

District of Wells

NOTICE OF PUBLIC HEARING

District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022

Tuesday June 21, 2022 at 7:00 PM

Via Zoom Online Platform

NOTICE is given pursuant to Section 892 of the Local Government Act that the District of Wells Council is considering amendments to the District of Wells Zoning Bylaw No. 26, 2000. A Public Hearing on the proposed amendments (District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022) is scheduled for Tuesday, June 21, 2022 commencing at 7:00 pm via zoom online platform.

The purpose of the proposed Zoning Bylaw amendments, if adopted, is:

THAT "DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000" be amended by adding the following:

**4.41 (a) iii Single Family Residential Dwelling on subject property: 12566 Barkerville Highway
(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)**

Written submissions regarding the proposed amendments may be submitted to the District of Wells Municipal Office until **Thursday, June 16, 2022, 12:00 pm** to be included in the meeting agenda. Written submissions will be read at the Public Hearing. Oral and written submissions will also be received at the Public Hearing.

Please note all correspondence submitted to the District of Wells in response to this Notice will form part of a public record and will be published in a meeting agenda when this matter is presented to Council. The District considers the author's address relevant to Council's consideration of this matter and may discuss this personal information. The author's telephone number and email address are not relevant and should not be included in the correspondence if the author does not wish this information disclosed.

Take note, no further information or representations from the public can be considered by the District of Wells Council after the public hearing has concluded.

A copy of District of Wells Zoning Bylaw No. 26, 2000 Amendment Bylaw No. 208, 2022 may be inspected at request by emailing admin1@wells.ca or calling the District Office (250) 994-3330. A copy of Bylaw No. 208, 2022 can also be inspected on the District of Wells website: www.wells.ca.

Donna Forseille,
Chief Administrative Officer



**DISTRICT OF WELLS
BYLAW NO. 208, 2022**

A BYLAW TO AMEND THE “DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000”.

WHEREAS a report on the status of housing in the District of Wells has identified the need to affect changes to municipal bylaws in order to facilitate the potential development of additional housing options within the municipality; and

WHEREAS the District Council desires to take proactive steps to alleviate the seasonal shortage of housing in the community; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed Zoning Bylaw amendment in accordance with legislated requirements

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. **THAT** “DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000” be amended by adding the following:

4.41 (a) iii Single Family Residential Dwelling on subject property:

12566 Barkerville Highway

(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)

2. This bylaw may be cited for all purposes as the “District of Wells Zoning and Tree Protection Amending Bylaw No. 208,2022”

READ A FIRST TIME this 7th day of June 2022.

READ A SECOND TIME this 7th day of June 2022.

PUBLIC CONSULTATION HELD on the ____day of JUNE 2022.

READ A THIRD TIME this ____day of _____, 2022.

FINALLY READ AND ADOPTED this ____day of _____, 2022.

Certified that this is a true and correct copy of District of Wells Bylaw No 208, 2022 Amending "District of Wells Zoning and Tree Protection Bylaw No. 26, 2000" adopted by Council Resolution #_____dated the ____ day of _____, 2022.

