

To: Board
Date: February 25, 2026
From: Planning and Development

Subject: Electoral Area A Zoning and OCP Bylaw Amendments – Bralorne Adventure Lodge (Third Reading)

RECOMMENDATION(S)

THAT Bylaw No. 1862-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024”, be read a third time as amended.

THAT Bylaw No. 1943-2026, cited as “Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No.1822-2023, Amendment Bylaw No. 1943-2025, be read a third time.

PURPOSE

The purpose of this report is to update the SLRD Board on the Management Plan developed for this proposal, outline the minor amendments made to the amendment bylaws, summarize the results of the second Public Hearing, and request third reading of the OCP and zoning amendment bylaws.

EXECUTIVE SUMMARY

On September 25, 2024, this proposal was presented to the Board for third reading. The request for third reading was denied, and the Board passed resolutions directing staff to ensure that its comments and feedback are incorporated, including requiring the applicant to develop a detailed Management Plan.

In response, the applicant engaged a consultant to prepare a comprehensive Management Plan. The applicant has also revised the proposal based on feedback received. Most notably, the site plan has been updated to remove two proposed cabins that were in close proximity to adjacent private properties. This information was shared with the public during a second hearing held on November 27, 2025 / February 17, 2026. This report presents the Management Plan, minor zoning amendment changes, updates the Board on the second Public Hearings, and requests third reading of the amendment bylaws.

KEY INFORMATION

Property Information:

Applicant: Chris Winter (Agent); Bralorne Adventure Lodge Ltd. (Owner)	Location: 128 Lorne Street, Bralorne, SLRD Electoral Area A	Legal Description: LOT B DISTRICT LOT 5485 LILLOOET DISTRICT PLAN KAP44796 EXCEPT PLAN KAP81908	PID: 017-228-476
RGS Designation: n/a	OCP Designation: Resource Management; Residential	Zoning: RR2: Rural Resource 2	Development Permit Areas: DPA 1: Heritage Commercial; DPA 2: Riparian Assessment; DPA 3: Wildfire Protection Development Permit Area

Project Description:

Bralorne Adventure Lodge is currently operating as a year-round guest lodge with a number of existing auxiliary buildings on site and has been operational since 2015. This application includes the conversion of the existing principal residential building into formal lodge accommodation with four guest rooms that can accommodate up to eight guests, under a pension use. In addition, six serviced guest cabins are proposed, as well as an associated garage with a caretaker suite (accessory dwelling unit) and common washroom facilities. Note that the application has been revised to include six cabins as opposed to the originally proposed eight cabins, in response to feedback received at the first public hearing held on July 30th, 2024.

The applicants are required to complete a Change of Use Permit process for the lodge, which will bring the existing building into building code compliance under the pension use. This proposal requires both a zoning amendment from the current residential zone to a site-specific commercial zone, and an Official Community Plan land use designation amendment from the current split designation of Residential and Resource Management to Commercial.

Previous Resolutions:

The initial application was submitted in December 2021. Staff worked with the applicants to refine the application and associated proposal and brought a report before the SLRD Board in May 2024.

At the May 22, 2024, Board meeting, the SLRD Board passed the following resolutions:

THAT Bylaw No. 1862-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024”, be introduced and read a first time.

THAT Bylaw No. 1863-2024, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863-2024”, be introduced and read a first time.

THAT Bylaw No. 1862-2024 and Bylaw No. 1863-2024 be referred to the appropriate First Nations, Provincial agencies including Interior Health Authority, Ministry of Environment and Climate Change Strategy, and the Ministry of Transportation and Infrastructure, for comment.

THAT the Board authorize the discharge of Covenant KC24964 and the replacement of this covenant with another covenant that reflects the flood construction level recommendations set out in the technical memorandum prepared by P.K. Read Engineering Ltd. dated September 7, 2022.

At the June 26, 2024, Board meeting, the SLRD Board passed the following resolutions:

THAT Bylaw No. 1862-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024”, be read a second time as amended.

THAT Bylaw No. 1863-2024, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863-2024”, be read a second time as amended.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area A Director Sal DeMare with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1862-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024” and Bylaw No. 1863-2024, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863-2024”.

At the September 25, 2024, Board meeting, the SLRD Board passed the following resolutions:

THAT staff bring back additional information incorporating the Board’s comments and feedback including the development of a more detailed management plan prior to giving Amendment Bylaw No. 1862-2024 and Amendment Bylaw No. 1863-2024 further readings.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area A Director Sal DeMare with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1862-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024” and Bylaw No. 1863- 2024, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863- 2024”.

Area A OCP Bylaw No. 608, 1996 was repealed and replaced with Area A OCP Bylaw No. 1822-2023 on December 12th, 2024. As a result, a new OCP Amendment Bylaw for this application was prepared to reference OCP Bylaw No.1822-2023.

At the January 28, 2026, Board meeting, the SLRD Board passed the following resolutions:

THAT Bylaw No. 1943-2026, cited as “Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No.1822-2023, Amendment Bylaw No. 1943-2026, be read a first and second time.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area A Director Sal DeMare with Director Jen Ford or any other Director as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Amendment Bylaw No. 1943-2026, cited as “Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No.1822-2023 Amendment Bylaw No. 1943-2026”.

Previous Reports:

- [May 22, 2024 - First Reading Report](#)
- [June 26, 2024 - Second Reading Report](#)
- [September 25, 2024 - Third Reading Report](#)
- [January 28, 2026 – First and Second Reading Report \(Amendment Bylaw No. 1943-2026\)](#)

Public Hearings

Public Hearing 1:

An electronic public hearing was held on July 30, 2024 at 7pm. Five (5) members of the public were in attendance.

1. Written Submissions

Seven (7) written submissions were received regarding Amendment Bylaws No. 1862-2024 and 1863-2024. These submissions are summarized below and were included for reference in the September 25, 2024 Board meeting agenda, along with the meeting minutes.

2. Oral Submissions

Eight (8) oral submissions were received at the public hearing regarding Bylaw No. 1862-2024 and 1863-2024. These submissions are summarized below.

- Concern was expressed over guests making excessive noise and speeding through the community.
 - Staff clarified that the Electoral Area A Noise Bylaw (Bylaw No. 1724-2021) would continue to apply to this property.
- Concern was expressed over the fact that RCMP and bylaw enforcement cannot respond expediently in the remote setting of Bralorne.
 - Staff confirmed that bylaw enforcement in Electoral Area A is carried out if complaints are made.
- A member of the public inquired about whether development on the eastern side of the parcel had been contemplated, as it is further away from neighbouring parcels.
 - Staff clarified that at this time development on that side is not contemplated due to the Riparian Assessment Areas.

- A member of the public expressed that they wished to see more of a structured plan for what the Lodge is envisioned to become.

For further details on the public hearing, review the full meeting minutes included in the September 25, 2024 Board agenda package.

Public Hearing 2:

As directed by the Board on September 25, 2024, a second electronic Public Hearing was held. On November 27, 2025, a Public Hearing was held. However, the Public Hearing held on November 27, 2025, did not meet the legislated notice requirements under the *Local Government Act*. An Information Report including the minutes from the November 27th Public Hearing was provided to the Board on December 17, 2025, outlining this discrepancy.

Another public hearing to address this discrepancy with proper notice requirements was held on February 17, 2026. It is important to note that submissions received during both occurrences (November 27, 2025, and February 17, 2026) of the second public hearing remain valid. Minutes and written submissions are included in **Attachment C**.

November 27, 2025: Approximately ten (10) members of the public were in attendance.

1. Written Submissions

Thirteen (13) written submissions were received and are included for reference along with the meeting minutes, in **Attachment C**.

2. Oral Submissions

Eleven (11) oral submissions were received at the public hearing. These submissions are summarized below.

- Several submissions supported the amendments, highlighting that the Lodge promotes and celebrates the Bridge River Valley, has had positive community impacts, and that the changes will create economic and employment opportunities.
- Supporters also noted the amendments will help people experience the outdoors and that they feel the concerns have been addressed in the bylaw and management plan.
- Concerns were expressed over guests making excessive noise and speeding through the community.
- Concern was expressed surrounding servicing and bringing more people into the valley.
- Concern was expressed over the fact that RCMP and bylaw enforcement cannot and do not respond expediently in the remote setting of Bralorne.
- Concern was expressed over how details like the caretaker's role will be enforced.

February 17, 2026: Three (3) members of the public were in attendance.

1. Written Submissions

Three (3) written submissions were received and are included for reference along with the meeting minutes, in **Attachment C**.

2. Oral Submissions

One (1) oral submission was received at the public hearing. The submission is summarized below.

- One community member who owns property down the road spoke in support of the proposal, and believes it is a well-thought-out application.

Management Plan

Following direction from the Board, the applicant engaged a consultant to prepare a comprehensive Management Plan, which was shared with the public at the second Public Hearings.

The purpose of the Management Plan is to outline the procedures and mitigation measures that Bralorne Adventure Lodge will implement to ensure:

- Full compliance with SLRD bylaws, zoning, and provincial regulations
- Respect for neighbouring residents and the Bralorne community
- Safety and security of guests, including awareness of flood and wildfire risks
- Sustainable, year-round tourism operations that support community well-being

The Management Plan outlines details such the Business Plan, Construction phasing, management strategies, and communication strategies. Of particular importance in relation to Board feedback and public concern, the management plan includes the following:

- Caretaker Service: A caretaker is to be on the property 24/7 while guests are staying on site. The amending bylaw has also been written to include this requirement.
- Contact person: Maintain a 24/7 local contact person (phone number) for concerns or complaints. Respond to complaints within 30-60 minutes
- Staff training: Complete annual training on noise enforcement, guest relations, provincial health and safety compliance, and emergency response.
- Good Neighbour Guidelines and Agreement: Outlines the principles, responsibilities, and practices to maintain positive relationships with neighbouring resident, businesses, and the wider community. Guests receive this with their reservations, and guidelines are posted in each guest room. Any guest in breach of rules may be asked to leave via the caretaker.
- Complaint Log Review: Monthly review by management of all neighbour complaints and responses
- Neighbour Feedback Loop: Short annual survey or informal meetings for tracking

Policy Review and Proposed Amendments:

Squamish-Lillooet Regional District Area A Official Community Plan Bylaw No. 1822-2023

Bralorne is recognized as a community hub for Electoral Area A. The Official Community Plan (OCP) indicates that the community has mostly expressed its support for continuing to promote

Bralorne, and Gold Bridge, as the commercial centers of the community. Additionally, the OCP envisions Bralorne as a place to recreate.

Proposed Amendments:

- This proposal will see the applicable property designated as Commercial, where tourist accommodation is a permitted use.

Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999

The table below outlines the proposed changes to the permitted uses in the zoning bylaw (changes since second reading are highlighted). The changes that have been made include reducing the number of cabins from 8 to 6, and the addition of Pension use for the existing lodge.

Pension is defined as:

“means a detached *single family dwelling* which contains temporary tourist accommodation from four (4) to ten (10) let bedrooms, intended primarily for the accommodation of the travelling public, and may include limited food services to guests utilizing the accommodation.”

ZONING	
Current Zoning	Proposed Zoning
RR2 – Rural Resource Zone (8ha)	C7 - Tourist Commercial 7 Zone
Permitted Uses <ul style="list-style-type: none"> • Agriculture • Forestry practices, • Open land recreation including golf courses and motocross tracks • Single family dwelling • Garden nursery • Kennel • Campground • Secondary suite • Bed and breakfast • Home business • Home industry • Retail sale of farm products • Accessory buildings and accessory uses 	Permitted Uses <ul style="list-style-type: none"> • 6 rental guest cabins/employee housing (new) • Accessory dwelling unit (new) • Assembly use, commercial (new) • Single family dwelling (maintained) • Pension (new) • Bed and breakfast (maintained) • Campground (maintained) • Accessory buildings and accessory uses (maintained)

In order to provide some flexibility as to the final locations of the tourist commercial development while respecting the constraints of the Riparian Assessment Areas (RAR), an area of the parcel has been identified in which the new uses will be permitted. This is reflected in the amendment bylaw and shown on the Location Plan on the next page.

Analysis

The proposal seeks to redesignate the property to a commercial land use in order to support continued access to backcountry recreation opportunities in the area. The Official Community

Plan (OCP) identifies Bralorne as a community hub and encourages compatible commercial uses; as such, the proposed redesignation is generally consistent with the OCP's policy direction.

At the first public hearing, several concerns were raised by community members, including the siting of the proposed cabins, the potential for noise and disturbance, and the need for a clearer operational approach. In response, the applicant revised the site plan and removed two of the cabins that were located closest to adjacent private properties. In addition, the applicant has prepared a management plan outlining operational procedures, guest protocols, and measures intended to minimize disturbance and address ongoing community concerns.

