

Staff Report

Request for Decision

To: SLRD Board
Date: September 23, 2026
From: Planning and Development Services

Subject: Electoral Area C Zoning Bylaw Amendment No 1879-2025 – DL2247 Duplexes Comprehensive Development 2 Zone (Adoption)

RECOMMENDATION(S)

THAT third reading of Bylaw No.1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025,” be rescinded.

THAT Bylaw No.1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025, be read a third time, as amended.

THAT Bylaw No.1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025,” be adopted.

PURPOSE

The purpose of this report is to present Amendment Bylaw No.1879-2025 for adoption.

EXECUTIVE SUMMARY

Amendment Bylaw No. 1879-2025 is presented for adoption. Since third reading, the draft Section 219 Covenant (Development Agreement) has been registered on Title, and the Ministry of Transportation and Transit (MOTT) has approved the bylaw amendment. Minor revisions have been made to Amendment Bylaw No. 1879-2025 since third reading. The revisions are administrative in nature and are intended to improve the clarity, interpretation, and implementation.

KEY INFORMATION

Property Details

Applicant: David Ehrhardt (Agent); Stanley Properties Ltd. (Owner)	Location: DL2247, SLRD Electoral Area C (West side of Highway 99 from WedgeWoods Estates)	Legal Description: DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN PLAN VAP23216 AND SECONDLY; PART IN PLAN BCP39086	PID: 015-912-337
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RGS Designation: Serviced Residential <i>(area proposed for residential development)</i>	OCP Designation: Rural Residential and Resource Management, Electoral Area C OCP Bylaw No. 689, 1999	Zoning: Comprehensive Development 1 (CD1) WedgeWoods Estates Zoning Bylaw No. 765, 2002	Development Permit Areas: Development Permit Area 4: Wildfire Protection
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Previous Resolutions

April 22nd, 2026 Board Meeting:

THAT Bylaw No. 1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025,” be read a third time as amended.

THAT the S. 219 Covenant, substantially in the form attached to the staff report, be registered prior to adoption of “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”.

January 28th, 2026 Board Meeting:

THAT the Community Benefit Contribution be reserved for the construction of affordable and non-market housing projects within Pemberton and/ or Mount Currie.

THAT Bylaw No. 1879-2025, “cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025” be referred back to staff to address with Ministry of Transportation and Transit and the proponent the responsibility of operations and maintenance of the pedestrian underpass and that the Section 219 Covenant include provisions for a fossil fuel free residential development.

September 17th, 2025 Board Meeting:

THAT Bylaw No. 1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025,” be read a second time as amended; and

THAT the Development Agreement Term Sheet be revised such that the transit amenities and the pedestrian highway underpass be required in phase one to be constructed prior to occupancy and the cash contribution to the Community Amenity Contribution be allocated towards affordable housing.

July 23rd & 24th, 2025 Board Meeting:

THAT the Board provide the following direction on the Community Amenity Contribution package associated with Bylaw No. 1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”:

- *a cash contribution is preferred over the construction of on-site below market rental housing;*
- *staff provide clarity on the safe highway crossing and impacts of the proposed solution on the cash amenity contribution; and*
- *staff clearly separate out basic amenities (transit, EV charging, play area) from the community amenity contributions.*

June 25th and 26th, 2025 Board Meeting:

THAT Request for Direction – Electoral Area C Zoning Bylaw Amendment – DL2247 Comprehensive Development Zone (Direction on Community Amenity Contribution) be referred back to staff to address the comments and feedback provided by the Committee of the Whole (COW) for discussion with the proponent on the Community Amenity Contributions, and that the results of these discussions be brought back to a future COW meeting.

April 23, 2025 Board Meeting:

THAT Bylaw No. 1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”, be given First Reading.

THAT Bylaw No. 1879-2025, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”, be referred to the Squamish Nation, Lílwat Nation, Village of Pemberton, Resort Municipality of Whistler, and Provincial agencies including Vancouver Coastal Health, the Ministry of Water, Land and Resource Stewardship, the Ministry of Transportation and Infrastructure [Ministry of Transportation and Transit], and BC Transit for comment.