Ed Coleman, Mayor

Donna Forseille, Chief Administrative Officer

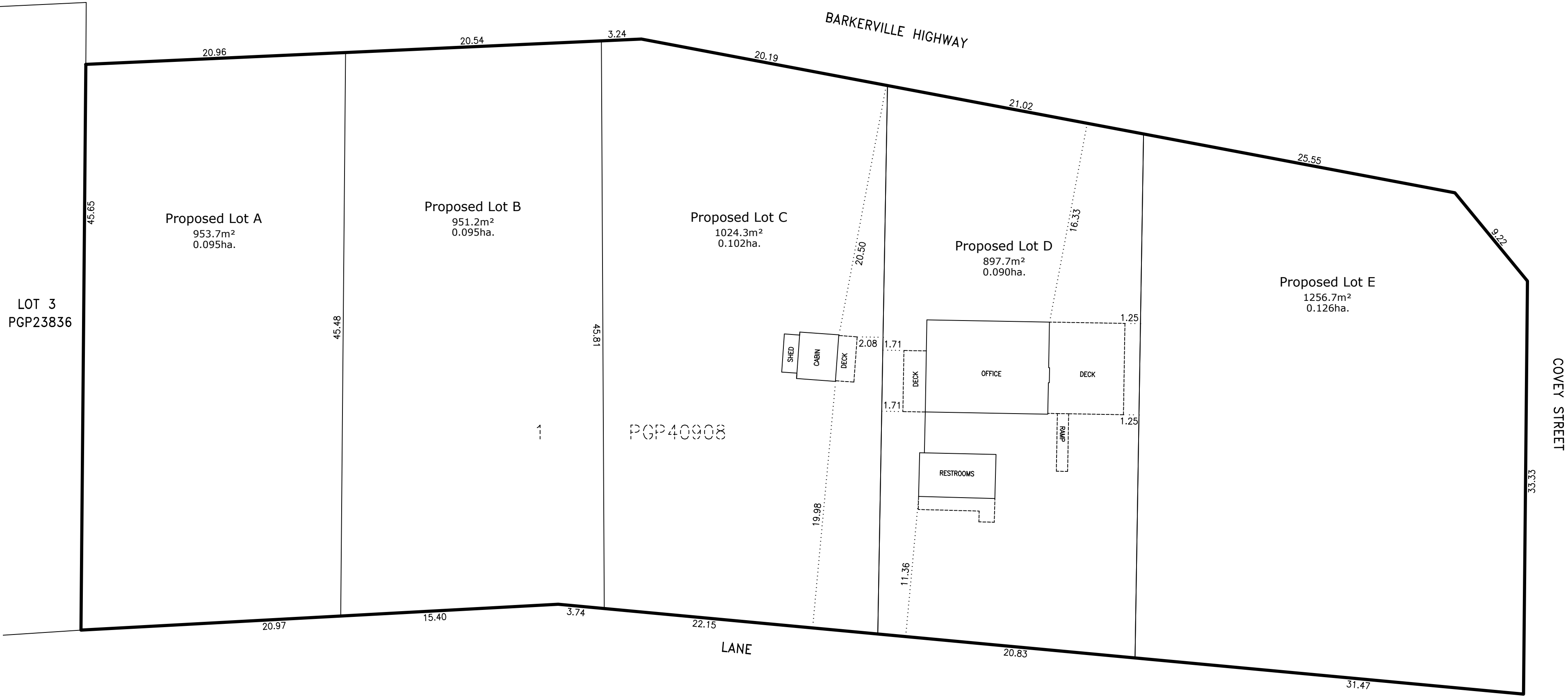
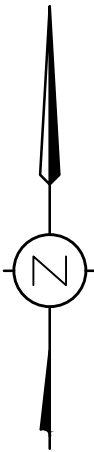
PROPOSED SUBDIVISION PLAN OF
LOT 1 DISTRICT LOT 131 CARIBOO DISTRICT
PLAN PGP40908

93H.013



All distances are in metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN
HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY
AUTHORITY OF BC RECORDS:
PGP40908

THIS PLAN LIES WITHIN THE DISTRICT OF WELLS.
THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.
DRAFTED ON THE 19th DAY OF OCTOBER, 2021



#100-275 Lansdowne St.
KAMLOOPS, BC, V2C 1X8
TEL:250-374-5331
DRAWN BY: SK
DRAWING NO: 2102325-Proposed Sub
FILE NO: 2102325
FB: -- P: --

Application Summary

eDAS File Number: 2022-02322

Approval Application:

Approval Type: Zoning Bylaw
Selected Office: Quesnel Area Office
Applicant File Number:
Project Description: Rezoning application from commercial to residential 1 to support future subdivision of residential lots.
Other Information:

Location:

Order Location

Property Address: 12566 Barkerville Highway, Quesnel
Map: 1296113,908740
Legal Description: Lot 1, District Lot 131, Cariboo District, Plan PGP40908

Approval Application Details:

Local Government: District of Wells
Existing Zoning: Commercial
Intended Zoning: Residential 1
Existing Land Use: RV Campground
Intended Land Use: Residential
Bylaw Number: 26
☐ Conform with Official Community Plan/Official Settlement Plan?
☐ In Agricultural Land Reserve (ALR)?

Attachments:

Filename	File Description	Classification
5.1c-2102325-Proposed Sub Proposed Future Subdivision		Design Drawing
5.1c-Agent Authorization - 1: Agent Authorization		Document
5.1c-PIF-12566 barkerville h Project Information Form		Document
5.1c-Rezoning Application fc Rezoning Application		Application
7.1g - Bylaw No. 106-2010 & Bylaw No. 106-2010 Schedule B 1 OCP Townsite Map		Map
7.1h - Bylaw No. 26 - Zoning Bylaw No. 26 - Zoning Bylaw Schedule A		Document
7.1i-Bylaw No. 158, 2018 am Bylaw No. 158, 2018 amending Bylaw No. 26, 2000 Zoning & Tree		Document
7.1j- Bylaw No. 26 - Zoning & Bylaw No. 26 - Zoning Bylaw Schedule B 1 - Map		Map
Zoning Amendment App-12566 Cover Letter		Communication