Based on these revisions and the additional management measures provided, staff consider that the applicant has taken reasonable steps to address the issues identified through the public engagement process

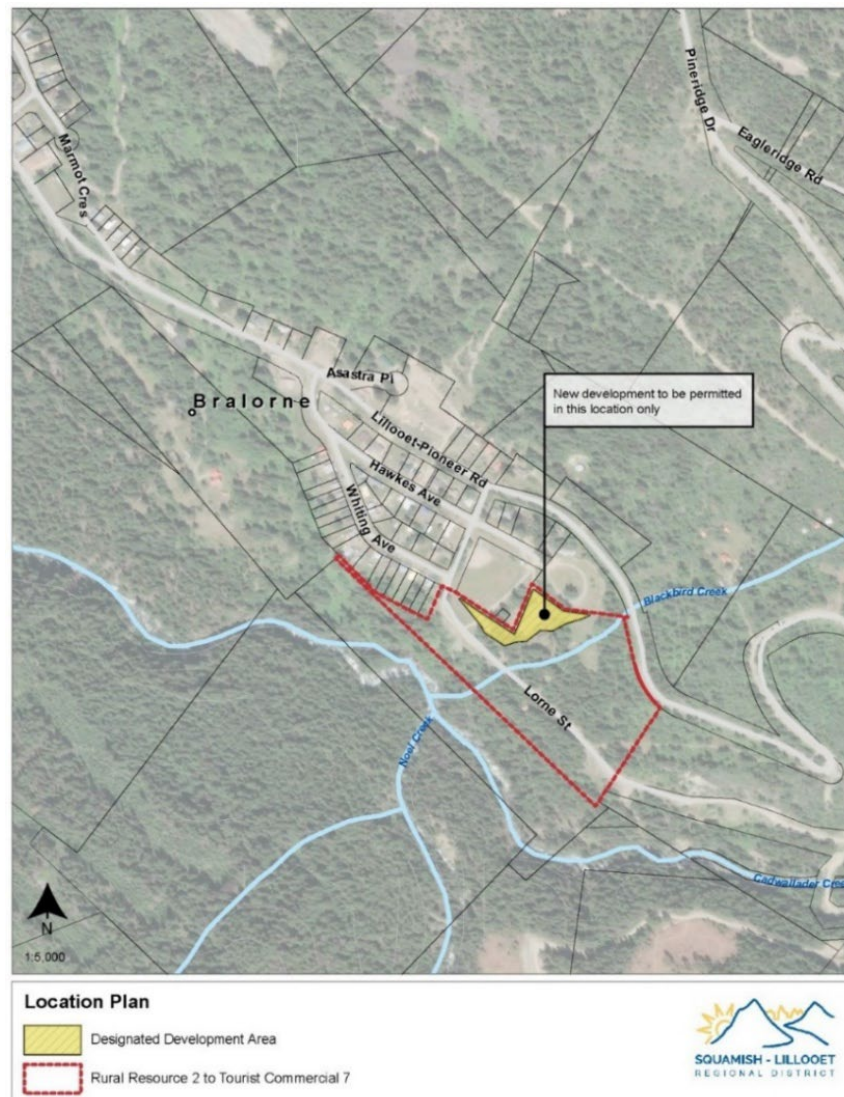


Figure 1 - Location Plan

Referral Responses

Following first reading, a 30-day referral process was initiated as per the May 22, 2024, Board resolution. A response from the Interior Health Authority (IH) was not received until July 4, 2024.

1. Interior Health Authority

Healthy Built Environment Team

A referral was sent to the Healthy Built Environment team for comment on proposed servicing when the initial referrals were sent out. On July 4, 2024, an Environmental Health Officer with IH sent a response asking for further clarification from the applicant on several aspects of the proposal, as follows:

- IH asked for clarification on how the pool/hot tub is being operated and noted that the proponents do not have a permit on file
 - IH has requested that the applicant cease operation of the hot tub until they have secured an operating permit
- IH asked for clarification on food and beverage services being offered by the Lodge
 - IH has outstanding questions regarding this aspect of the operation, and whether a permit is required
- IH asked for clarification on proposed water and septic servicing
 - The applicant provided satisfactory information, and IH has no outstanding questions regarding this aspect of the proposal

The applicant has followed up with IH regarding their questions. IH has requested that the SLRD not consider adoption of the proposed bylaws until it can be confirmed that all Provincial health regulations are being complied with, as noted in the conditions section of this report.

No bylaw amendments are proposed based on referral comments received.

Adoption and Building Permit Conditions

As noted in previous staff reports, there are several conditions that will need to be met for this project to proceed. Some will need to be met before the zoning and OCP amendments can be considered for adoption, and some will need to be met before any building permits can be issued for the parcel. If third reading is granted, the applicants will have a maximum of 18 months to meet the conditions that must be met prior to adoption as per Section 7.0 of Bylaw No. 1936-2025. Below are progress updates on each of these conditions.

Adoption Conditions

- **Servicing**
 - Before the zoning and OCP amendments can be considered for adoption, the property owners will be required to connect to the new Bralorne sewer system and decommission the connection to the old system.
 - The applicant has initiated discussions with the SLRD Environmental Services Department and an excavation company to proceed with this work.
 - The applicant intends to wait until after third reading to proceed.

- **Change of Use Permit**
 - A Change of Use Permit is required for any residential structure to be used for a different purpose, including tourist accommodation.
 - The owner will be required to complete a Change of Use Permit for the existing single-family dwelling (currently operating as lodge building) in order to ensure compliance with the BC Building Code.
 - The applicant is in the process of applying for a Change of Use Permit for the Bralorne Adventure Lodge building.
 - This permit must be in place prior to consideration of adoption.

- **Compliance with Health Regulations**
 - Interior Health has requested that the SLRD Board only consider adoption of the proposed amendment bylaws once the operation is compliant with regulatory requirements as follows:
 - The existing pool/hot tub requires an operating permit from Interior Health, and the applicant has been directed by Interior Health to cease operations until this permit is in place.
 - This IH permit is required prior to consideration of adoption.

Building Permit Conditions

- **Covenant**
 - The proponents were given approval at the SLRD Board meeting of May 22, 2024, to discharge the existing covenant (KC24964) and replace it with a covenant that reduces the required FCL to 0.6m in line with the technical memorandum. A replacement covenant will need to be in force prior to the issuance of building permits.
 - The applicant has engaged a law firm to prepare the new covenant documents for signature.
 - This condition does not need to be met prior to consideration of adoption.

CONSIDERATIONS

Relevant Plans and Strategies:

For a detailed proposal analysis, refer to the [May 2024 staff report](#).

[Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023](#)

[Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999](#)

[Squamish-Lillooet Regional District Development Approval Information, Fees and Notification Procedures Bylaw No. 1936-2025](#)

[Squamish-Lillooet Regional District Bylaw No. 1724-2021 \(Electoral Area A Noise Bylaw\)](#)

Organizational / External Impacts:

Staff time will continue to be required to bring this Bylaw amendment through to adoption, including ensuring proper registration of the covenant, and review of Development Permits and Building Permits at time of submission.

This Bylaw will allow a well-known local business to continue operation in a formal and sustainable manner. The project when in operation, will bring economic development and jobs to the Bralorne community.

Financial Implications:

Application fees were accepted as part of the application review/submission process. The proponent paid all necessary fees. Another public hearing was required to be held to be compliant with notice requirements under the *Local Government Act*. Since the need for this hearing resulted from a staff error, the applicant was not charged an additional public hearing fee.

OPTIONS

1. Give third reading to Amendment Bylaw No. 1862-2024 as amended, and Amendment Bylaw No. 1943-2026.
2. Request further information prior to giving Amendment Bylaw No 1862-2024 and/or Amendment Bylaw No. 1943-2026.
3. Other, as per Board decision.

NEXT STEPS

If the Recommendations are approved by the Board, staff will update the webpage on the SLRD website accordingly. Staff will bring the Bylaws back for consideration of adoption once the conditions have been met.

ATTACHMENTS

- A. Updated Site Plans
- B. Management Plan
- C. Public Hearing Minutes and Written Submissions – November 27, 2025; February 17, 2026
- D. Proposed Amendment Bylaw No. 1862-2024 (**changes highlighted**) and Amendment Bylaw No. 1943-2026

Submitted by:	K. Bell, Planner
Reviewed by:	C. Dewar, Interim Director of Planning and Development
Approved by:	H. Paul, Chief Administrative Officer

Project Directory

Client:
Bralorne Adventure Lodge
[REDACTED]

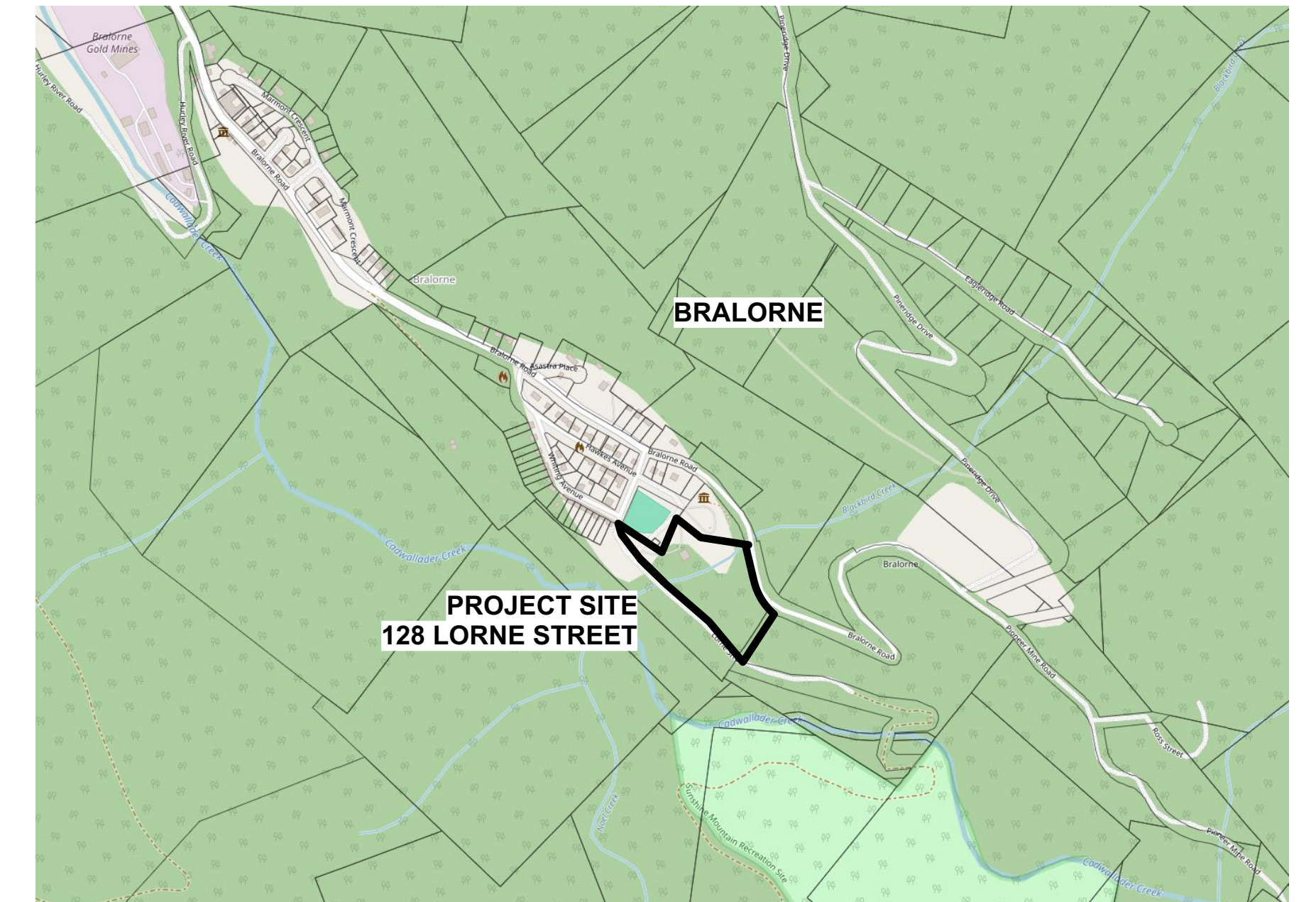
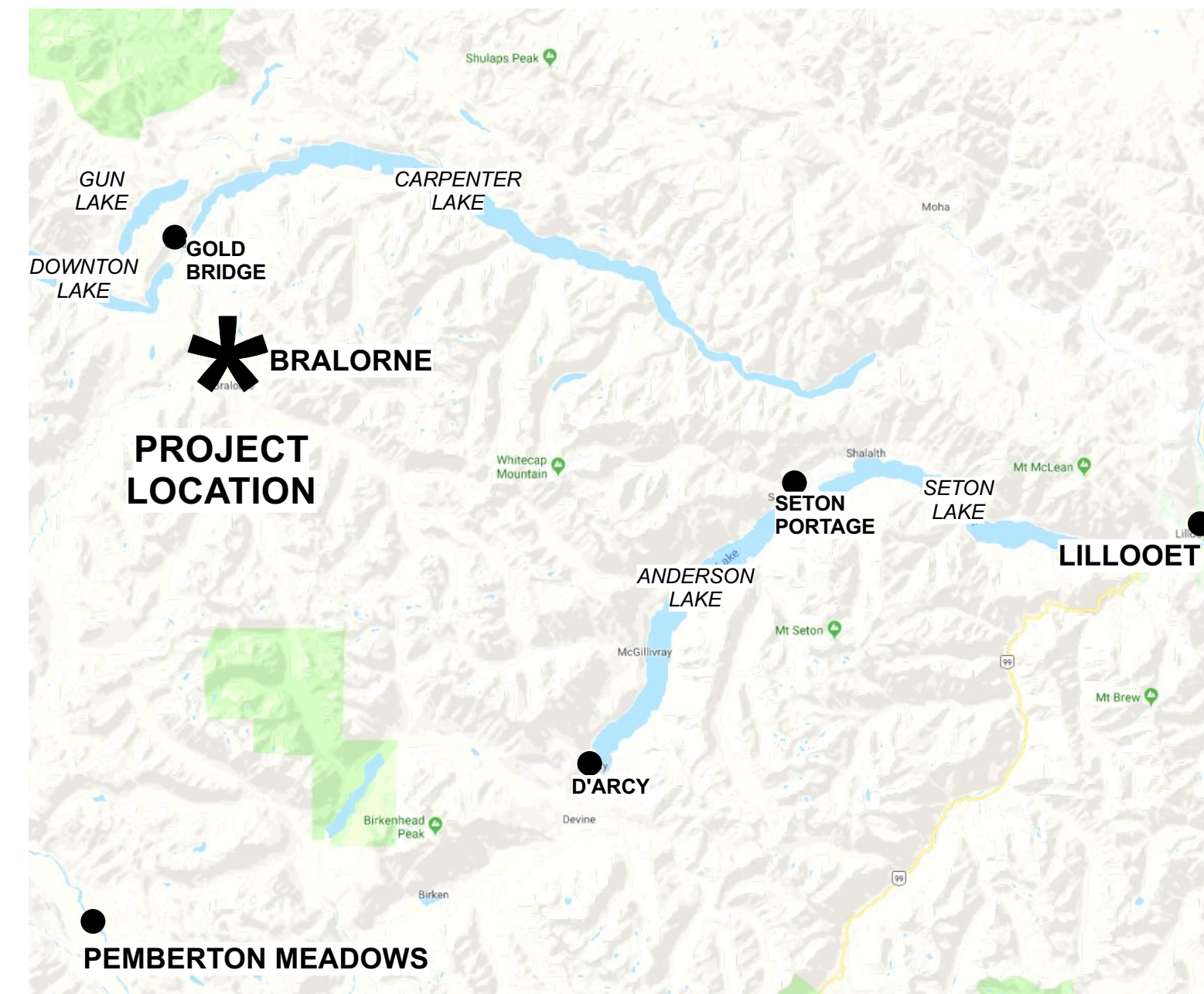
Architect & Landscape Architect
Murdoch + Co.
[REDACTED]