THAT the terms of a draft housing agreement and a valuation estimate of the affordable housing and the land contribution be provided for the SLRD Board’s consideration at the time of proposed Second Reading.

Previous Reports

- [April 22, 2026 – Third Reading Report](#)
- [January 28, 2026 – Third Reading Report](#)
- [September 17, 2025 – Second Reading Report](#)
- [July 24, 2025 – Direction Request Report](#)
- [June 26, 2025 – Direction Request Report](#)
- [April 23, 2025 – First Reading Report](#)

Electoral Area C Zoning Bylaw No.765, 2002, Amendment Bylaw No. 1879-2025

Minor revisions have been made to Amendment Bylaw No. 1879-2025 since third reading. The revisions are administrative in nature and are intended to improve the clarity, interpretation, and implementation of the bylaw regulations, while ensuring consistency with the proposed development and the associated Section 219 Covenant. The amendments do not alter the proposed use, density, or overall intent of the development.

Setback Changes

Minimum setback for duplexes and accessory buildings and structures:	Before	Revised
From front parcel line	7.5m	2.0m
From the rear parcel line	7.5m	2.0m
From the side parcel lines	4.0m	2.0m

The setback changes above include an administrative adjustment to match the site plan that has been presented previously. Accordingly, the reduction of the front and rear yard setbacks from 7.5 m to 2.0 m within the bylaw is not anticipated to result in changes to the form of development that has been considered thus far. Building placement will continue to be constrained by the highway setback requirements, as well as the 20 m highway vegetation buffer secured through a covenant. It is important to note that the revised smaller setbacks are also more consistent with those typically applied to duplex and townhouse forms of development in the SLRD.

Parking

In addition, a minimum driveway apron depth of 5.5 m has been written into the bylaw to maintain the expectation of parking within the front yard. This requirement reflects a consistent approach applied across the SLRD and is intended to accommodate a vehicle parking space on-site in front of each garage, reducing the potential for vehicles to park on adjacent roadways.

Landscaping Additions

Landscaping provisions were added to the amending bylaw for utility, solid waste, postal kiosk buildings, and water treatment buildings that reflect the landscape and screening provisions previously included in Wedgewoods CD1 Zone.

Overall, these revisions to Amendment Bylaw 1879-2025 are administrative in nature and are intended to better align the bylaw with the development concept previously presented to the Board. The amendments do not alter the proposed density, use, or overall intent of the zoning amendment and are not expected to materially affect the site layout considered at previous readings.

Ministry of Transportation and Transit Approval

MOTT must approve amendment bylaws for development in close proximity to a controlled highway. MOTT has approved this final version of Amendment Bylaw 1879-2025.

Development Agreement

In accordance with the Board's direction at third reading, the Section 219 Covenant (Development Agreement) has been finalized and registered on title.

Minor revisions were made to the covenant prior to registration to improve administration and implementation. The most notable is a minor change around the construction of the transit shelter. The covenant continues to secure the developer's obligation to construct the transit shelter prior to the construction of any dwelling units, while also providing the SLRD with the ability to require construction of the transit shelter in advance, should regional transit service or a Route 99 commuter stop be established at the site earlier.

CONSIDERATIONS

Relevant Plans and Strategies

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999](#)

[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)

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

[Squamish-Lillooet Regional District Bylaw No. 1646-2019 \(WedgeWoods Estates fire service\)](#)

[Squamish-Lillooet Regional District Bylaw No. 879-2003 \(Bylaw to require installation of sprinklers for residential occupancy\)](#)

[Squamish-Lillooet Regional District Bylaw No. 1925-2025 \(Bylaw to regulate landscaping to reduce wildfire hazard\)](#)

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

[2024 SLRD Housing Need and Demand Study](#)

[Squamish-Lillooet Regional District Policy No. 12-2018 Board Policy for Community Amenity Contributions](#)

