Increasing the density of DL1570 by 5X is counter to the intent of the Community Plan. The knock-on effects to the rest of Barriere would be significant, as outlined in the points below:

2. UPSETS THE DELICATE BALANCE - The location of this property, and our adjacent property (DL57), is unique in that they are both accessible yet secluded. Because they are on a wilderness mountain next to the town they offer the best of both worlds – close to services with the character of a remote, getaway property.

Changing the Community Plan to permit large scale growth in this area would forever alter the delicate balance of Barriere's rural township. It would create a densely populated area between the town and the farms, ranches and rural areas adjacent to it, effectively establishing a high density suburb within a small town.

It would bring nearby rural residents into direct conflict with the new sub-division.

3. **LACK OF INFRASTRUCTURE** - Increasing from 49 lots (total between the two properties) to 250 lots (assuming DL57 would also need to rezone), and from approximately 150 additional residents to upwards of 750 would stretch the local infrastructure to breaking:

- The existing road network in Barriere would quickly become insufficient to support the level of traffic increase.
- The existing gravel Dixon Road leading into the development would be unable to support the large increase in traffic.
- The internal development road already designed and partially built would be insufficient to support that number of lots/homes.
- The internal road network would need to be doubled or tripled to create access to the additional lots, and then paved to support the increased volume of traffic.

A paved road is undesirable for a development such as this, for three main reasons:

- a. It is cost prohibitive. A paved road can cost between 10 and up to 50 times that of a gravel road.
- b. Paving is associated with urban development and the problems (such as higher traffic, excessive speeding) that come with that.
- c. It is counter-intuitive to the rural, wilderness nature of the properties where horses, recreational vehicles, snowmobiles, hiking, mountain biking, wildlife viewing and other rural activities would be the common and desirable uses.

4. **SHARED INFRASTRUCTURE CHALLENGES** - In addition, what works for one property may not work for the other and could damage opportunities for either or both parties.

Should one property be rendered undesirable or undevelopable due to cost, infrastructure challenges, or lack of buyer interest, it could have a negative impact on both properties' sale-ability.

The District could also stand to lose tax benefits in the affected property(s).

5. **TOPOGRAPHICAL CHALLENGES** - The topography of the area is mostly steep and rocky. Accessing these lands currently requires switchback roads and switchback driveways, both uphill and downhill, depending on the terrain.

In some steeper areas it would be virtually impossible to access building sites on 1 acre lots without additional, comprehensive road infrastructure. Even then, geotechnical assessments would be required for most home building and could result in some lots being identified as too steep or dangerous to build on. Not to mention the lack of usable land remaining on such lots, negating any benefit of having 1 acre.

With the current 5 acre lot zoning, these challenges are easily met due to the substantial extra property available for home building, outbuildings, septic location, well drilling, driveway switchbacks and personal enjoyment.

The same is not true with 1 acre lots, especially narrow ones. The land on a 1 acre lot would be quickly used up with even longer driveway switchbacks (due to a more narrow lot design), possible access easements needed, well drilling, septic and/or drain field locations and home/outbuilding sites.

The benefits anticipated from having more, smaller lots would be offset by the topographical challenges and additional costs of developing those lots.

6. **LACK OF A COHESIVE PLAN** - Changing the zoning of one property to high density while the adjacent property remains low density would create an inconsistent vision devoid of proper design and planning. It would run contrary to the effective planning in the District the past several years.

Barriere has shown significant progress in its community planning in the past decade. This is paying off in a well-managed and cohesive District that works for all residents.

Sacrificing this for overwhelming growth in a small area may create more problems than it solves.

7. **LESS AFFORDABILITY** - The idea that smaller lots would be less expensive and therefore more accessible to more people may seem compelling on the surface. But the cost differential between a 5 acre lot and a 1 acre lot is not 1/5 the price. It may not even be 1/2 the price differential.

With the necessary increase in costs for additional hydro, street lamps, more roads, paved roads, sidewalks, etc., any apparent benefit for the developers would be quickly offset by the new costs needed to service the sub division.

