

**To:** Board  
**Date:** May 27, 2026  
**From:** Planning and Development Services

**Subject: Zoning Amendment Bylaw No. 1968-2026 (Britannia Oceanfront Comprehensive Development 2 Zone (CD2) Map Fix)**

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## **RECOMMENDATION(S)**

THAT Bylaw No. 1968-2026, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1968-2026”, be read a first and second time, and;

THAT Bylaw referrals be waived as the original amending bylaw No. 1556-2018 was previously referred to all appropriate provincial agencies and the Squamish Nation and the proposed mapping revision is considered to be consistent with the intent of amending bylaw No. 1856-2018, and;

THAT pursuant to Section 464 of the *Local Government Act* the public hearing be waived and notice be advertised as required by the *Local Government Act*.

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## **PURPOSE**

The purpose of this report is to request that the SLRD Board of Directors support a zoning map revision to correct a mapping inconsistency. The mapping in question pertains to Map B6 of the CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE in Electoral Area D, associated with the Britannia Beach Oceanfront Developments Corporation (BODC) project at the corner of Highway 99 and Copper Drive in Britannia Beach. Essentially, the mapping revision proposes to move the line between the residential area (R1) and the tourist commercial area (C1) over slightly in order to fully capture the commercial uses in the commercial area.

## **EXECUTIVE SUMMARY**

Bylaw No. 1968-2026 proposes to fix a mapping issue that has been identified since the original amending bylaw No. 1556-2018 was adopted. The property owner is in support of the proposed amendment, which will clarify the commercial aspects of the mixed-use areas provided for under the CD2 Zone.

Recent inquiries from potential tenants of the Britannia Oceanfront Development Corporation’s property have highlighted the need to revise Map B6 of the CD2 in order to better clarify the commercial nature of these properties.

## KEY INFORMATION

### Project Description:

**Location:** Britannia Beach North, Electoral Area D

### Legal Description(s):

*Britannia Oceanfront Developments property:*

- Lot A, District Lots 891 and 892, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP98029, AND
- Lot B, District Lots 891 and 892, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP98029.

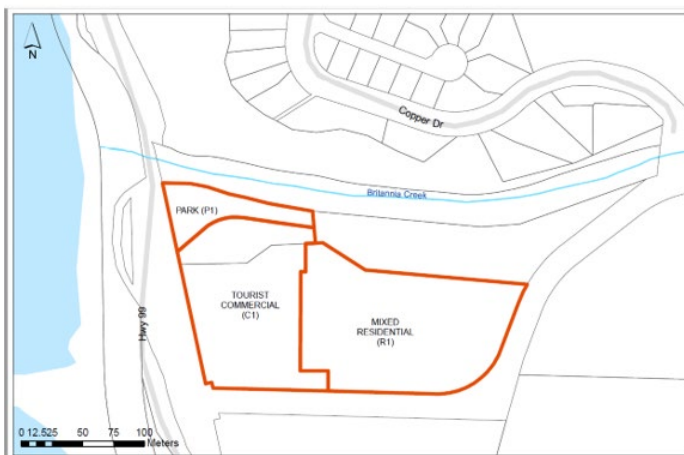
### Background:

On April 24, 2017, the SLRD received an application for a zoning and OCP amendment for land located at the entry to Britannia Beach North at Copper Drive and Highway 99, across from the B.C. Mining Museum. The SLRD Board adopted the associated bylaws in July, 2019.

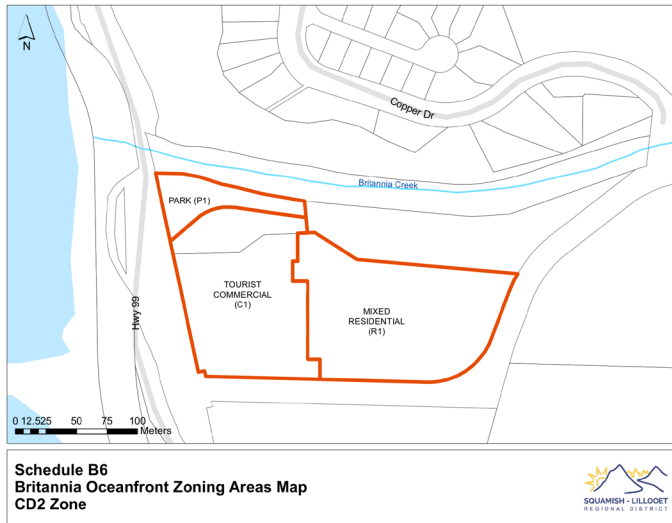
In 2020, development permits were issued for both the residential (DP 160) and commercial (DP161) portions of the project. The approved development will include an enhancement of the various heritage structures on the site. In all, 10 heritage buildings are being preserve on the site. In addition, there will be 73 residential townhouse units and 14 rental apartment units as well as 2000m<sup>2</sup> of additional commercial space added. Flood protection was put in place, including the raising of the site grade, the construction of a rip rap barrier, the notching of the Tunnel Dam and the installation of a Geobrugg Net. The site will also include a community park and a day care facility.