Surveyor:
Highmark Land Surveying & Engineering Ltd.
[REDACTED]

Environmental:
Cascade Environmental Resource Group Ltd.
[REDACTED]

Drawing List

- A-0.0 Cover Page & Site Location
- A-0.1 Existing Site - SURVEY & ORTHO 2023
- A-1.1 Existing Site - Riparian Setbacks
- A-1.2 Proposed Site Plan
- A-1.3 Proposed Site Plan - Detail
- F-1.0 Firesmart Site Plan



SITE LOCATION & CONTEXT

BRALORNE ADVENTURE LODGE

AUGUST 9, 2024

ZONING & DEVELOPMENT STATISTICS

LEGAL DESCRIPTION: D.L. 5485, LILLOOET DISTRICT PLAN KAP 44796 EXCEPT KAP81908

CIVIC: 128 LORNE STREET, BRALORNE, BC

P.I.D.: 017-228-476

SITE AREA: 4.47 ha / 11.05 ac

ZONE: RR2 RURAL RESOURCE

Permitted Uses: Agriculture, forestry practices, open land recreation (incl. golf & motocross), Single family dwelling, Garden nursery, kennel, campground, secondary suite, B&B, home business, home industry, retail sale of farm products, accessory buildings and accessory uses

PERMITTED

MIN. PARCEL SIZE: RR2 Zone, 8 ha

MIN. LOT WIDTH: 50m (Waterfront)

SETBACKS: 7.5m front / 4.5m all other parcel lines (front/side int./side ext./rear)

EXISTING DEVELOPMENT TO REMAIN:

- MAIN LODGE, 4 ROOMS/10 GUESTS (AS PERMITTED)
- WOOD SHED, KITCHEN/GAZEBO, SAUNA, HOT TUB

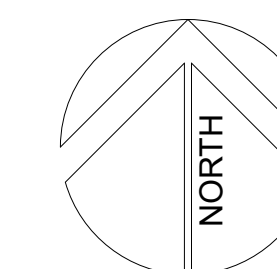
PROPOSED DEVELOPMENT

- 6 GUEST CABINS, WITH WATER/SANITARY/ELECTRICITY, approx. 30m² / 325 sf each
- 6 ADDITIONAL PARKING STALLS:
- 4 FOR CABINS (TWO CABINS WILL USE EXISTING PARKING AREA)
- 2 FOR GARAGE/CARETAKERS SUITE
- TWO STOREY BUILDING: GROUND FLOOR GARAGE, COMMON GUEST WASHROOM/SHOWER, approx 55m² / 600 sf
- SECOND FLOOR CARETAKER'S SUITE approx. 37m² / 400sf

Bralorne Adventure Lodge

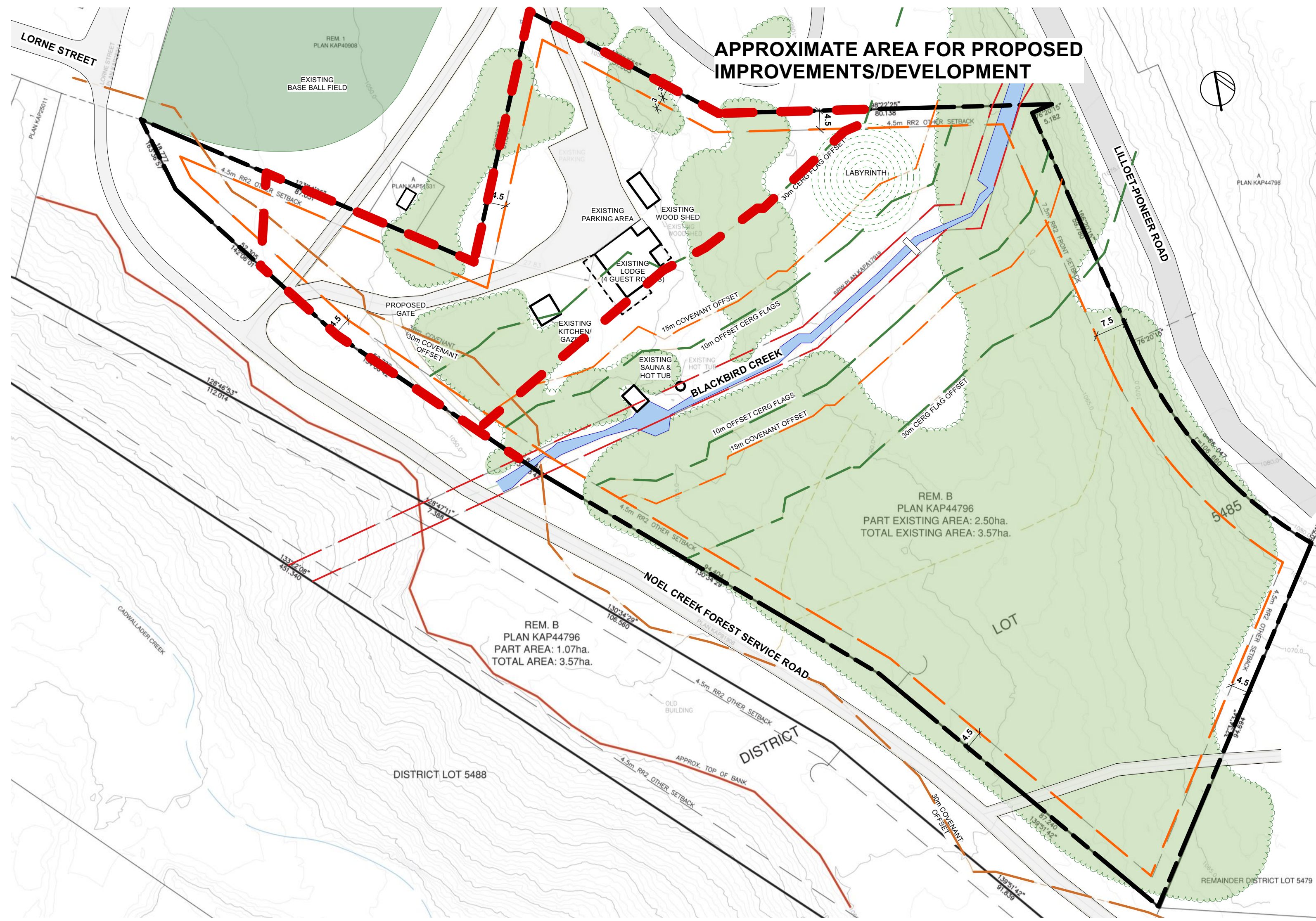
Bralorne, BC

REVISED AUGUST 9, 2024

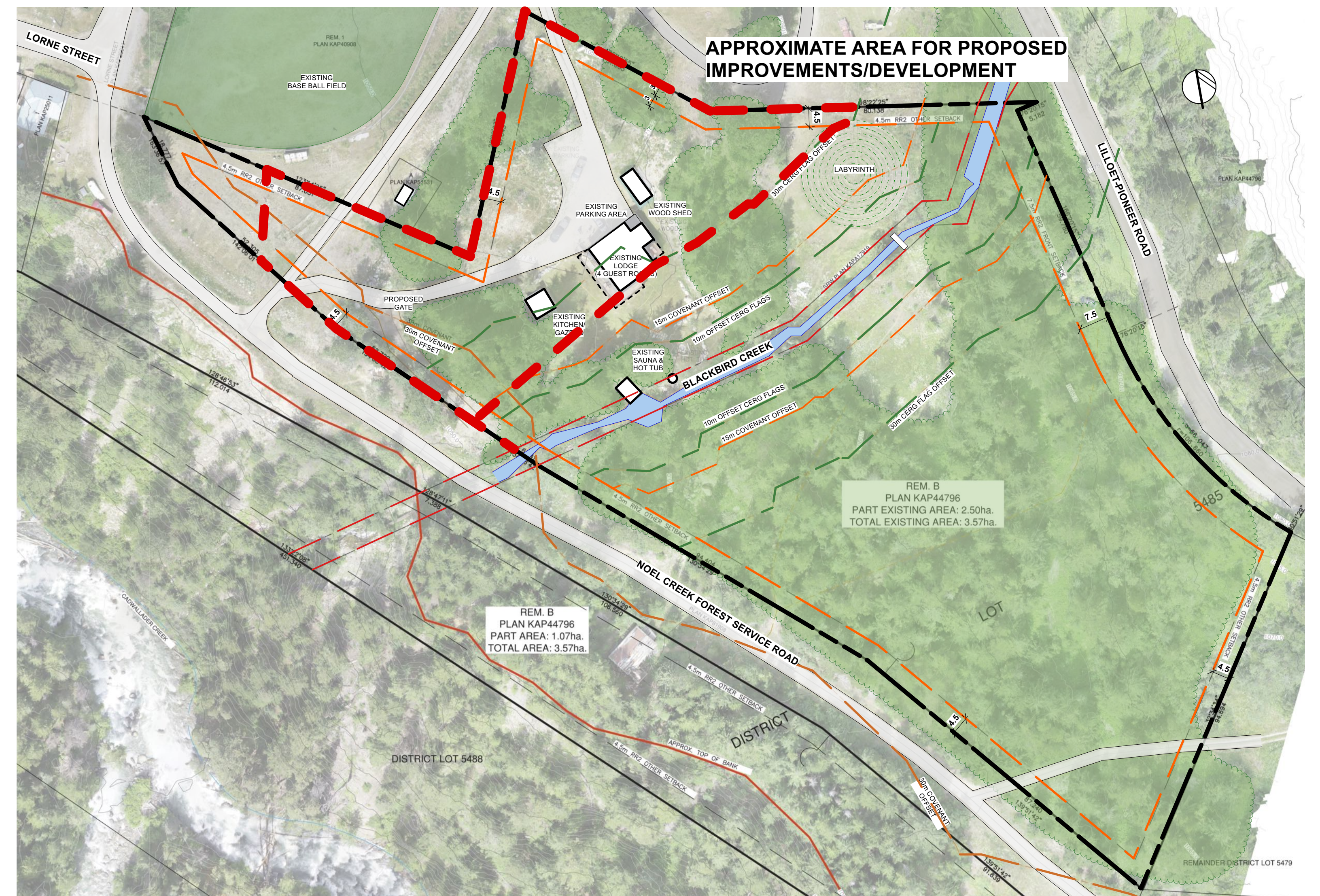


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Issued For: _____ Date: _____
ISSUED FOR REVIEW MARCH 20, 2024

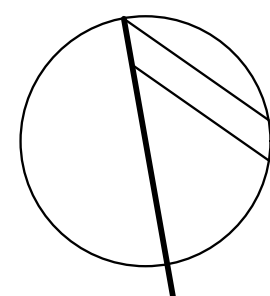


EXISTING SITE PLAN



EXISTING SITE PLAN - ORTHO PHOTO

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Issued For:	Date:	Issued For:	Date:
ISSUED FOR CLIENT REVIEW	MARCH 20/24		
ISSUED FOR CLIENT REVIEW	APRIL 10/24		
REVISED AS PER SLRD	JUNE 06/24		
REVISED	AUGUST 09/24		

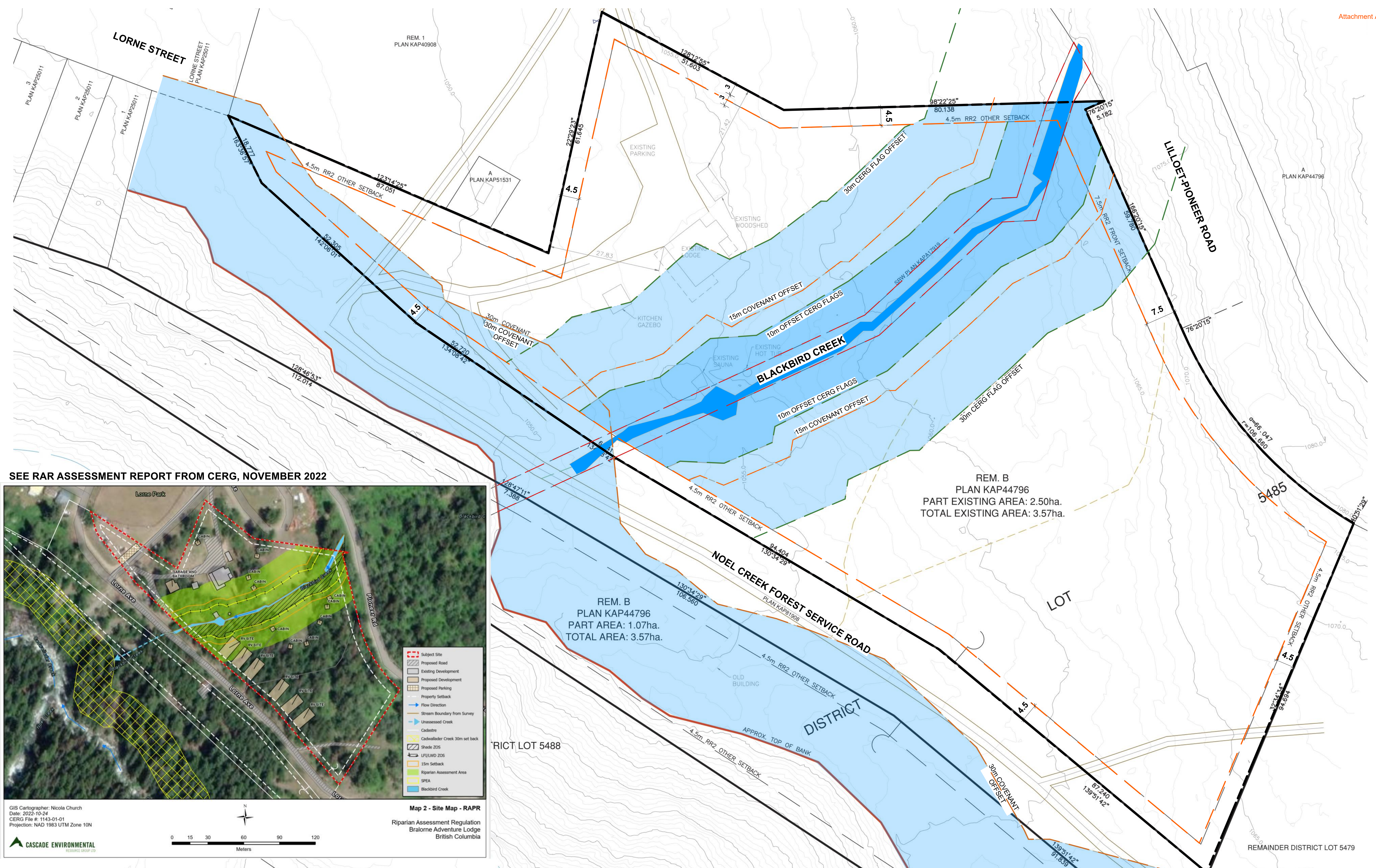
Sheet Title:
EXISTING SITE
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 128 LORNE STREET, BRALORNE, BC