Approval Application Parties:

Type	Name/Company	Address	Role
Applicant	Forseille, Donna - DISTRICT OF WELLS	4243 Sanders Avenue PO Box 219, Wells, British Columbia V0K2R0	

From: Piche, Ardell TRAN:EX <Ardell.Piche@gov.bc.ca>

Sent: Thursday, April 28, 2022 11:50:27 AM

To: Chief Administrative Officer <Admin1@wells.ca>

Subject: RE: Referral Request for Zoning Amendment Application-12566 Barkerville Highway

Good morning,

The Ministry has no objection in principle to the proposed rezoning amendment for 12566 Barkerville Highway. It does not appear that access for each proposed residential lot is indicated, so please be advised that Barkerville Highway is a controlled access highway and any proposed residential access will need to be reviewed and approved by Ministry of Transportation and Infrastructure through a permit application process. All access is limited on controlled access highways and, in most cases, it is preferable for residential lots to be accessed off a side road or frontage road. Please note, this in no way constitutes subdivision approval and items to be considered at the subdivision stage may include but are not limited to:

- Access
- Road Construction
- Drainage
- Right of way dedication

If you require more information or have any questions, please do not hesitate to contact me directly.

Thank you,

Ardell Piche | Development Officer

Ministry of Transportation & Infrastructure

Cariboo District – Quesnel

Phone (250) 985-2023 Fax (250) 992-7223

Ardell.Piche@gov.bc.ca

[Highway Use Permits](#)

[Subdividing Land Outside a Municipality](#)



LHTAKO DENE NATION

(RED BLUFF INDIAN BAND)



LDN Referral # assigned:
Please quote on any future
requests or updates.

2022-985

Referral Response Form

Referral Sent By

Name: Donna Forseille

Email: admin1@wells.ca

Proponent Information

Proponent: Dawn Leroy of Realize It

Email: _____

Contact

Name: _____

Phone: _____

Date _____

Closure _____

Received: April 26, 2022

Date: May 26, 2022

Referral Information:

Type of
Referral: Land Use

Referral Letter
Ref #: _____

Proposal:

Zoning Amendment Application Referral Request Referral Address: 12566 Barkerville Highway

Legal Info: Lot 1 DL 131 PID: 014-73-002 **Present Zoning:** CW (Commercial)

Requested Amended Zoning: R1 (Residential) **Reference Number:** Ministry of Transportation and Infrastructure/
20220419-04-05

Response(s) Listed below

1. No Concerns identified at this time

2.

3.

4.

5.

6.

Comments:

Any questions or concerns maybe directed to:

W. Bruce McDonald, RFT

Lands & Natural Resource Manager

Cell: 250-983-2244 Email: bruce@lhtako.com

Response Date(s):

Original Date: May 24, 2022

Last Update: _____

Today's Date: May 24, 2022

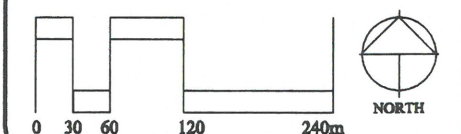
District of Wells Zoning Bylaw

Schedule B

Zoning Maps
Bylaw #26

Legend

	Town Centre Boundary
	Tree Protection Area Boundary
CW	Wells Commercial District
CWC	Wells Commercial District-Casino/Cabaret
C/M	Commercial Service/Light Industrial
RC	Residential - Commercial
M2	General Industrial
M3	Heavy Industrial
P	Institutional
R1	Residential 1
R1A	Residential 1A
R2	Residential 2
R3	Multi-Family Residential
R4	Mobile Home Park
RR1	Rural 1
RR2	Rural 2
RR3	Rural 3
OSP	Open Space, Parkland
R/A	Resource Area
B2	Barkerville Satellite & Protected Areas
S	School



Prepared for:

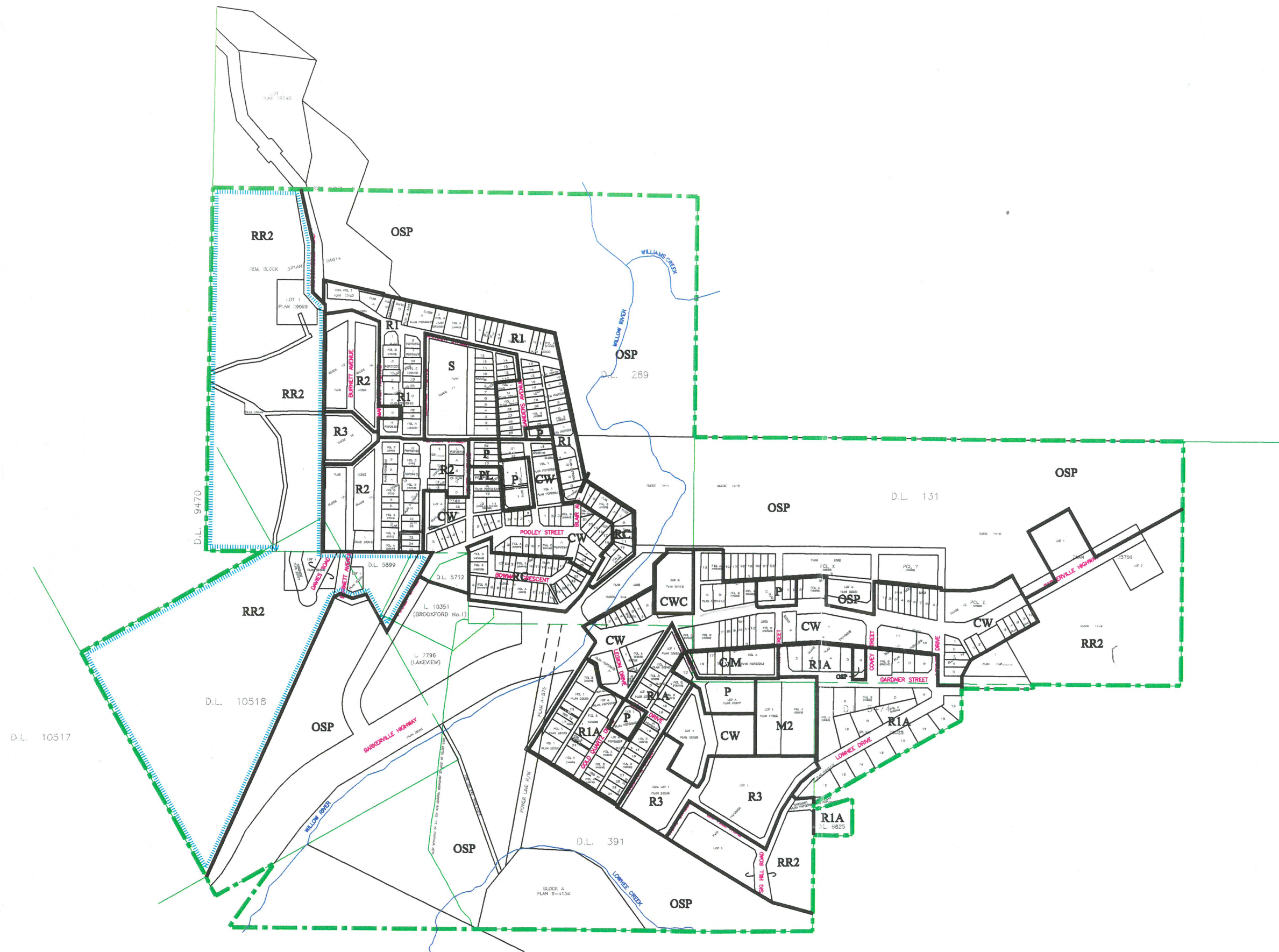
District of Wells

Prepared by:

URBAN SYSTEMS.

Date:

July 2001



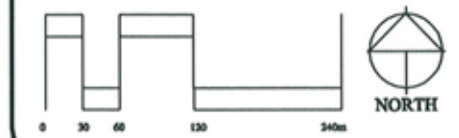
SCHEDULE "B" (MAP)

District of Wells Official Community Plan

Schedule B Official Community Plan Map

Legend

- Town Centre Boundary
- Single Family Residential
- Multi-Family Residential
- Rural Residential
- Residential -Commercial
- Wells Commercial District
- Commercial Service/
Light Industrial
- Industrial
- Institutional
- Parkland/Recreational Area
- Educational
- 1930's Mining Town
Development Permit Area
- Recreational Vehicle
Park Development
- Water Specified Area
- Water Specified Boundary
Extension Area
- Sewer Specified Area



Prepared for:

District of Wells
prepared by:

URBAN SYSTEMS.

date:

Sept, 2001

D.L. 10517

D.L. 10518

D.L. 9470

D.L. 5669

L 10351
(BROOKFORD No.1)

L 7798
(LAKEVIEW)

D.L. 391

D.L. 131

D.L. 289

D.L. 5474

D.L. 6825