All of this would put even more upward pressure on pricing of the smaller lots.

The addition of geotechnical assessments and added construction costs for building on steep lots would only end up shifting many of the higher costs to home owners.

Market demand currently places the price of 5 acre lots in this area at between \$259,000 and \$399,000. Prices that are comparable with regular city lots in Kamloops and Kelowna, and that are a fraction of the cost of a city lot in the Lower Mainland.

This demonstrates that 5 acre lots for these properties are competitively priced and offer significant value to a wide range of buyers.

One acre lots, with their additional costs and unique topographical challenges, would not be able to be competitively priced relative to competing BC real estate markets.

8. **LACK OF MARKET DEMAND** - Our research has shown that the local area has neither the level of demand for this many lots, nor the capacity to support them.

To sell even the 49 lots originally planned by the two properties will require reaching beyond the local area to larger urban areas like Kamloops, Kelowna and even lower mainland communities like Chilliwack, Abbotsford, Langley and Coquitlam, and possibly beyond to Calgary and Edmonton.

To attract buyers from outside Barriere to consider purchasing a lot in these developments, it is imperative that there be a unique value proposition not readily available elsewhere.

Large, 5 acre lots with forested landscapes, spectacular views, slower paced rural living, wildlife, and ample privacy are such a value proposition.

250, one acre lots do not offer a unique value proposition. One acre lots are not altogether much different than city lots in terms of lifestyle. Smaller lots are also readily obtainable in many other British Columbia cities and towns. 5 acre lots are unique, desirable, and not commonly available for sale in urban and even many rural areas.

There are already a number of smaller, 1 acre lots for sale within the Barriere District as well. Adding more of the same product without the base to support it does not make sound business or planning sense.

With the added difficulty of having 5X the number of lots to sell, it could potentially glut the market, depress interest and/or prices, and nullify any advantage to zoning for smaller lots.

This proposal is simply too many lots with too few buyers for the product and location offered.

This could result in an incomplete development that may take 20-30 years to finish, if ever. Not to mention that were it to somehow succeed, it would turn Barriere into just another overcrowded jurisdiction, inconveniencing many current residents and demolishing the *unique value proposition* of living in a rural community like Barriere.

Managed growth within the Community Plan is desirable. Rapid growth that cannot be properly supported is undesirable both to new buyers and existing residents.

9. **PENDING LITIGATION** - The developers in DL1570 and DL57 are currently in a dispute over their properties, with trust interests secured against each other's properties, and litigation pending. Neither party can develop either of their properties until this dispute is resolved.

The application for rezoning cannot be acted upon at this time, even if approved by the District. By the time the dispute is resolved circumstances may have changed, requiring another application to Council.

SUMMARY:

We believe the current zoning of 5 acre lots is sensible, doable, desirable and complimentary to the Community Plan and existing infrastructure in the District.

We believe an increase to 5X density would not be able to be supported by current District infrastructure.

Such high density would be deleterious to area residents and put the development in direct conflict with the rural residents nearby. The result would be a development devoid of a unique value proposition and that would be unattractive to target market buyers.

With added costs due to unique topographical challenges for smaller lots, the cost differential would become uncompetitive.

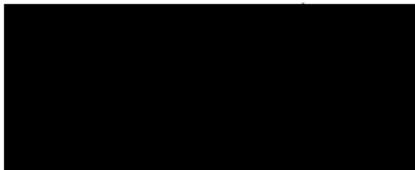
Hong Kong, New York and even Vancouver are about density. Barriere has an enviable and attractive lifestyle that is unique and enticing, and which cannot be found in larger markets or even many smaller markets. We believe it would be short sighted and damaging in the long term to substantially alter or destroy that.

As Developers who live and work in this community, we have a vested interest in retaining all that is good about the area.

Given that neither party can develop their properties until the litigation is resolved, there is no urgency to this application and no practical need to address it at this time.