Sealed By:

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Drawn By: Scale:
 BM/JL/NM
 Project No: Sheet No:

A-0.1



SEE RAR ASSESSMENT REPORT FROM CERG, NOVEMBER 2022



Map 2 - Site Map - RAPR
 Riparian Assessment Regulation
 Bralorne Adventure Lodge
 British Columbia

GIS Cartographer: Nicola Church
 Date: 2022-10-24
 CERF File #: 1143-01-01
 Projection: NAD 1983 UTM Zone 10N



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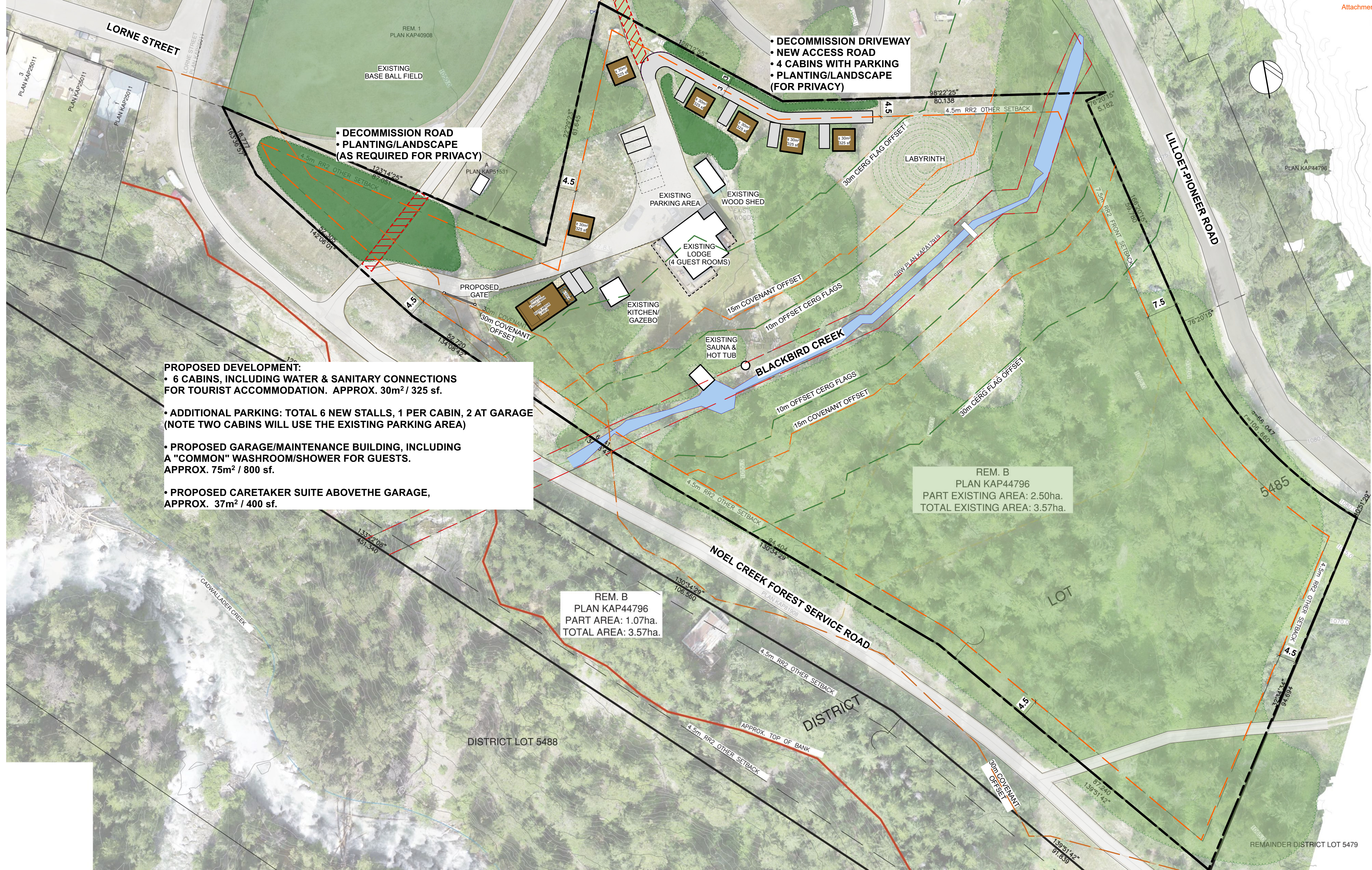
Issued For:	Date:	Issued For:	Date:
ISSUED FOR CLIENT REVIEW	MARCH 20/24		
ISSUED FOR CLIENT REVIEW	APRIL 10/24		
REVISED AS PER SLRD	JUNE 06/24		
REVISED	AUGUST 09/24		

Sheet Title:
SURVEY & RIPARIAN SETBACKS 2023
 Project
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 Scale: 1:400 METRIC
 Project No:
 Sheet No:
A-1.1



- DECOMMISSION DRIVEWAY
- NEW ACCESS ROAD
- 4 CABINS WITH PARKING
- PLANTING/LANDSCAPE (FOR PRIVACY)

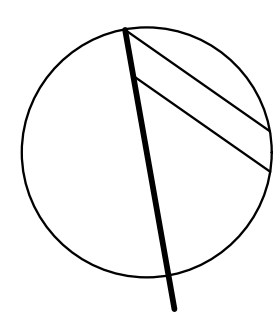
- DECOMMISSION ROAD
- PLANTING/LANDSCAPE (AS REQUIRED FOR PRIVACY)

- PROPOSED DEVELOPMENT:**
- 6 CABINS, INCLUDING WATER & SANITARY CONNECTIONS FOR TOURIST ACCOMMODATION. APPROX. 30m² / 325 sf.
 - ADDITIONAL PARKING: TOTAL 6 NEW STALLS, 1 PER CABIN, 2 AT GARAGE (NOTE TWO CABINS WILL USE THE EXISTING PARKING AREA)
 - PROPOSED GARAGE/MAINTENANCE BUILDING, INCLUDING A "COMMON" WASHROOM/SHOWER FOR GUESTS. APPROX. 75m² / 800 sf.
 - PROPOSED CARETAKER SUITE ABOVE THE GARAGE, APPROX. 37m² / 400 sf.

REM. B
PLAN KAP44796
PART EXISTING AREA: 2.50ha.
TOTAL EXISTING AREA: 3.57ha.

REM. B
PLAN KAP44796
PART AREA: 1.07ha.
TOTAL AREA: 3.57ha.

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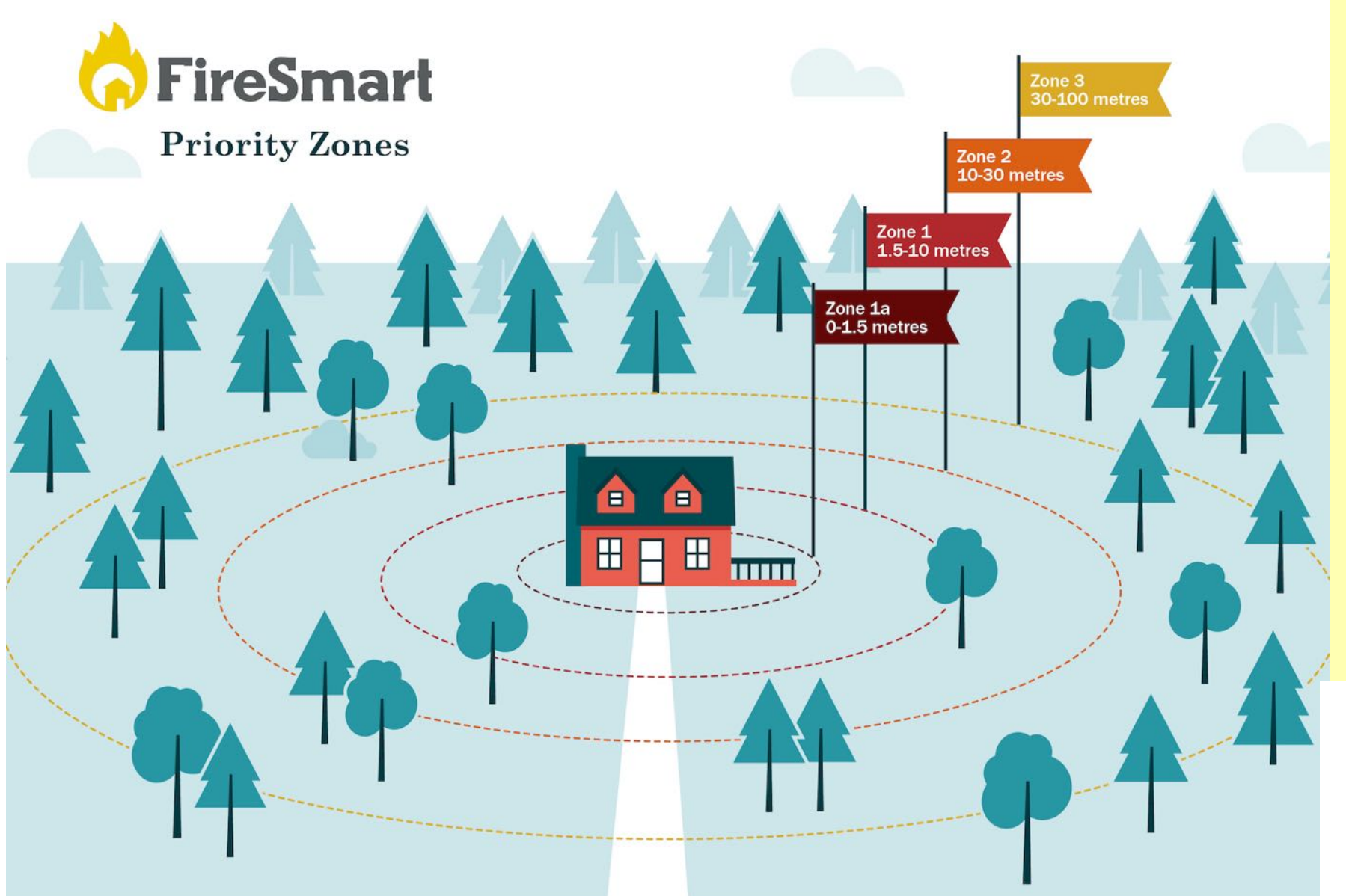
Issued For:	Date:	Issued For:	Date:
ISSUED FOR CLIENT REVIEW	MARCH 20/24		
ISSUED FOR CLIENT REVIEW	APRIL 10/24		
REVISED AS PER SLRD	JUNE 06/24		
REVISED	AUGUST 09/24		

Sheet Title:
PROPOSED SITE PLAN
Project
BRALORNE ADVENTURE LODGE
128 LORNE STREET, BRALORNE, BC

Sealed By:

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
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e: office@murdochandco.ca

Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
	A-1.2



Work with your neighbours in any overlapping priority zones!

Zone 1a (0-1.5 metres)	Zone 1A is the noncombustible zone. Reduce the chance of wind-blown embers igniting materials near your home. A noncombustible surface should extend around the entire home and any attachments, such as decks. Creating a noncombustible surface can be as easy clearing vegetation and combustible material down to mineral soil. To add to your landscape design, use noncombustible materials such as gravel, brick, or concrete in this critical area adjacent to your home. Woody shrubs, trees or tree branches should be avoided in this zone, any that are present should be properly mitigated.
Zone 1 (1.5-10 metres)	Create a landscape that will not easily transmit fire to the home. A FireSmart yard includes making smart choices for your plants, shrubs, grass and mulch. Selecting fire-resistant plants and materials can increase the likelihood of your home surviving a wildfire. Plant a low density of fire-resistant plants and shrubs. Avoid having any woody debris, including mulch, as it provides potential places for fires to start. Storing items such as firewood piles, construction materials, patio furniture, tools and decorative pieces against or near a house is a major fire hazard. Move firewood piles, trailers/ recreational vehicles, storage sheds and other combustible structures out of this zone and into Zone 2. If unable to move, store firewood inside your mitigated garage, shed or other ember resistant structures, create a noncombustible zone underneath and for 1.5 metres around trailers/ vehicles and mitigate sheds and other structures to the same standards as those of your home.
Zone 2 (10-30 metres)	If your property extends out to this zone, thin and prune evergreen trees to reduce hazard in this area. Within 30 metres of your home, selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns and remove all branches to a height of 2 metres from the ground on the remaining evergreen trees. If possible, pruning trees up to 100 metres from your home (Zone 3) is recommended. Regularly clean up accumulations of fallen branches, dry grass and needles from on the ground to eliminate potential surface fuels. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.
Zone 3 (30-100 metres)	Taking FireSmart actions in Zone 3 on your property will influence how a wildfire approaches your home. You can change the dynamics of wildfire behaviour by managing vegetation within this zone. Look for opportunities to create a fire break by creating space between trees and other potentially flammable vegetation. Thinning and pruning is effective here as well. These actions will help reduce the intensity of a wildfire. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.

