

District of Barriere

# REPORT TO COUNCIL

<b>Date:</b> February 22, 2021	<b>File:</b> 530.20/Rpts
<b>To:</b> Council	<b>From:</b> T. Buchanan, Corporate Officer
<b>Re: RZ-21-03 Hodson – Application for Rezoning</b>	

**Background:** The subject property, located at 649 Barriere Lakes Rd. has made application to subdivide by severing a small portion off the property to create an additional Residential lot along Barriere Lks. Rd. The result will require two successful zoning amendments. *District of Barriere Zoning Bylaw No. 111* requires a minimum size for subdivision of a residential lot that is serviced by a community water system but not a community wastewater system, be 4,000 sq m. (just under 1 acre) and the newly created property is 2,200 sq. m (approx. 0.54 acres). In addition, with the creation of the new lot along Barriere Town Rd., the remaining panhandle lot's road frontage does not meet the requirement of 10% of the total perimeter of the lot. Therefore an amendment to permit this reduction is also required.

**Discussion:** Attached is draft *Zoning Bylaw No. 111, Amendment Bylaw No. 199* presented to Council for 1<sup>st</sup> reading and includes a sketch (Schedule 'A') of the subject property. The Rezoning Amendment proposed is as following:

- 2.1 *The Zoning of part of Lot 1, DL1482, KDYD, Plan KAP 70716, shown cross-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit a minimum lot size of 2,200 sq. m for the proposed new lot.*
- 2.2 *The Zoning of the remainder of Lot 1, DL1482, KDYD, Plan KAP 70716, shown as-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit the frontage requirement for the remaining panhandle lot, (normally 10% of the total perimeter of the lot), to be reduced to a minimum of 19 metres.*

Should Council wish to consider this Bylaw Amendment by providing the draft with 1<sup>st</sup> reading, a Public Hearing is requested to be scheduled for March 22, 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 1<sup>st</sup> reading and; THAT a Public Hearing re: RZ-21-03 Hodson be scheduled for March 22, 2021.

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

**DISTRICT OF BARRIERE**

**DRAFT - ZONING BYLAW NO. 111, AMENDMENT BYLAW NO. 199**

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

---

WHEREAS an application (No. RZ-21-03) for amendment to District of Barriere Zoning Bylaw No. 111 has been made by the District;  
AND WHEREAS the desirable 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. 199*".

2. **PURPOSE**

- 2.1 The Zoning of part of Lot 1, DL1482, KDYD, Plan KAP 70716, shown cross-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit a minimum lot size of 2,200 sq m for the proposed new lot.
- 2.2 The Zoning of the remainder of Lot 1, DL1482, KDYD, Plan KAP 70716, shown as-hatched on Schedule 'A' to Bylaw No. 199, is amended from Residential (R) to Residential with a site-specific exception to permit the frontage requirement for the remaining panhandle lot, (normally 10% of the total perimeter of the lot), to be reduced to a minimum of 19 metres.
- 2.3 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**

**ADOPTED this              day of                      , 2021**

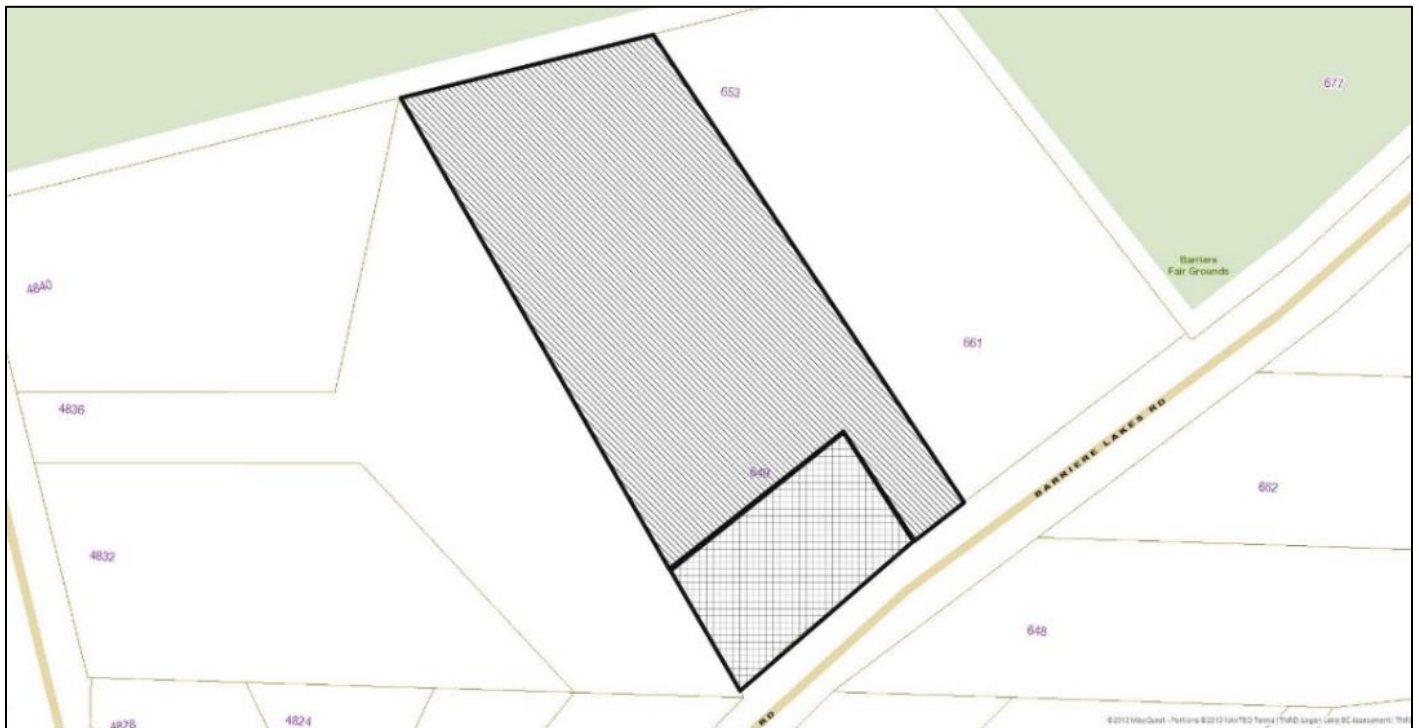
---

Mayor Ward Stamer

---

Tasha Buchanan, Corporate Officer

## SCHEDULE 'A'



This Schedule 'A' is incorporated in and forms part of  
District of Barriere Bylaw No. 199

---

Certified Correct: Corporate Officer