[Squamish-Lillooet Regional District Policy No. 42-2025 Proof of Drinking Water and Wastewater Disposal Policy](#)

[Squamish-Lillooet Regional District Diversion Storage Technical Design Guidelines](#)

Organizational / External Impacts

Adoption of Amendment Bylaw No. 1879-2025 will facilitate the development of additional market housing within Electoral Area C, while securing infrastructure and servicing requirements through the registered Section 219 Covenant (Development Agreement). The covenant framework and associated bylaw refinements are intended to improve the clarity and administration of the development approval process and support efficient implementation of the project.

The proposed pedestrian underpass and transit shelter also relate to broader regional transportation and transit planning discussions currently underway within the SLRD and with external agencies. Through the Development Agreement, long-term responsibilities for infrastructure delivery and maintenance have been clarified, reducing the potential for future organizational impacts associated with ownership or maintenance of orphaned infrastructure.

Legal Implications

The Development Agreement establishes a clear legal framework that assigns maintenance responsibility for the Pedestrian Underpass to the landowner and future strata corporation, while ownership of the Pedestrian Underpass itself (including replacement thereof), remains with MOTT. Section 5 of the Development Agreement clearly acknowledges that the Pedestrian Underpass is MOTT infrastructure, and that the SLRD has no regulatory authority or obligations with respect to the underpass.

Financial Implications

Under the Draft Section 219 Covenant and Development Agreement, the SLRD is not responsible for the maintenance, operation, or asset replacement of the Pedestrian Underpass. All day-to-day maintenance costs, and any associated expenses, are the responsibility of the landowner and will transfer to the future strata corporation.

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.

Early engagement with Lílwat Nation for this site identified that an Archaeological Impact Assessment (AIA), rather than/in addition to a Preliminary Field Reconnaissance, would likely be required. The proponent submitted an application to the Province for an AIA in October 2025. The applicant received the Heritage Inspection Permit in August 2026.

Level of Community Engagement

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Strategic Priority Alignment

- | | |
|---|--|
| ☒ Community well-being and livability | ☐ Advocacy |
| ☐ Truth, reconciliation and relationships | ☐ Climate action and sustainability |
| ☒ Responsible governance and service excellence | ☐ Emergency planning, response and recovery |
| ☐ Not applicable | |

OPTIONS

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

NEXT STEPS

If the Board approves the recommendation and adopts Amendment Bylaw No. 1879-2025, staff will consolidate the Area C Zoning Bylaw and update SLRD webpages.

ATTACHMENTS

- A. Amendment Bylaw No. 1879-2025
- B. Ministry of Transportation and Transit Approval

Submitted by:	K. Bell, Planner
Reviewed by:	C. Dewar, General Manager of Planning and Development Services
Approved by:	O. Butt, Acting Chief Administrative Officer

Attachment A

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1879-2025

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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 C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”.
2. This bylaw is to be added to the SUMMARY OF AMENDMENTS table as follows:

1879-2025	New CD2 Zone – Comprehensive Development 2 added to facilitate duplex development on portion of DL2247 – text and map amendments	DATE OF ADOPTION
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3. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

- (a) The Table of Contents is amended by inserting the following:

SECTION 11.2 – CD2 – COMPREHENSIVE DEVELOPMENT 2 ZONE

and the page numbering is reordered as required.

- (b) By adding the following to **TABLE 2-1 Designation of Zones**:

CD2	Comprehensive Development Zone 2
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- (c) By rezoning a portion of the land legally described as “PID 015-912-337, DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN PLAN VAP23216 AND SECONDLY; PART IN PLAN BCP39086” from CD1 – Comprehensive Development 1 – WedgeWoods Estates to CD2 – Comprehensive Development 2 as shown on Schedule 1 and updating the Schedule B Zoning Bylaw No. 765 (Map) accordingly.
 - (d) Section 11.1 is amended by revising the “Intent” by deleting the paragraph in its entirety and replacing it with the following:

"This zone applies to the land on the east side of Highway 99, described as Lot A District Lot 2247 Group 1 New Westminster District Plan BCP39086 (“Lot A”) and to

Attachment A

Strata Lot 1 to 12 all of District Lot 2247 Group 1 NWD Strata Plan BCS3916 ("Strata Lots") and a portion of the land on the west side of Highway 99 described as District Lot 2247 Group 1 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCS39086 (District Lot "2247"). The density reflects site conditions and permits a clustered development of up to 108 residential dwellings."

- (e) By adding the following to **SECTION 11 – COMPREHENSIVE DEVELOPMENT ZONES**:

SECTION 11.2 – CD2 ZONE – COMPREHENSIVE DEVELOPMENT 2

Intent

This zone applies to a portion of the land on the west side of Highway 99 described as District Lot 2247 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCP39086 ("District Lot 2247"). The density reflects site conditions and permits a clustered development of up to 6 residential duplex buildings (12 dwelling units), accessory uses and structures and utility infrastructure.

Permitted Uses

- 11.2.1 On the west side of Highway 99 (District Lot 2247) land, *buildings* and *structures* in the CD-2 Zone shall be used for the following purposes only:

- a) *duplexes*
- b) common facilities building
- c) parks and playgrounds
- d) *home based businesses*
- e) private or public water and wastewater, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings, and equipment associated therewith)

Regulations

- 11.2.2 On a *parcel* located in the CD-2 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, 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)	Maximum number of <i>dwellings</i> per <i>parcel</i>	2 <i>duplex</i> units, or 4 <i>dwelling</i> units
(2)	Minimum <i>parcel area</i>	0.4 hectares
(3)	Maximum <i>parcel coverage</i>	35%
(4)	Maximum number of <i>parcels</i> for new subdivision	4

Attachment A

COLUMN I Matter to be Regulated		COLUMN II Regulations
(5)	Maximum <i>gross floor area</i> for the <i>dwelling</i> units	205m ²
(6)	Maximum <i>gross floor area</i> for the common facilities building	200m ²
(7)	Minimum <i>setback for duplexes and accessory buildings and structures</i> • from the <i>front parcel line</i> • from the <i>rear parcel line</i> • from the <i>side parcel lines</i>	2.0m 2.0m 2.0m
(8)	Minimum setback for the common facilities building	1m
(9)	Minimum setback for water treatment building	2m
(10)	Maximum <i>height for duplex</i>	11m, or 3 storeys, whichever is less
(11)	Maximum <i>height for accessory buildings and structures, common facilities building, and water treatment building.</i>	6m

Siting Requirements

11.2.3 No *structure* shall be located within 15 metres of the Highway 99 Right-of-Way.

Parking & Loading

11.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.

11.2.5 A driveway apron with a minimum length of 5.5 metres shall be provided in front of a private garage door associated with a dwelling, notwithstanding any other setback regulations in this bylaw.

Landscaping and Screening

11.2.6 Common facilities buildings, postal kiosks, and solid waste buildings shall be located within an enclosed area and fully screened from *dwelling units* and adjacent property lines by a fence, wall or landscaping.

11.2.7 Private or public water and wastewater, drainage, telecommunications, power and related utility infrastructure uses shall be fully screened from *dwelling units* and adjacent property lines by a landscape screen with a minimum height of 1.5 metres.

READ A FIRST TIME this

23rd day of

April, 2025

READ A SECOND TIME, as
amended, this

17th day of

September, 2025

Attachment A

READ A THIRD TIME, as
amended, this

22nd day of

April, 2026

PER s.52(3)(a) of the
Transportation Act,
APPROVED by the MINISTRY
OF TRANSPORTATION AND
TRANSIT this