Begins at Home

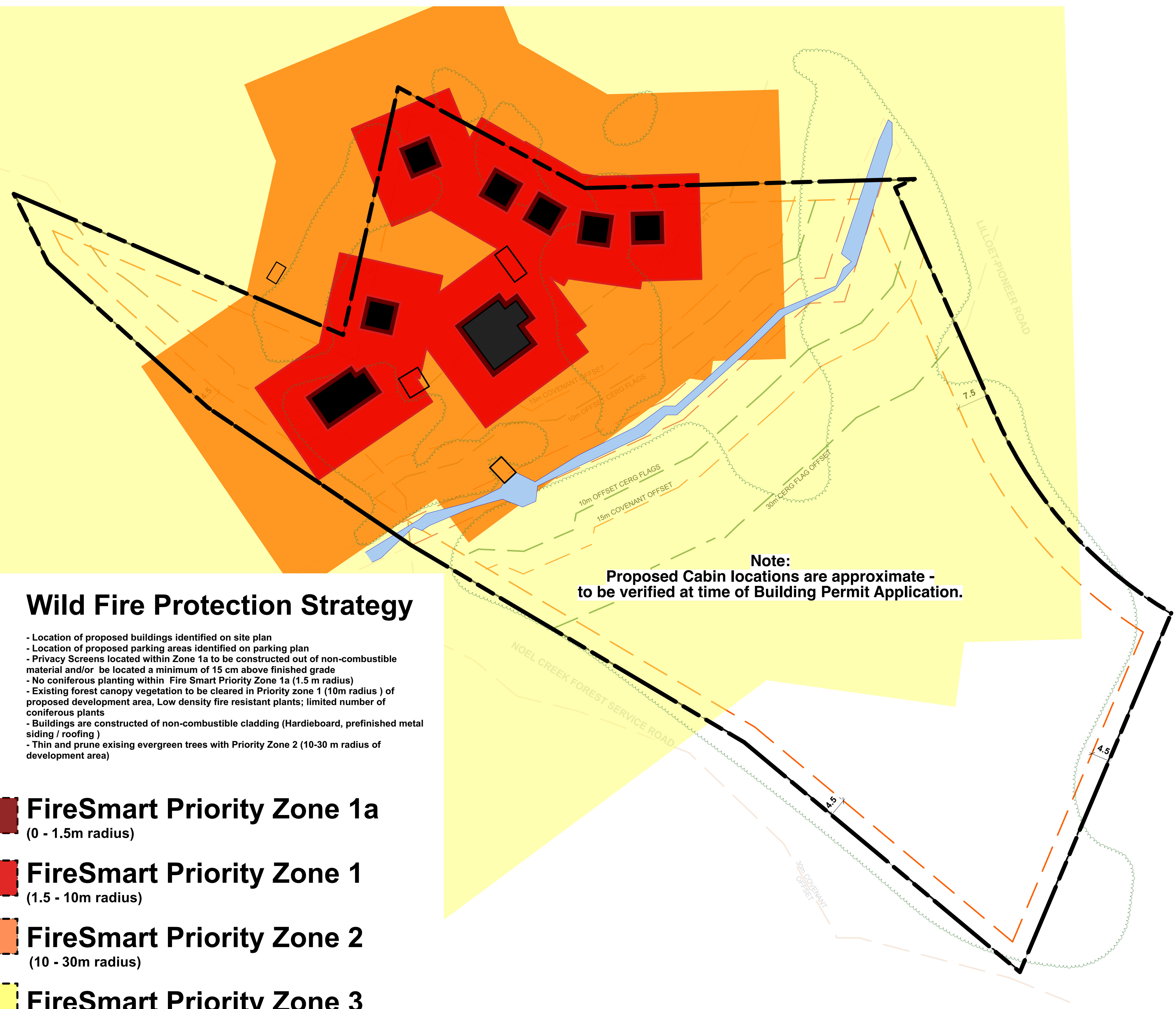
Wild Fire Protection Strategy

- Location of proposed buildings identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within Fire Smart Priority Zone 1a (1.5 m radius)
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, Low density fire resistant plants; limited number of coniferous plants
- Buildings are constructed of non-combustible cladding (Hardieboard, prefinished metal siding / roofing)
- Thin and prune existing evergreen trees with Priority Zone 2 (10-30 m radius of development area)

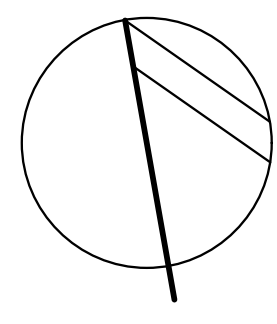
- FireSmart Priority Zone 1a**
(0 - 1.5m radius)
- FireSmart Priority Zone 1**
(1.5 - 10m radius)
- FireSmart Priority Zone 2**
(10 - 30m radius)
- FireSmart Priority Zone 3**
(30 - 100m radius)

Sheet Title:
Wild Fire Hazard Zones
 Project
BRALORNE ADVENTURE LODGE
 128 LORNE STREET, BRALORNE, BC

Note:
 Proposed Cabin locations are approximate -
 to be verified at time of Building Permit Application.



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Drawn By:	Scale:
BM/JL	1:500 METRIC
Project No:	Sheet No:
	F-1.0
Wild Fire Hazard Zones	

Bralorne Adventure Lodge Management Plan

Prepared for:
Squamish-Lillooet Regional District

Prepared by:
Jessie Abraham Planning & Development
[REDACTED]
[REDACTED]

Issued Date: Oct 3, 2025





The Bralorne Adventure Lodge is situated within the unceded territory of the Xwísten and St'at'imc Nations. We respectfully acknowledge their stewardship of this land and the enduring relationship that exists between Indigenous peoples and their territories. We recognize the significance of the past, present, and future contributions of Indigenous peoples to the land and the community. As we enjoy the beauty of this area and engage in outdoor activities, we strive to be mindful of our impact on the environment and to honor the ongoing presence and contributions of the Xwísten and St'at'imc Nations.

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1 Context & Background

1.1 Project Context

The Bralorne Adventure Lodge has operated since 2015 as a year-round tourist accommodation and community hub for recreational users in the Upper Bridge River Valley. If rezoning and OCP amendment is adopted, the Lodge will expand accommodations on its property to include:

Conversion of Existing Dwelling: The principal residential building will be formally converted into a lodge/tourist accommodation with four guest rooms (up to 8 guests).

Guest Cabins: Six fully serviced cabins are proposed within a designated development area (reduced from eight, with two removed due to neighbour concerns).

Accessory Uses:

- Garage/Maintenance building including common washroom/shower facilities. Caretaker suite above a garage (for on-site management presence).
- Accessory amenity buildings (sauna, new gazebo, hot tub – as approved by Interior Health).

Revised Property Access: To comply with SLRD requests, one driveway entrance and the road adjacent to the baseball diamond will be decommissioned. Meaning that all vehicles will enter/exit the property from a single access point. This change will further provide privacy between the Bralorne Adventure Lodge and neighbouring properties.

Since the initial submission of the OCP amendment and rezoning applications, the proposal has been revised to reduce the number of cabins from eight to six. This change responds directly to SLRD and community concerns, and ensures a stronger buffer—through increased separation and landscaping—between the proposed tourist accommodation and neighbouring residential properties.

1.2 Purpose of the Management Plan

The purpose of this Management Plan is to outline the policies, procedures, and mitigation measures that Bralorne Adventure Lodge will implement to ensure:

- Full compliance with SLRD bylaws, zoning, and provincial regulations.
- Respect for neighbouring residents and the Bralorne community.
- Safety and security of guests, including awareness of flood and wildfire risks.
- Sustainable, year-round tourism operations that support community well-being

1.3 Guiding Principles and Regulatory Requirements

This Management Plan was developed in alignment with the following regulatory requirements and guiding principles:

- SLRD zoning and building bylaws, including: zoning (C7 – Tourist Commercial 7 Zone, if adopted), building bylaw, and business licence requirements. The development will adhere to:
 - Tourist Commercial zone conditions established through rezoning.
 - Adhere to all occupancy and building code limits established by permits.
 - Only approved No expansion of units, bedrooms, or amenities without prior approvals.
- Electoral Area A Noise Regulation Bylaw applies, which:
 - Establishes quiet hours.
 - Prohibits loud or unreasonable noise that disturbs neighbourhood peace.
 - Enforceable by complaint—bylaw officers can issue tickets if violations are verified.
- Fire Services Bylaw (applicable volunteer service area): compliance with fire safety inspections and fire bans.
- Meet provincial Short-Term Rental Accommodations Act (STRAA) registration and operational rules.
- Compliance with Public Health Regulations.
- Ensure the safety, comfort, and well-being of guests and neighbours.
- Uphold the Lodge’s reputation as a trusted and responsible tourism operator.



2 Tourism Accommodation Business Plan

2.1 Mission & Objectives

Mission: The Bralorne Adventure Lodge will deliver a unique tourist accommodation in Bralorne that allows guests to retreat into nature, explore the rugged landscape, and experience sustainable business practices.

Objectives:

- Provide economic development opportunities for the local community.
- Operate in full compliance with all SLRD bylaws, including noise regulation, orderly conduct, and waste management.
- Implement sustainable business practices, including wildlife-proof waste systems and FireSmart strategies.
- Establish the Lodge as a sought-after retreat for outdoor adventure, wellness, and community-based tourism.

2.2 Target Clientele

Our guests are primarily individuals, families and small groups seeking short-term accommodation for:

- **Adventure tourism**, including backcountry skiing, snowmobiling, hiking, and mountain biking.
- **Rest and retreat** in a quiet, natural setting.
- **Wellness and reconnection** with nature, supported by therapeutic services.

Guest profiles will resemble those of boutique hotels or tourist lodges, with stays typically ranging from a weekend getaway to weeklong retreats.

2.3 Operating Season & Capacity

The Bralorne Adventure Lodge will be a year-round destination, with peak tourist seasons during:

- Winter: Snow sports (ski touring, snowmobiling, snowshoeing).
- Summer: Hiking, swimming, mountain biking.

The **maximum capacity** at Bralorne Adventure Lodge will be: **34 guests total**

- 10 guests in the main lodge.
- 6 guest cabins, accommodating 4 guests each.

2.4 Events & Programming

The Lodge will also serve as a venue for events, including:

- Wellness retreats.
- Family and group gatherings.
- Small weddings and private events (note: an on-site coordinator is required for all event bookings).
- Corporate or team-building workshops.

The Lodge will ensure adequate staffing and protocols are in place to allow for events, including permits and food and beverage services.

2.5 Amenities & Services

Host Services: On-site host to greet guests, orient them to the property, and provide local knowledge of trails and attractions.

Caretaker Services: On-site caretaker available to provide up to three meals per day, ensuring both comfort and convenience.

Wellness Services: Therapeutic offerings such as massage, yoga, and other professional wellness programs. To be offered in conjunction with licenced service providers.

Outdoor Amenities: Sauna, hot tub (with Interior Health permit), and gathering spaces for social or group activities.

Adventure guiding: Guiding services for snowmobiling and back country skiers. To be offered in conjunction with a licenced operators who hold Adventure Tourism tenure in the Bralorne area.

2.6 Sustainability & Compliance

Noise & Community Respect: Quiet hours (10 pm – 7 am) strictly enforced, with a 24/7 local contact.

Waste Management: Wildlife-proof containers, recycling, and composting programs.

Fire & Flood Safety: FireSmart measures, clear evacuation plans, and compliance with the flood construction covenant.

Local Employment: Preference for local hiring and contracts with Bralorne-area service providers.

Economic Development: The Lodge will be a hub for backcountry tourism, group gatherings, and retreat which will contribute to local businesses and services.

3 Construction Phasing

3.1 Construction Phasing

Phase 1: Lodge Retrofit (Caretaker Suite)

- Retrofitting of the existing main lodge to include a temporary caretaker suite in the existing laundry room.
- Caretaker will reside in this space during initial construction to provide on-site security, oversight, and guest support.

Phase 2: Cabin Construction

- Construction of six guest cabins, each designed to accommodate up to four guests.
- Cabins will be sited in compliance with zoning, riparian setbacks, and neighbour privacy considerations.
- Caretaker will remain in the temporary suite in the lodge during this phase.

Phase 3: Garage & Permanent Caretaker Suite

- Construction of a new garage building with a caretaker suite above, to serve as the caretaker's permanent residence.
- Upon completion, caretaker will relocate to this permanent suite, freeing the main lodge entirely for guest accommodation.

Final Program:

- Main Lodge (capacity: 10 guests).
- 6 Guest Cabins (capacity: 24 guests).
- Garage with Caretaker Suite (on-site staff housing).

3.2 Fire Protection & FireSmart Principles

Construction and landscaping will incorporate FireSmart BC principles to reduce wildfire risk, including:

- **Building Materials:** Use of non-combustible or fire-resistant siding, roofing, and decking where possible.
- **Defensible Space:** A 10-metre fuel-reduction zone around the lodge, cabins, and garage, maintained through removal of combustible vegetation and deadfall.
- **Vegetation Management:** Landscaping with fire-resistant species; regular pruning and thinning of coniferous trees near structures.
- **Infrastructure:** Clearly marked fire lanes and access routes for emergency vehicles.
- **Equipment:** Fire extinguishers, smoke alarms, and water hoses accessible at all buildings.
- **Guest Awareness:** Signage and orientation materials to inform guests of fire risks, bans, and evacuation procedures.

3.3 Solid Waste & Wildlife Attractant Management

The Bralorne Adventure Lodge is committed to a “**Pack It In, Pack It Out**” policy, reinforced through guest agreements and education.

Guest Communications:

- All guests must sign a **waste management agreement** prior to check-in.
- Guests are educated on the importance of waste management and the dangers of wildlife attractants in a backcountry setting.

On-Site Waste Collection:

- Central **animal-proof recycling and waste bins** located on site, including additional secured containers at the **food preparation gazebo/BBQ area**.
- Clear signage instructs guests on proper disposal procedures.

Caretaker Oversight:

- Daily inspection and maintenance of waste/recycling facilities by the on-site caretaker.
- Waste and recycling are transferred daily to a **small locked room** in the woodshed for secure overnight storage.

Off-Site Disposal:

- Once per week, the caretaker delivers all waste and recycling to the **Waste Transfer Station in Gold Bridge**, open **10:00 am to 4:00 pm, Sunday/Monday/Thursday**.



4 Management Strategies

4.1 Guest Management

Reservations & Check-In

- Confirm all bookings through approved booking platforms or direct reservation system.
- Provide guests with house rules at time of booking and upon arrival.
- Designate check-in hours and check-out times.

House Rules (to be posted in all units)

- **Noise:** Quiet hours are **10:00 pm – 7:00 am**. Parties and amplified music prohibited. Operating motor vehicles (snowmobiles, dirt bikes) prohibited during these hours.
- **Occupancy:** Maximum occupancy per unit is defined by licence and must be enforced.
- **Parking:** Guests must park only in designated areas.
- **Garbage & Recycling:** Waste must be sorted and placed in secure containers.
- **Neighbour Respect:** guests receive Good Neighbour Guidelines with their reservations and are posted in each guest cabin/room.

Guest Conduct

- Any guest who breaches rules (e.g., excessive noise, damage, unsafe conduct) may be asked to vacate immediately.
- Repeated incidents must be reported to management and logged in the Incident Report System.
- Repeat offenders may be banned from future bookings.

Neighbour & Community Relations

- Maintain a **24/7 contact person** (phone number provided to SLRD, neighbours, and on all postings).
- Respond to complaints within 60 minutes.
- Share seasonal updates/newsletters with neighbours about operations, special events, and lodge improvements.
- Maintain a Good Neighbour Agreement and ensure all staff/guests adhere to it.



4.2 Health & Safety

Building Safety

- Annual fire safety inspection; maintain fire extinguishers, smoke/CO detectors, and emergency lighting.
- Post emergency exit maps in all guest rooms.
- Designate an emergency muster point.
- Ensure water, septic, and heating systems meet SLRD and provincial standards.

Emergency Procedures

- Medical Emergency: Contact 911, then notify manager. First-aid kits must be stocked and accessible.
- Fire: Evacuate guests immediately; contact Fire Department; log incident.
- Wildfire Preparedness:
 - Property maintained under FireSmart BC standards (specifically landscaping, fuel reduction)
 - No outdoor burning or campfires permitted during fire bans.
 - Post or include in guest orientation package a webpage or phone number where guests can get updates on wildfires in the area.

Staff Responsibilities

- Complete annual training on noise enforcement, guest relations, provincial health and safety compliance, and emergency response.
- Maintain logs of guest complaints, incidents, and resolutions.
- Ensure compliance checklists (licensing, cleaning, safety) are completed weekly and/or monthly as required. Management reviews compliance.
- Report all incidents of non-compliance to management immediately.

Environmental Stewardship

- Minimize waste through recycling, composting, and guest education. Waste must be secured in wildlife-proof containers.
- Use energy-efficient appliances and lighting.
- Encourage guests to respect backcountry access rules (trail etiquette, wildlife safety, leave-no-trace).

Enforcement & Penalties

- Document all complaints and lodge responses.
- Escalate unresolved guest issues to SLRD Bylaw Enforcement if required.
- Repeat non-compliance (e.g., excessive noise, illegal occupancy) may result in licence suspension or fines up to \$3,000/day.
- Lodge staff must proactively enforce rules to protect licence and community reputation.

4.3 Continuous Improvement

- Annual review of operations with updates to this Management Plan.
- Seasonal newsletters to neighbours with Lodge updates.
- Engagement with SLRD staff and Interior Health to remain proactive in compliance.

5 Communication Strategies

5.1 Guest Communication

Objective: Ensure guests are aware of rules, safety procedures, and expectations.

Methods

- Pre-Arrival
 - Email booking confirmations include Good Neighbour Guidelines, quiet hours, parking instructions, and emergency contact details.
 - Digital waiver form where guests acknowledge house rules before check-in.
- On Arrival
 - Provide a Welcome Flyer in each unit outlining:
 - Quiet hours (10:00 pm – 7:00 am).
 - Emergency muster points and evacuation routes.
 - Wildlife safety and waste disposal.
 - Front desk or caretaker personally reinforces rules at check-in.
- During Stay
 - Visible signage (Good Neighbour Agreement, FireSmart reminders).
 - Text alerts or notice board for wildfire bans or emergency updates.

Monitoring

- Guest Compliance Logs: Incidents (noise, waste, safety) recorded and reviewed monthly.
- Surveys: Optional guest survey at check-out asking about noise, safety, and comfort.

5.2 Neighbour & Community Communication

Objective: Build trust and show responsiveness to local concerns.

Methods

- Proactive Updates
 - Seasonal newsletters to neighbours: upcoming busy weekends, wildfire precautions, infrastructure improvements.
 - Post management plan and Good Neighbour Agreement on a public website or community board.
- Complaint Response
 - Maintain a 24/7 local contact number. Calls logged with time, issue, and resolution.
 - Commit to responding within 30 minutes.
 - Follow-up email or call within 24 hours to confirm resolution with complainant.
- Relationship Building
 - Host an annual open house or community BBQ for neighbours to tour the lodge, meet staff,

and discuss concerns.

- Quarterly check-ins with the local community association, if one exists.

Monitoring

- Complaint Log Review: Monthly review by management of all neighbour complaints and responses.
- Neighbour Feedback Loop: Short annual survey or informal meetings to track improvements.

5.3 Internal Staff Communication

Objective: Ensure all staff know responsibilities and act consistently.

Methods

- Training
 - Annual refresher training on noise bylaw enforcement, flood and wildfire protocols, and guest relations.
 - New hires complete orientation module with checklist.
- Ongoing Updates
 - Weekly team meetings to review guest issues and upcoming community events.
 - Digital incident reporting system accessible by all staff.

Monitoring

- Manager Review: Weekly review of compliance checklist and incident reports.
- Performance Measures: Staff evaluated partly on responsiveness to guest/neighbour concerns.



Appendices

Appendix A: Sample House Rules Sign



Welcome to Bralorne Adventure Lodge!

House Rules:

Quiet Hours: 10:00pm - 7:00am

No parties or amplified music. Operating motor vehicles (snowmobiles, dirt bikes) prohibited during Quiet Hours.

Max Occupancy: As listed per unit licence

Parking: Use designated Spaces only

Waste: Sort into recycling & garbage in secure bins

Respect our neighbours and community

Thank you for being a responsible guest!

Appendix B: Good Neighbour Agreement

The Bralorne Adventure Lodge (“the Lodge”) is committed to being a responsible member of the Bralorne community. This Good Neighbour Agreement outlines the principles, responsibilities, and practices we commit to in order to maintain positive relationships with neighbouring residents, businesses, and the wider community.

1. Guiding Principles

- Operate the Lodge in a manner that is respectful, transparent, and compliant with all regulations.
- Minimize disruption to neighbours through proactive management of noise, parking, and guest behaviour.
- Maintain open lines of communication with residents and respond promptly to concerns.

2. Lodge Commitments

As operators of the Bralorne Adventure Lodge, we commit to:

- Enforcing quiet hours from 10:00 pm – 7:00 am.
- Prohibiting parties, events, or amplified music at the Lodge.
- Providing a 24/7 local contact who can respond within 30 minutes to complaints.
- Ensuring parking is contained to designated areas only.
- Managing garbage and recycling responsibly to avoid wildlife attractants.
- Educating all guests about local community values, trails, and environmental stewardship.
- Maintaining proper business licensing, STR registration, and zoning compliance.
- Engaging with neighbours regularly for feedback and continuous improvement.

3. Community Collaboration

- Provide seasonal updates/newsletters to neighbours regarding Lodge operations.
- Invite feedback through direct communication or community meetings.
- Participate in community initiatives and contribute positively to the Bralorne economy and culture.

4. Complaint Response Protocol

- A dedicated 24/7 phone number will be provided to neighbours.
- All complaints will be logged, investigated, and resolved promptly.
- Serious or repeat issues will be escalated to SLRD Bylaw Enforcement if necessary.
- Annual summaries of complaints and actions taken will be shared with neighbours upon request.

5. Agreement & Accountability

By adopting this Good Neighbour Agreement, the Bralorne Adventure Lodge commits to responsible operations that support both the success of the Lodge and the well-being of the Bralorne community.

Signed,

Owner/Operator, Bralorne Adventure Lodge

Date: _____

Appendix C: Incident Report Form & Weekly Compliance Checklist

Incident Report Form

Date & Time of Incident: _____

Guest(s) Involved: _____

Nature of Incident (noise, damage, safety, etc.):

Details:

Action Taken:

Staff Signature: _____

Weekly Compliance Checklist

- Fire extinguishers and smoke/CO detectors checked
- First aid kits fully stocked
- Emergency exit maps posted
- Business licence and STR registration current
- Noise complaints log reviewed
- Waste and recycling systems functioning
- House Rules signage posted in all units
- Neighbour/guest feedback reviewed



PUBLIC HEARING

Electoral Area A Zoning Amendment Bylaw

Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024

Electoral Area A Official Community Plan Amendment Bylaw

Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw No. 1943-2025

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on November 27, 2025 at 7:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: S. DeMare, Meeting Chair and Electoral Area A Director; K. Needham, Director of Planning and Development Services; K. Bell, Planner (Recording Secretary); and approximately 11 members of the public.

CALL TO ORDER

Director DeMare introduced and called the meeting to order at 7:00pm.

CHAIR'S INTRODUCTORY COMMENTS

Good evening, my name is Sal DeMare, and as the Electoral Area A Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Kim Needham, Director of Planning and Development Services, and Kristina Bell, Planner.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed Bylaws:

1. Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw No. 1943-2025; and
2. Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024.

This Public Hearing is being held electronically and we welcome and thank those who have joined us via Zoom video and phone. The Public Hearing *may* be recorded for minute-taking purposes but recordings will not be published to the SLRD website.

This public hearing was advertised in the November 20 & 27 issues of the Bridge River Lillooet News. Every one of you present who believes that your interest in the property or area is affected by the proposed Bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaws. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaws.

I will now provide some brief instructions for those of you participating in this evening's Public Hearing via Zoom Online Video or Phone Conferencing.

For members of the public wishing to make a submission, please use the 'raise hand' feature.

We will call on each person to speak in turn and your microphone will be unmuted.

For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak.

For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Hearing by email to planning@slrd.bc.ca. Written submissions will have emails and addresses redacted and any information provided may be included in the public record.

When speaking please address myself as Chair and commence your remarks by clearly stating your NAME and COMMUNITY of residence.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed Bylaws. After this public hearing has concluded, the Regional

Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the Bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the Bylaws and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 10 written submission(s) regarding the proposed bylaw.

I will now ask Director Kim Needham to introduce the bylaws.

After Kim's presentation, the applicant will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION

K. Needham, Director, gave a presentation which described the proposed bylaws and their intent. The presentation provided information with respect to the project description, development plans, the new management plan, and next steps.

PROPONENT PRESENTATION

Chris Winter and Blake Jorgenson (the applicants) gave a brief oral presentation. Chris provided overall context for their vision and connection to the place, their goals and intentions for the rezoning, their intended guests, and changes that have been made to the application since the initial public hearing which includes a management plan and caretaker.

Chris shared they have the community's best interest in mind and want to create a sustainable business that promotes world class recreation and wellness. He noted that they continuously support the community through avenues like supporting the local baseball tournament, the Snowmobile Club and Sunshine Mountain. Additionally, he noted that over the years he'd spoken to the Xwísten (Bridge River Indian Band) about mountain bike initiatives with their youth and community and shared excitement about what that might look like with the Lodge. He noted that it used to be extremely difficult to find a caretaker for a project like this in town, but due to Bralorne's growth in popularity, it is now feasible. Blake added that this rezoning is needed in order for them to continue a smooth and enjoyable operation.

PUBLIC COMMENTS

Tyler Creshar (Pemberton)

T. Creshar shared that they own a backcountry snowmobiling business, Broken Boundary Adventures, with tenure in the Bridge River Valley. They are frequent visitors of the Bralorne Adventure Lodge (3-4 times a season) with their groups. Tyler believes the proposal sounds

good, and he noted that it is a good project to help show others what the Bridge River Valley has to offer.

Daryl Treadway & Pamela (Pemberton)

D. Treadway shared that they have been visiting the Valley for 20+ years and they own Lot 6 at Bradian. They believe this project is a great thing for the community, particularly for providing economic and employment opportunities. He shared that they stayed at the Lodge before owning property, and he noted the Lodge attracts people looking for an experience in the outdoors – and this demographic is growing into families who are looking for a restful retreat that the Lodge offers. Daryl knows the applicants well and provided a character reference.

Nicolas Vachon (Bralorne)

N. Vachon shared several comments and concerns with the project. It was noted that they have witnessed loud parties, loud music, drunk guests, drunk driving and altercations with local residents over the last six years. They noted the Lodge has been operating under violation of the zoning bylaw for years and is concerned that this behaviour will now be rewarded with a zoning amendment. They explained how the community has very limited infrastructure and/or services and they are concerned about bringing more people into the valley. N. Vachon noted concerns about the intentions of the applicant, because they thought the owners were trying to sell the property a few months ago and they don't live in town.

Lindsay Coleman (Bridge River Valley)

L. Coleman noted that they strongly support the Adventure Lodge in this application. They shared that the applicants have shown positive impacts on the community and believe the Lodge will bring good opportunities to the community.

PJ Hunton (Kimberley & Bralorne)

P.J. Hunton has owned property for years. They believe the applicant has nothing but the best intentions and believes the majority of the guests are respectful and that the negative types of behaviour others have experienced are the minority.

Pat Martin (Bralorne)

P. Martin shared that they live very close to the property (within 100m). They are concerned it's great for the business, but not for the community. It was expressed how there is no police in town, and that the residents will have to police this themselves. It was also shared that they are confused why there isn't more information at the second public hearing on the caretakers role and how everything will be enforced.

Andre Charland (Whistler)

A. Charland stated that they own property at Gun Lake and recreationally visit the Bridge River Valley with family. It was noted that it is a great thing to have more resources in the valley and that all communities face these challenges that are covered off with bylaws. A. Charland shared that he and his family are big supporters of the project.

Nicolas Vachon (Bralorne)

N. Vachon noted that they initially bought their property in town for recreation, like others did. He noted then there was the mine – which effectively transformed the town and now we have the Bralorne Lodge who wants to host events and parties. N. Vachon explained that he believes the Lodge will negatively impact property values.

Mark Roehlig (Bridge River Valley)

M. Roehlig noted that they bought their first property in the area in Bralorne. M. Roehlig expressed concern over comparing the intensity of the old mine to that of the Adventure Lodge. It was noted that if tourism is the next biggest economic support for the town, the community needs to embrace it. They explained that the Bralorne Adventure Lodge has shared with the community many times and that the Lodge is bringing people to the community - who visit the pub and other businesses. They noted that a party shouldn't be the biggest obstacle to tourism growth. They noted that the noise bylaw exists and is confident the community can work towards solving any issues that arise.

Tyler Creshar (Pemberton)

T. Creshar noted that they get others' concerns but shared that when they visit with different groups, they aren't drinking or partying because they have outdoor activities to do the next day. T. Creshar explained that overall, they can not think of a situation where tourism has negatively impacted property values in nearby communities.

Nicolas Vachon (Bralorne)

N. Vachon noted that many people at the Public Hearing who have shared positive comments don't live in the region and are very far away from the Lodge. It was explained that the negative comments are coming from the people who live closest to the Lodge and he feels that nothing positive has come out of the Lodge.

WRITTEN SUBMISSIONS

K. Bell noted that there were 0 additional written submissions since the start of the public hearing.

(Note that 3 written submissions came in just at the close of the hearing and these will be admitted to the public hearing record).

TERMINATION

Director DeMare called three times for further comment. There being no further comments, he terminated the public hearing for **Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024** and **Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw 1943-2025** 7:55pm.

Approved By:

Sal DeMare, Electoral Area A Director

Kristina Bell, Recording Secretary

From: [Mark Roehlig](#)
To: [Planning](#)
Subject: Notice of Public Hearing for Electoral Area A - November 27, 2025
Date: Thursday, November 27, 2025 7:54:44 PM

You don't often get email from mark@more-ventures.ca. [Learn why this is important](#)

Caution: External email. Please take extra care.

Hello,

Please receive this written submission in support of the application to amend the zoning and OCP designation at 128 Lorne Street in Bralorne to permit expanded commercial operations on the parcel. The proposal includes:

Conversion of the existing principal residence building into a lodge with four guest rooms that can accommodate up to eight guests under a pension use

Six serviced guest cabins

An accessory building with common facilities and a caretaker suite

In addition, I support the applicant to be able to host events on the property under a commercial assembly use.

Bralorne Adventure Lodge is an important part of this community and has a proven history of hosting guests responsibly.

Thank you,
M

Mark Roehlig, Managing Owner
MORE Ventures Ltd.
Delivering MORE on time and under budget!



From: [Valley General Store](#)
To: [Planning](#)
Cc: [Valley General Store](#)
Subject: Notice of Public Hearing for Electoral Area A - November 27, 2025
Date: Thursday, November 27, 2025 7:19:53 PM

You don't often get email from valleygeneralgb@gmail.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

Hello,

Please receive this written submission in support of the application to amend the zoning and OCP designation at 128 Lorne Street in Bralorne to permit expanded commercial operations on the parcel. The proposal includes:

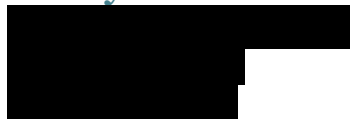
- Conversion of the existing principal residence building into a lodge with four guest rooms that can accommodate up to eight guests under a pension use
- Six serviced guest cabins
- An accessory building with common facilities and a caretaker suite

In addition, I support the applicant to be able to host events on the property under a commercial assembly use.

Bralorne Adventure Lodge is an important part of this community and has a proven history of hosting guests responsibly.

Thank you,
Lindsay

Lindsay Coleman
Owner/Operator
Valley General Store



From: [tracey.corning](#)
To: [Planning](#)
Subject: Kristina and Kim
Date: Thursday, November 27, 2025 4:08:40 PM

Caution: External email. Please take extra care.

Hi

I'd like to vote "NO" for the proposed zoning and OCP designation at 128 Lorne Street in Bralorne to permit expanded commercial operations on the parcel.

Cheers,
Tracey Corning

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Trevor Burton](#)
To: [Alix MacKay](#)
Cc: [Amy Burton](#)
Subject: 128 Lorne Street - Bylaw Amendment
Date: November 18, 2025 4:25:06 PM

You don't often get email from burton.t@gmail.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

Hello SLRD Board of Directors,

While we do support the majority of the proposed amendment, mainly those pieces which catch zoning up with current property consistent with a small lodge offering adventure based tourist accommodation, including:

- Conversion of the existing principal residence building into a lodge with four guest rooms that can accommodate up to eight guests under a pension use
- Six serviced guest cabins
- An accessory building with common facilities and a caretaker suite

Those changes are consistent with the current use of the property which have had impact, though minimal, on neighbouring properties. The changes would be consistent with the OCP, current use, character and context of Bralorne. These changes should not significantly alter the neighbourhood or others abilities to enjoy and use their property.

With that said, we are writing in opposition to the proposed zoning bylaw and OCP amendment for 128 Lorne Street in Bralorne. We own a property on Whiting Ave in close proximity to the Adventure Lodge. We are not supportive of the inclusion of commercial events and assembly in the proposed bylaw. This proposed change opens the doors to fundamentally alter how the property is used by guests of the Adventure Lodge and visitors to Bralorne.

- The property is in **close proximity to neighbours**, even a small increase in visitor numbers results in noise, event activity, traffic and off-site parking which all have direct and immediate impacts on adjacent residents. This is not a remote backcountry lodge similar to other event-based or commercial lodges within the SLRD.
- The proposed use is **inconsistent with OCP Direction & Community Scale**. The OCP supports *limited* commercial use in Bralorne, and it emphasizes *scale, context, and community character*. The rezoning introduces an intensity of use (tourist accommodation expansion *PLUS* commercial event assembly) which, in our opinion, exceeds what is envisioned for the neighbourhood context and the current character of Bralorne. The proposed use is not a natural evolution of existing zoning or use; it is a fundamental shift away. The people who come to Bralorne do so to engage in the history, remoteness and outdoors, not to experience wedding speeches or a DJ set.

- The parcel is embedded within a small residential community where neighbours reasonably expect low intensity use. The proposed shift from a rural-residential/resource to a commercial tourism zone with events is **incompatible with the surrounding land-use context**. Introducing tourism-commercial zoning that permits assembly/event activities creates land-use conflict and undermines the established character of Bralorne.
- Without question events will generate far greater noise, traffic, off-site parking demand, and late-night activity compared to standard tourist lodging. This will inevitably lead to conflict and by-law complaints. In a small, rural town with limited enforcement those **impacts cannot be effectively mitigated** when they occur by SLRD by-law enforcement or RCMP.
- Rezoning this parcel to a site-specific commercial tourism zone sets a precedent that other properties can then reasonably follow. Bralorne is not intended to be a “resort” community with an economy based in tourism. The OCP calls for a residential community that is home to primarily residential properties with a mix of full time and seasonal residents with **limited commercial development**.

We trust this will be considered through the process of bylaw adoption.

Respectfully,

Trevor & Amy Burton

From: [Planning](#)
To: [Oliver](#)
Cc: [Kristina Bell](#); [Alix MacKay](#)
Subject: Re: SLRD Board of Directors - re: Bylaw 1862-2024 and Bylaw 1943-2025
Date: November 20, 2025 4:54:24 PM

Hi Oliver,

Thank you for contacting the Squamish-Lillooet Regional District. Your correspondence has been received.

Thank you,

Renée St-Aubin | **Planning and Building Clerk**

D: 604-894-6371 x 241 | SLRD.bc.ca

From: Oliver [REDACTED]
Sent: Wednesday, November 19, 2025 11:08 AM
To: Planning <planning@slrd.bc.ca>
Subject: SLRD Board of Directors - re: Bylaw 1862-2024 and Bylaw 1943-2025

You don't often get email from manysheds@gmail.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

I wish to state my full support for this bylaw. Bralorne is desperately in need of more accommodation of all sorts, including short term and recreational. Allowing the Lodge to expand operations and include events will be nothing but positive to the community, as long as there is reasonable consideration given to neighbours.

It is interesting that the original builders had a similar vision for this property 25 years ago, and at the time the SLRD rejected the proposal. I hope that this time it will be allowed to move forward.

Oliver Schneider
[REDACTED]

From: [Blake Rowsell](#)
To: [Alix MacKay](#)
Cc: [Jennie Rowsell](#)
Subject: 128 Lorne Street - Bylaw Amendment
Date: November 18, 2025 6:41:47 PM

You don't often get email from blakerowsell@gmail.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

Hello SLRD Board of Directors,

While we do support some of the proposed amendment, mainly those pieces which catch zoning up with current property consistent with a small lodge offering adventure based tourist accommodation, including:

- Conversion of the existing principal residence building into a lodge with four guest rooms that can accommodate up to eight guests under a pension use
- Six serviced guest cabins
- An accessory building with common facilities and a caretaker suite

Those changes are consistent with the current use of the property which have had impact, though minimal, on neighbouring properties. The changes would be consistent with the OCP, current use, character and context of Bralorne. These changes should not significantly alter the neighbourhood or others abilities to enjoy and use their property.

With that said, we are writing in opposition to the proposed zoning bylaw and OCP amendment for 128 Lorne Street in Bralorne. We own a property in townsite 1, but still we are not supportive of the inclusion of commercial events and assembly in the proposed bylaw. This proposed change opens the doors to fundamentally alter how the property is used by guests of the Adventure Lodge and visitors to Bralorne.

- The property is in **close proximity to neighbours**, even a small increase in visitor numbers results in noise, event activity, traffic and off-site parking which all have direct and immediate impacts on adjacent residents. This is not a remote backcountry lodge similar to other event-based or commercial lodges within the SLRD.
- The proposed use is **inconsistent with OCP Direction & Community Scale**. The OCP supports *limited* commercial use in Bralorne, and it emphasizes *scale*, *context*, and *community character*. The rezoning introduces an intensity of use (tourist accommodation expansion *PLUS* commercial event assembly) which, in our opinion, exceeds what is envisioned for the neighbourhood context and the current character of Bralorne. The proposed use is not a natural evolution of existing zoning or use; it is a fundamental shift away. The people who come to Bralorne do so to engage in the history, remoteness and outdoors, not to experience wedding speeches or a DJ set.
- The parcel is embedded within a small residential community where neighbours reasonably expect low intensity use. The proposed shift from a rural-residential/resource to a commercial tourism zone with events is **incompatible with the surrounding land-use context**. Introducing tourism-commercial zoning that permits assembly/event activities creates land-use conflict and undermines the established character of Bralorne.
- Without question events will generate far greater noise, traffic, off-site parking demand, and late-night activity compared to standard tourist lodging. This will inevitably lead to conflict and by-law complaints. In a small, rural town with limited enforcement those **impacts cannot be effectively mitigated** when they occur by SLRD by-law enforcement or RCMP.
- Rezoning this parcel to a site-specific commercial tourism zone sets a precedent that other properties can then reasonably follow. Bralorne is not intended to be a "resort" community with an economy based in tourism. The OCP calls for a residential community that is home to primarily residential properties with a mix of full time and seasonal residents with **limited commercial development**.

My main concern is that the applicant is only requesting this amendment in order to sell the property. As noted above, the community does not have the capacity to enforce events and the associated problems noted above.

--

Blake Rowsell



L e t t e r o f s u p p o r t f o r
B r a l o r n e A d v e n t u r e
L o d g e r e z o n i n g
a p p l i c a t i o n .

To whom it may concern,

My name is Bruce Simon from Simon Ventures incorporated,
I have been a resident in Bralorne B.C since may of 2007
In that time I have owned many parcels in the Bralorne area and started business
here as well.
I am the landlord for Bralorne Pub inc and former owner of the Bralorne mines
motel having sold last year .

I have noticed in the past the economic development increasing in the Bralorne area
and good part of the reasoning has been because of the efforts of the owners of the
Bralorne Adventure Lodge.

Their presence in the town and efforts on social media has helped other business
here as well in respect to bringing in tourists / adventurers that are like minded
with the theme that most residents want to see Bralorne progress. Also they provide
employment for locals and transient alike that other companies benefit from as it is a
short labor pool in this area. Their employees also pick up work at the Pub and
Motel and from other residents or business' that need temporary workers.

As it may be in some peoples interest to keep Bralorne a sleepy quiet little town with
zero outside tourism , that is simply not practical to for any type of commerce ,
sustainability or return on investment for property owners.

It is however possible to steward the area into a more boutique style area for
outdoor recreation and sports enthusiasts. The proposal that I have seen for the
Bralorne Adventure Lodge rezoning , is a good step in the right direction.

Sincerely
Bruce Simon



August 12, 2024

To whom it may concern at the SLRD.

I am a Bralorne homeowner and tax payer. This letter of support is in regards to the Bralorne Adventure Lodge's rezoning application for which I am in support of.

The lodge provides much needed employment for several full-time local Bralorne residents and brings economic growth to the few businesses in town.

I believe that with this re-zoning the lodge will be able to further build its business to be more sustainable and further attract the right outdoors enthusiasts that we want to see in our community and beautiful backcountry.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

To whom it may concern at the SLRD,

I am a property owner in Bralorne - 432 Marmot Crescent.

I am writing this letter in support of the application to re-zone The Bralorne Adventure Lodge property at 128 Lorne street, Bralorne BC. Owners Chris Winter and Blake Jorgensen.

Proper zoning will allow for the construction of a caretakers suite so that the lodge and its guests can be managed closely. I feel this is key in order to have the business better integrated into the neighbourhood.

Chris and Blake are well-respected in the community. I know they have the right intentions to host outdoor enthusiast who enjoy the backcountry respectfully and who want to contribute positively to Bralorne.

Thank you for considering my letter,

Marnie Melsted



To SLRD zoning dept.

I am writing this letter to support the Bralorne Adventure lodge and its efforts for rezoning .

My name is Sally Bird and I am the owner of the Bralorne pub inc.

Since the B.A.L. has been operated by the current owners we have seen a moderate increase in tourism and economic development that is favorable by most residents and tourists alike..

We also share employees that otherwise could not find full time work with any single company in this area.

We have an excellent working relationship and I believe the two business's (Bralorne pub and B.A.L) will compliment each other to help shape Bralorne into the the type of area, full of adventure tourists that I have envisioned for years.

Thank you for your consideration for the rezoning of Bralorne Adventure lodge

Sincerely
Sally Bird



August 22nd 2024

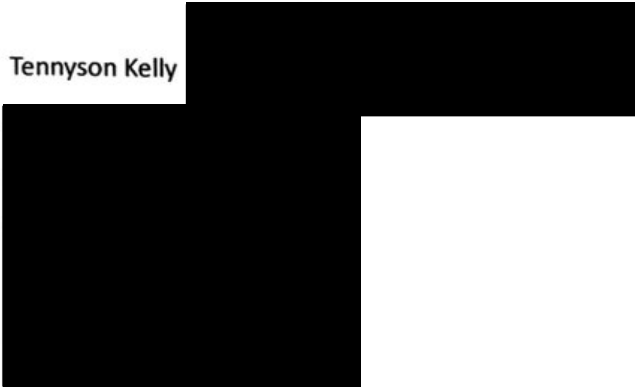
To: SLRD Zoning

I have owned property in Bralorne since 2013. The Adventure lodge provides local people jobs which in the BRV is limited. The lodge guests spend money at the local pub and Gold Bridge Store bringing needed money into the BRV to support businesses.