We respectfully request that this proposal be rejected, or at a minimum tabled until the litigation between the parties is resolved and a clearer picture of the needs of both Barriere and the subject properties can be determined.

Chris Delaney
President
Voyageur Country Wilderness Estates, Ltd.





Interior Health
Every person matters

January 11, 2023

Tasha Buchanan
Deputy Corporate Officer
District of Barriere
(250) 672-9751

email sent to: tbuchanan@barriere.ca

Dear Ms. Buchanan:

RE: Amendment to the District of Barriere Zoning Bylaw No. 111 Amendment Bylaw No.225, Barriere, BC.

Thank you for the opportunity to provide feedback for the proposed zoning amendment to rezone District Lot 1570 Kamloops Division Yale District from Small Holdings (SH) to Residential.

Healthy Housing

Thoughtful and well-planned communities contribute to positive health outcomes for community members. Healthy communities are designed so that neighbourhoods are complete, compact and connected, and provide diverse housing options available for all community members. It is presumed that the rezoning application referenced in this letter is precursor to a subdivision application for housing development. Housing has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, educational opportunities, and access to health services.

In addition to potentially adding more housing options to the community, this rezoning application appears to be near to existing residential neighbourhoods and community amenities. This proposed future site of housing development appears to align with the planning principles in the *Healthy Built Environment Linkages Toolkit*, a health research based resource developed by BC Centre for Disease Control that links community design to population health outcomes. Specifically, the *Toolkit* emphasizes that densification to limit urban growth boundaries reduces reliance on vehicles for transportation for commuting, promotes the use of active transportation and decreases injuries through traffic slowing. As well, locating housing developments near exiting neighbourhoods, services and amenities helps decrease feelings of isolation, increases the use of recreational spaces and places and is even linked to a reduction in crime rates.

Drinking Water and Wastewater Servicing Considerations

We understand that detailed information for servicing the proposed development would be part of the subdivision application process should the rezoning be successful, however we offer the following for Council and staff's consideration this time.

Another important aspect of healthy environments and healthy housing is the long term sustainability of drinking water and wastewater servicing from financial and environmental health sustainability perspectives at the level of individuals and of community. Health research and our experience indicates that larger community water systems, in particular those owned and operated by local governments, are best able to provide consistently

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good quality drinking water. We presume it would be similar for community wastewater systems too. The main reason is the governance structure of larger organizations with higher capacity for asset management, ongoing maintenance and operator knowledge.

We generally do not support the creation of new small water systems during subdivision as it has been our experience that they are unsustainable over the long-term, and face unique challenges due to their small ratepayer base, but are required to provide the same quality of water as a large community system.

If onsite servicing (including sewerage disposal) is being proposed at the time of subdivision, each proposed lot will need to be assessed for its individual suitability from a long term sustainability perspective per our Subdivision Report Criteria.

It is noted that this rezoning application is looking to reduce proposed lot sizes from 4.95 acres (2 hectares) to 1 acre (4000m²). We understand that community water and waste wastewater servicing is limited in Barriere and it is likely that individual onsite services (e.g. wells and sewerage systems) will be provided. At present Interior Health supports the provincial standard for lot sizes of 2.5 acres (1 hectare) when individual onsite services are provided to accommodate all planned improvements, including private water systems and sewerage systems from a long term development and sustainability perspective. For those lots serviced by a community water system and onsite sewerage, typically 0.4 hectares (4000m²) is the minimum recommended size.

Overall, Interior Health supports the rezoning of this property for the potential to add more housing options in the district of Barriere, and would recommend a minimum lot size of 1 hectare if onsite servicing is proposed.

The Healthy Communities program at Interior Health is committed to collaborating with the District of Barriere to support healthy community planning. We would be glad to review the subdivision and/or development referral to provide further comment should this rezoning be approved by the community and Council. If you have any questions, comments or require more resources please feel free to contact me directly at 250-819-7655.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly MacDonald', written in a cursive style.

Kelly MacDonald, BA, MA
Healthy Communities – Community Health Facilitator