11th day of

August, 2026

THIRD READING
RESCINDED, this

day of

, 2026

READ A THIRD TIME, as
amended, this

day of

, 2026

ADOPTED, this

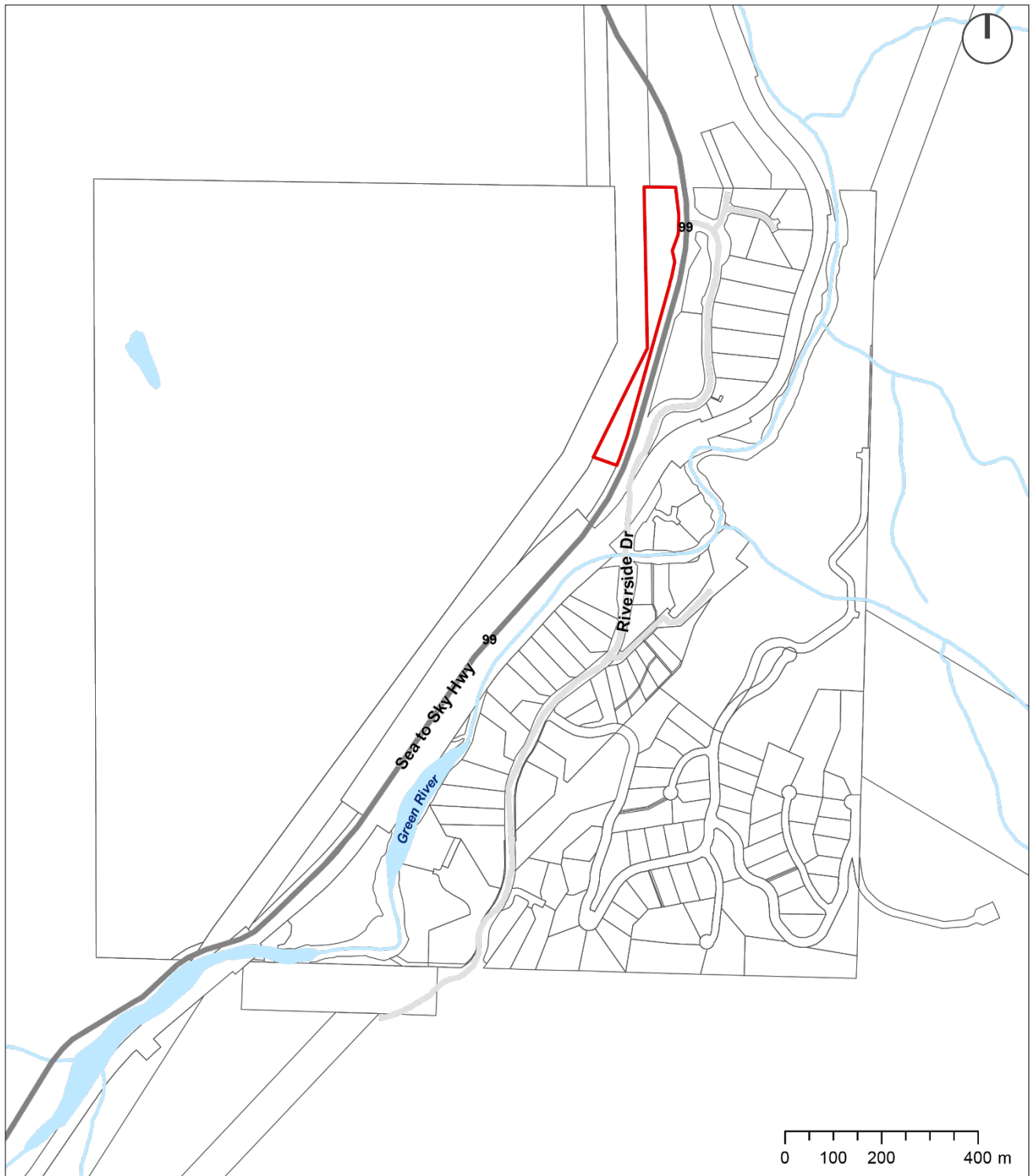
day of

, 2026

Jen Ford
Chair

Angela Belsham
Corporate Officer

Attachment A



Schedule 1 Bylaw No. 1879-2025

 CD1 to CD2



Attachment B

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1879-2025

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1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1879-2025”.
2. This bylaw is to be added to the SUMMARY OF AMENDMENTS table as follows:

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3. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

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CD2	Comprehensive Development Zone 2
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- (c) By rezoning a portion of the land legally described as “PID 015-912-337, DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN PLAN VAP23216 AND SECONDLY; PART IN PLAN BCP39086” from CD1 – Comprehensive Development 1 – WedgeWoods Estates to CD2 – Comprehensive Development 2 as shown on Schedule 1 and updating the Schedule B Zoning Bylaw No. 765 (Map) accordingly.

- (d) Section 11.1 is amended by revising the “Intent” by deleting the paragraph in its entirety and replacing it with the following:

"This zone applies to the land on the east side of Highway 99, described as Lot A District Lot 2247 Group 1 New Westminster District Plan BCP39086 (“Lot A”) and to

Attachment B

Strata Lot 1 to 12 all of District Lot 2247 Group 1 NWD Strata Plan BCS3916 ("Strata Lots") and a portion of the land on the west side of Highway 99 described as District Lot 2247 Group 1 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCS39086 (District Lot "2247"). The density reflects site conditions and permits a clustered development of up to 108 residential dwellings."

- (e) By adding the following to **SECTION 11 – COMPREHENSIVE DEVELOPMENT ZONES**:

SECTION 11.2 – CD2 ZONE – COMPREHENSIVE DEVELOPMENT 2

Intent

This zone applies to a portion of the land on the west side of Highway 99 described as District Lot 2247 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCP39086 ("District Lot 2247"). The density reflects site conditions and permits a clustered development of up to 6 residential duplex buildings (12 dwelling units), accessory uses and structures and utility infrastructure.

Permitted Uses

- 11.2.1 On the west side of Highway 99 (District Lot 2247) land, *buildings* and *structures* in the CD-2 Zone shall be used for the following purposes only:

- a) *duplexes*
- b) common facilities building
- c) parks and playgrounds
- d) *home based businesses*
- e) private or public water and wastewater, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings, and equipment associated therewith)

Regulations

- 11.2.2 On a *parcel* located in the CD-2 Zone, no *use*, *building* or *structure* shall be established, constructed, located or altered, 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)	Maximum number of <i>dwellings</i> per <i>parcel</i>	2 <i>duplex</i> units, or 4 <i>dwelling</i> units
(2)	Minimum <i>parcel area</i>	0.4 hectares
(3)	Maximum <i>parcel coverage</i>	35%
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Attachment B

COLUMN I Matter to be Regulated		COLUMN II Regulations
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(7)	Minimum <i>setback</i> for <i>duplexes and accessory buildings and structures</i> • from the <i>front parcel line</i> • from the <i>rear parcel line</i> • from the <i>side parcel lines</i>	2.0m 2.0m 2.0m
(8)	Minimum setback for the common facilities building	1m
(9)	Minimum setback for water treatment building	2m
(10)	Maximum <i>height</i> for <i>duplex</i>	11m, or 3 storeys, whichever is less
(11)	Maximum <i>height</i> for <i>accessory buildings and structures, common facilities building, and water treatment building.</i>	6m

Siting Requirements

11.2.3 No *structure* shall be located within 15 metres of the Highway 99 Right-of-Way.

Parking & Loading

11.2.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.

11.2.5 A driveway apron with a minimum length of 5.5 metres shall be provided in front of a private garage door associated with a dwelling, notwithstanding any other setback regulations in this bylaw.

Landscaping and Screening

11.2.6 Common facilities buildings, postal kiosks, and solid waste buildings shall be located within an enclosed area and fully screened from *dwelling units* and adjacent property lines by a fence, wall or landscaping.

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APPROVED by the MINISTRY
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TRANSIT this

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, 2026

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day of

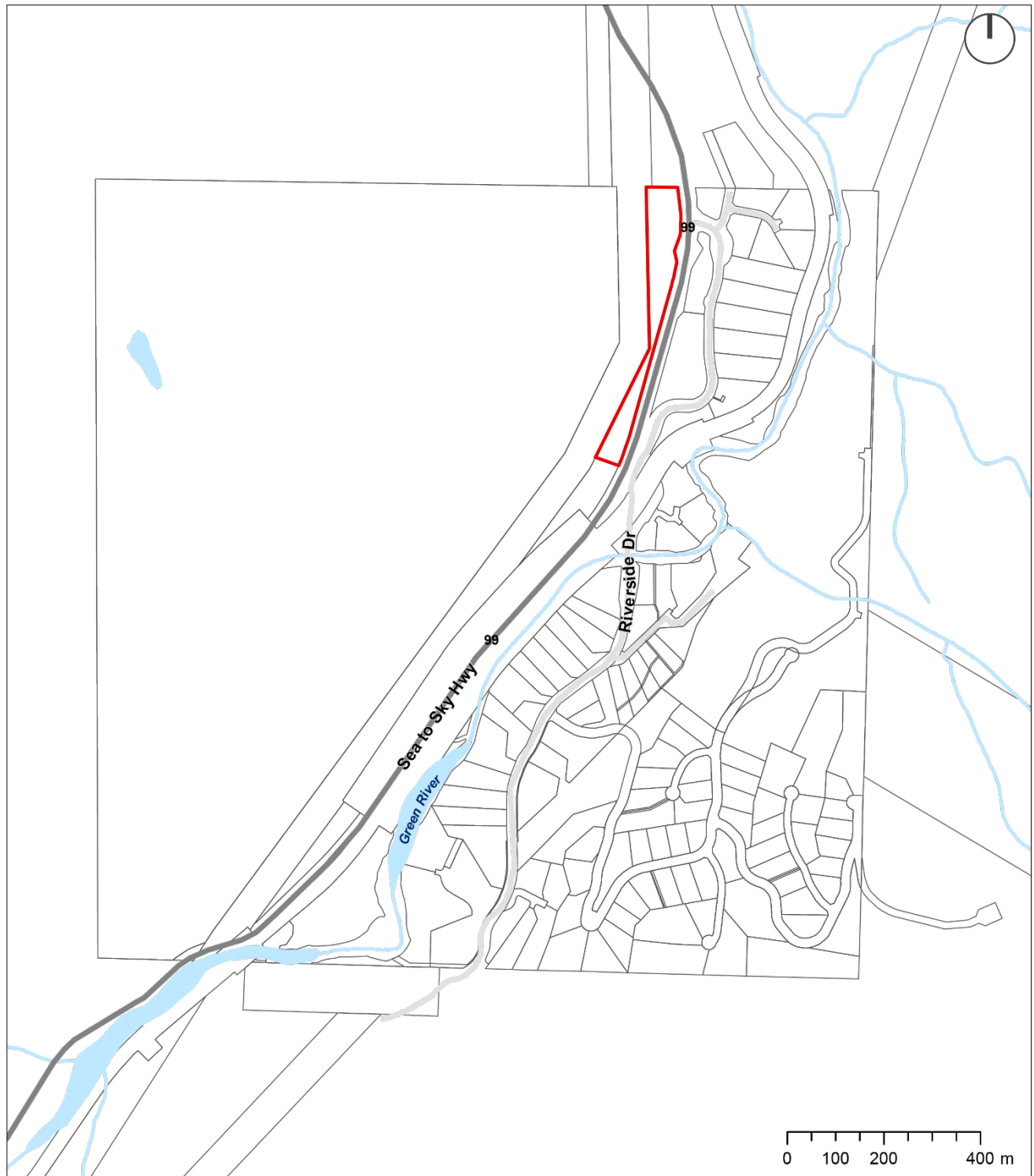
, 2026

Jen Ford
Chair

Angela Belsham
Corporate Officer



Attachment B



Schedule 1 Bylaw No. 1879-2025



CD1 to CD2