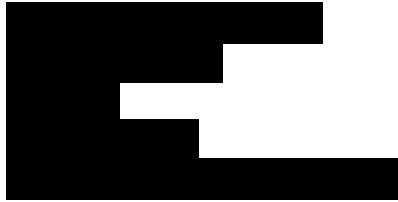
Rezoning of the lodge lands would bring additional work if cabins were to be built and provide further employment opportunities for the Bridge River Valley. I have never had issues with lodge guests as the lodge property is large comparative to the rest of the properties in Town.

Expansion from what I would understand would be on the unused areas in the east of the property away from town. Growth is what is needed in the Valley, and this is a step forward rather than keeping the town of Bralorne stagnant.

Tennyson Kelly



Jane Roberts



November 21st, 2025

To SLRD Board of Directors

RE: Zoning/OCP Amendment Application for Bralorne Adventure Lodge at 128 Lorne Street, Bralorne BC. Electoral Area A

I am writing this in support of the rezoning/OCP Amendment Application for the Bralorne Adventure Lodge. I am a former resident of Bralorne and now live full time in Gold Bridge. I contracted as the booking manager, cleaner and cook at the Bralorne Adventure Lodge for several years from 2016 until 2020.

My experience with the lodge, the owners, and guests was an extremely positive one. People have been coming from all over the world to enjoy all that this region has to offer, they have always been encouraged to respect the town, its residents and the entire area. Guests are always the kind of groups that appreciate the back country and the town, they respect the environment and practise zero waste activities in the mountains. This sort of adventure is encouraged by the owners and staff at the lodge. Guests are encouraged to respect the residents of the town and do not cause any disturbance, on the contrary, they bring economic benefit and employment to Bralorne and the surrounding area.

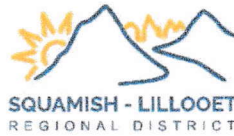
These tiny, remote towns need this kind of development, to bring economic and employment benefits to our doorstep and to encourage an industry that adds to our environment instead of only having resource industries flourish here.

Thank you for your time

Regards

Jane Roberts





PUBLIC HEARING

Electoral Area A Zoning Amendment Bylaw

Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024

Electoral Area A Official Community Plan Amendment Bylaw

Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw No. 1943-2026

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on February 17, 2026 at 7:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: S. DeMare, Meeting Chair and Electoral Area A Director; C. Dewar, Director of Planning and Development Services; K. Bell, Planner (Recording Secretary); the applicants; and three (3) members of the public.

CALL TO ORDER

Director DeMare introduced and called the meeting to order at 7:00pm.

CHAIR'S INTRODUCTORY COMMENTS

Good evening, my name is Sal DeMare, and as the Electoral Area A Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Claire Dewar, Director of Planning and Development Services, and Kristina Bell, Planner.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed Bylaws:

1. Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw No. 1943-2026; and
2. Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024.

A Public Hearing was held regarding the proposed bylaws on November 27th, 2025. However, that Public Hearing did not meet the legislated notice requirements under the *Local Government Act*. Therefore, this Public Hearing is being held today to meet the legislated notice requirements. Please note that if you previously made submissions at the November 27th meeting, your comments will be included in the minutes of the Public Hearing.

This Public Hearing is being held electronically and we welcome and thank those who have joined us via Zoom video and phone. The Public Hearing *may* be recorded for minute-taking purposes but recordings will not be published to the SLRD website.

This public hearing was advertised in the February 6th and 13th issues of the Pique Newsmagazine, in the printed version, and online. Every one of you present who believes that your interest in the property or area is affected by the proposed Bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaws. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaws.

I will now provide some brief instructions for those of you participating in this evening's Public Hearing via Zoom Online Video or Phone Conferencing.

For members of the public wishing to make a submission, please use the 'raise hand' feature.

We will call on each person to speak in turn and your microphone will be unmuted.

For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak.

For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Hearing by email to planning@slrd.bc.ca. Written submissions will have emails and addresses redacted and any information provided may be included in the public record.

When speaking please address myself as Chair and commence your remarks by clearly stating your NAME and COMMUNITY of residence.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed Bylaws. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the Bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the Bylaws and that after the conclusion of this hearing, no further public comments can be received.

To date, we received 13 written submissions regarding the proposed bylaws at the November 27th, 2025 meeting, and we have received 3 written submission(s) for today's meeting.

I will now ask Planner Kristina Bell to introduce the bylaws.

After Kristina's presentation, the applicant will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION

K. Bell, Planner, gave a presentation which described the proposed bylaws and their intent. The presentation provided information with respect to the project description, development plans, the new management plan, and next steps.

PROPONENT PRESENTATION

The proponent did not provide a presentation.

PUBLIC COMMENTS

Tom Jefford (Bralorne)

Tom Jefford spoke in support of the proposal. As a nearby property owner, he noted that he believes the application is well-considered and thoughtfully prepared. He stated that he *whole-heartedly* supports the proposal.

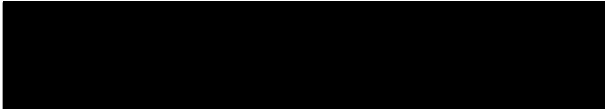
WRITTEN SUBMISSIONS

C. Dewar and K. Bell noted that there were 0 additional written submissions since the start of the public hearing.

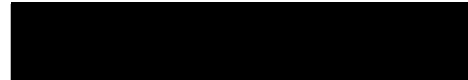
TERMINATION

Director DeMare called three times for further comment. There being no further comments, he terminated the public hearing for **Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024** and **Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw 1943-2026** 7:34pm.

Approved By:



Sal DeMare, Electoral Area A Director



Kristina Bell, Recording Secretary

From: [Patrick Martin](#)
To: [Planning](#)
Subject: Bralorne Lodge Zoning Change
Date: Sunday, February 15, 2026 10:49:44 AM

You don't often get email from patmartin@suncor.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

Restricted

Hi,

I was on the call for the proposed zoning change last 2 sessions for the Bralorne Lodge and I'm really concerned that we keep redoing it over and over. I'm very concerned that I can't attend this time. There must be a law where when it is rejected by the Bralorne Town 2 residents, the zoning change is rejected for the next 5-10 years.

The lodge owners are not following the actual zoning for their lodge, running it like a true lodge instead of a bed and breakfast with client coming to stay without an owner or a person responsible on site (in the lodge). Why is the SLRD trying to reward bad behavior instead of rejecting the project.

I'm at 334 Hawkes avenue and I did see parties going well into the night with very loud music, bike/side by side/cars racing on the roads, fights.

My wife had to go knock on the door of Bralorne lodge and tell the renters to keep their dog inside because it was barking for hours outside, this is what will happened with the proposed project, no ownership just renters for the weekend without any care for the home owners of Bralorne.

If approved, this will become very problematic for the quiet town of Bralorne and my street, there will be no turning back from this.

If you have callers or letters from people not from Bralorne town 2, they should not be allowed to weight in the project (either pro or cons) and those people won't come to tell renters to stop their music or stop their dog from barking, this will end up being us on Hawkes avenue policing and will lead to problems (possibly very serious problems with intoxicated people).

I don't want my cabin (soon to be my house of residence) to be vandalized because of interaction with the Bralorne lodge clients and owners or be worried to leave the cabin unattended when I'm gone.

The re-zoning will create tension and we don't have a police force close by so the risk are too high for the reward.

As you can see, I'm against the project and the zoning change and very very concerned for the future of Bralorne.

Bralorne and more precisely Hawkes avenue will become a party town and a nightmare street and will be stuck in the middle of it.

Thanks for your help in advance on this.

Pat

Patrick Martin



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From: [Nicolas Vachon](#)
To: [Planning](#)
Subject: SLRD Board of Directors - 128 Lorne Street
Date: Monday, February 16, 2026 7:57:39 AM

You don't often get email from nicolasvachon0271@gmail.com. [Learn why this is important](#)

Caution: External email. Please take extra care.

Dear Board of Directors

My name is Nicolas Vachon. I own two properties located at 2880 and 2900 Pioneer avenue in Bralorne. My properties are within a few hundred meters of the Bralorne Lodge and I have been disturbed by the activities of the Bralorne Lodge for years. I am writing to voice my opposition to the proposed amendment of the zoning and OCP designation at 128 Lorne Street in Bralorne. The Bralorne Lodge has been operating in violation of its zoning for years. The track record of the Bralorne Lodge is terrible:

- 1) Loud music and parties late in the night.
- 2) Drunk driving and speeding by lodge guests.
- 3) Guests engaging in fights with locals.

Despite residents complaining for years, the Bralorne Lodge owners have been doing nothing to remediate the situation. Local police is not an option in Bralorne given we are 2+ hours away from the nearest RCMP office. This amendment would simply allow the Bralorne Lodge to continue on with the reckless management which has been negatively impacting the community for years (this time in compliance with zoning). This lodge brings inconvenience and no benefits to local communities.

Regards,

Nicolas Vachon



From: [REDACTED]
To: [Kristina Bell](#)
Subject: Adventure lodge
Date: Tuesday, February 17, 2026 6:46:34 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: External email. Please take extra care.

I am against development in the area.I have a place on 165 Whiting ave Bralorne B.C.

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA A ZONING BYLAW NO. 670, 1999
AMENDMENT BYLAW NO. 1862-2024**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1862-2024”.
2. Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999 is amended as follows:
 - (a) The summary of amendments page is amended by adding the following row to the table:

1862-2024	Zoning Amendment (Guest Cabin/Employee Housing Use)	, 2026
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- (b) By adding the definition of **ASSEMBLY USE, COMMERCIAL** to SECTION 1 – DEFINITIONS, as follows:

ASSEMBLY USE, COMMERCIAL means a use providing for the assembly of persons during the term of a defined event or activity, including but not limited to a party, wedding, or corporate retreat, where there is an exchange of money or other consideration for the *use* of the property for the said event or activity.

- (c) By amending the definition of **TOURIST ACCOMMODATION** in SECTION 1 - DEFINITIONS to include cabin, as follows:

TOURIST ACCOMMODATION means the use of land, buildings or structures for providing temporary accommodation or lodging to paying guests for a period not to exceed twenty eight (28) consecutive days, and includes hotel businesses, lodges, pensions, bed and breakfasts, cabins, campgrounds, recreational vehicle parks and other forms of short term rentals.

- (d) By adding the following designation to TABLE 3-1 Designation of Zones, to come after C6 – Commercial 6 Zone:
C7 – Tourist Commercial 7 Zone

(e) By rezoning the land legally described as “PID 017-228-476, LOT B DISTRICT LOT 5485 LILLOOET DISTRICT PLAN KAP44796 EXCEPT PLAN KAP81908” from RR2 – Rural Resource 2 (4ha) to C7 – Tourist Commercial 7 Zone as shown on Schedule “1”.

(f) By inserting the following SECTION 17 - C7 ZONE – TOURIST COMMERCIAL 7 into Schedule A Zoning Bylaw, and renumbering all subsequent sections:

SECTION 17 – C7 ZONE – TOURIST COMMERCIAL 7 ZONE

Permitted Uses

17.1 In the C7 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *pension*
- *single family dwelling*
- rental guest cabins
- *employee housing*
- *campground*
- *accessory dwelling unit*
- *accessory building; and accessory use*
- *assembly use, commercial*

Conditions of Use

17.2 The following conditions apply to the permitted uses in the C7 zone:

- .1 No rental guest cabin, *campground*, *employee housing unit* or *accessory dwelling unit* shall be located anywhere other than the location specified below.



- .2 A caretaker will reside on site at any time the **pension**, rental guest cabins, or *employee housing* units are occupied.

17.3 Regulations

On a parcel located in the C7 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	4 ha
.2	Maximum number of rental guest cabins/ <i>employee housing units</i>	6 cabins

.3	Maximum <i>gross floor area</i> of rental guest cabins/ <i>employee housing units</i>	31m ²
.4	Maximum number of <i>single family dwellings</i> or <i>pensions</i>	1
.5	Maximum number of <i>accessory dwelling units</i>	1
.7	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.8	Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	11 m 4 m
.9	Maximum parcel <i>Coverage</i>	33%

READ A FIRST TIME this 22nd day of May, 2024.

READ A SECOND TIME, as amended, this 26th day of June, 2024.

PUBLIC HEARING this 30th day of July, 2024.

PUBLIC HEARING this 17th day of February, 2026

READ A THIRD TIME, as amended, this day of , 2026.


ADOPTED this day of , 2026.

Jen Ford
Chair

Angela Belsham
Corporate Officer



Schedule 1

 Rural Resource 2 to Tourist Commercial 7



**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA A OFFICIAL COMMUNITY PLAN BYLAW NO. 1822-2023
AMENDMENT BYLAW NO. 1943-2026**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-
2023

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023, Amendment Bylaw No. 1943-2026”.
2. Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023 is amended as follows:

(a) the SUMMARY OF AMENDMENTS page is amended by adding to the table, the following bylaw:

1943-2026	Bralorne Adventure Lodge Tourist Accommodation OCP Amendment	, 2026
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(b) Map 5: ‘Bralorne’ of the Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023 is amended as follows:

By redesignating the land legally described as “PID 017-228-476, LOT B DISTRICT LOT 5485 LILLOOET DISTRICT PLAN KAP44796 EXCEPT PLAN KAP81908” from Residential and Resource Management to Commercial, as shown on Schedule “1”.

(c) Map 9: ‘Development Permit Area 1: Heritage Commercial’, of the Squamish-Lillooet Regional District Electoral Area A Official Community Plan Bylaw No. 1822-2023 is amended as follows:

By including the land legally described as “PID 017-228-476, LOT B DISTRICT LOT 5485 LILLOOET DISTRICT PLAN KAP44796 EXCEPT PLAN KAP81908” within DPA 1: Heritage Commercial as shown on Schedule “2”.

READ A FIRST TIME this	28 th	day of	January 2026.
READ A SECOND TIME, this	28 th	day of	January 2026.
PUBLIC HEARING HELD this	17 th	day of	February 2026.
READ A THIRD TIME this		day of	2026.
ADOPTED this		day of	2026.


Jen Ford
Chair

Angela Belsham
Corporate Officer

Map 5 Amendment



Schedule 1

 Residential and Resource Management to Commercial



Map 9 Amendment