The CD2 Zone includes mixed use buildings, which need to be reflected in the mapping, as there has been some confusion for property owners and tenants.

The current Map B6 is shown as follows:



The proposed Map B6 would be as follows, better capture all of the buildings in the commercial area of the site:



The mapping revision will not impact any other aspects of the zoning or the development agreement on title.

### **Public Hearing Waiver**

Public Hearing Waiver is recommended as the bylaw amendment is consistent with the existing Official Community Plan. Notice will be provided as per the *Local Government Act* and SLRD Development Approval Information, Fees and Notification Procedures Bylaw No. 1936-2025, which includes Neighbour Notifications, publication in the local newspapers, and notice on the SLRD website.

### **Previous Reports:**

Past reports and information pertaining to the original amending bylaw No. 1856-2018 can be reviewed on the [SLRD project page](#).

## **CONSIDERATIONS**

### **Relevant Plans and Strategies:**

[Squamish-Lillooet Regional District Strategic Plan \(2024-2026\)](#)

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Squamish-Lillooet Regional District Official Community Plan Bylaw No. 1135-2013](#)

[Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016](#)

### **Organizational / External Impacts:**

The amendments proposed in Bylaw No. 1968-2026 are limited in scope. Operational and external impacts will be positive, and the revised map will support clearer interpretation of the CD2 Zone for both staff and the public. Over time, this improved clarity is anticipated to reduce staff time spent on inquiries and interpretation-related matters.

### **Financial Implications:**

There are no significant financial implications associated with the proposed amendment bylaw. There will be advertising costs, which will be at the expense of the SLRD, as this is to address an SLRD error.

**Truth, Reconciliation, and Indigenous Relations:**

The SLRD is committed to enhancing relations with the Indigenous communities and First Nations within whose traditional and unceded territories we operate, with a focus on the Lílwat Nation, Skwxwú7mesh Úxwumixw and St’át’imc Nation, and its member communities. Decisions are informed by the SLRD’s Indigenous Relations, Truth & Reconciliation Guide.

Engagement with First Nations was included as part of original amending bylaw process. The proposed mapping fix does not involve stewardship or land use considerations, rather it addresses an inconsistency between the mapping and CD2 Zone – which was an SLRD error.

**Level of Community Engagement:**

Inform    Consult    Involve    Collaborate    Empower

**Strategic Priority Alignment:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Community well-being and livability           | <input type="checkbox"/> Advocacy                                  |
| <input type="checkbox"/> Truth, reconciliation and relationships                  | <input type="checkbox"/> Climate action and sustainability         |
| <input checked="" type="checkbox"/> Responsible governance and service excellence | <input type="checkbox"/> Emergency planning, response and recovery |
| <input type="checkbox"/> Not applicable   |  |

**OPTIONS**

1. Approve the Recommendations as set out above (preferred).
2. Do not approve the Recommendations.
3. Other, as per Board direction.

**NEXT STEPS**

Advertise the waiver of the public hearing.

**ATTACHMENTS**

- A. Amendment Bylaw: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1968-2026

<b>Submitted by:</b>	C. Dewar, General Manager of Planning & Development Services
<b>Approved by:</b>	H. Paul, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D ZONING BYLAW NO.  
1350-2016, AMENDMENT BYLAW NO. 1968-2026**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 to enable development at Britannia Beach;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

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

1. This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1968-2026”.
2. This bylaw is to be added to the Table of Bylaw Amendments.
3. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, is amended as follows:
  - 1) Map B6 of CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE is deleted and replaced with the following map:

