



**REQUEST FOR DECISION**  
Boulder Creek Operators Residence – Zoning  
Amendment (Amendment Bylaw No. 1850-2024)  
– Adoption

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**Meeting Date:** December 11, 2024

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**To:** SLRD Board

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**Applicant:** Boulder Creek Power Inc.

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**Location:** 15002 Upper Lillooet River Forest Service Road, Electoral Area C

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**Legal Description:** Crown Land Tenure file number 2412750 – THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND IN THE VICINITY OF BOULDER CREEK TOGETHER WITH UNSURVEYED CROWN FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF BOULDER CREEK ALL WITHIN LILLOOET DISTRICT, CONTAINING 6.78 HECTARES, MORE OR LESS”

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<b>RGS Designation:</b> Non-Settlement Area	<b>OCP Designation:</b> Resource Management	<b>Zoning:</b> RR1(RM)	<b>ALR Status:</b> No	<b>Development Permit Areas:</b> Wildfire Protection
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**RECOMMENDATIONS:**

THAT Bylaw 1850-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024” be adopted.

**KEY ISSUES/CONCEPTS:**

The SLRD received a zoning amendment application for an operator residence facility for employees of the Boulder Creek and Upper Lillooet River Hydroelectric Facilities in the proximity of 15002 Upper Lillooet River Forest Service Road, approximately 75kms from Pemberton. The current operator residence facilities have been operating on a temporary basis, and the location has presented challenges for access and safety reasons. The land at the proposed new site is not currently in use, but the area was previously used for a temporary construction camp during the construction of the Upper Lillooet River and Boulder Creek Hydroelectric facilities. The area was reclaimed following decommissioning of the temporary camp. Amendment Bylaw No. 1850-2024 proposes to rezone the subject parcel from Rural Residential 1 Zone (Resource Management Subzone) (RR1(RM)) to RR8 – Boulder Creek Operator Residence – a site specific new zone providing for up to 20 employee housing units, associated with the Boulder Creek and Upper Lillooet River Hydroelectric Facilities on a 6.78-hectare parcel.

The current RR1(RM) Zone provides for temporary construction camp use, but does not provide for long-term employee housing necessary for operations, given the remote location. The proponent submitted a Crown Land Tenure application for the subject parcel to provide for the

employee housing/operator residence for the operational life of the hydroelectric facilities (more than 30 years). The SLRD Zoning Amendment application and Crown Land Tenure application are being processed concurrently, noting that the License of Occupation must be granted prior to the SLRD Amendment Bylaw being adopted.

**The License of Occupation has been granted for the operator residence and associated improvements. As such, Amendment Bylaw No. 1850-2024 is being brought back to the SLRD Board for consideration of adoption.**

**RELEVANT POLICIES & PLANS:**

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

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

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

[SLRD Community Amenity Contributions Policy No. 12-2018](#)

**BACKGROUND:**

Project Description

**Employee Housing and Accessory Uses**

The application proposes 20 employee housing units – 6 Atco trailers with 2 sleeping units each and 1 over flow residence building. The application states that the over flow employee housing unit is intended for occasional overflow housing for contractors or visitors completing routine or as-need maintenance activities. Proposed accessory buildings and uses include electrical equipment, general storage, water treatment facility, and gym (all in sea cans), as well as a workshop (dome shelter).

**Crown Land Tenure**

The proponent has submitted a Crown Land Tenure application to Ministry of Water, Land and Natural Resource Stewardship (WLRS) (Crown Land Tenure file number 2412750) for the operator residence and accessory uses, as proposed under the zoning amendment application. The tenure will be for more than 30 years, reflecting the operational life of the hydroelectric facilities. The SLRD Zoning Amendment Application and Crown Land Tenure application are being processed concurrently, with adoption of Amendment Bylaw No. 1850-2024 being contingent on the Crown Land Tenure.

See [Site Plan](#) for additional details.

Previous Reports

[First Reading – March 27, 2024](#)

[Second and Third Reading – June 26, 2024](#)

### Previous Board Resolutions

At the March 27, 2024 SLRD Board meeting it was resolved:

*THAT Bylaw 1850-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024” be given first reading.*

*THAT Bylaw 1850-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024” be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministry of Transportation and Infrastructure, and Vancouver Coastal Health for comment.*

At the June 26, 2024 SLRD Board meeting it was resolved:

THAT Bylaw 1850-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024” be given second and third reading.

### **ANALYSIS:**

See previous staff reports linked above for analysis of the subject application in relation to SLRD bylaws, plans and policies as well as submitted professional reports and agency referral responses. No new information is being presented requiring analysis. The following section outlines the license of occupation, development permit and building permit considerations and next steps.

#### License of Occupation

The License of Occupation (244918) grants that the Land be used for operator residence and associated improvements purposes, as set out in the Management Plan, with a term commencing June 21, 2024 and terminating on May 16, 2057.

#### Development Permit and Building Permit Considerations

A Wildfire Protection Development Permit will be required at the building permit stage. Additional aspects that may be considered through the building permit process include: building code requirements; servicing, and geotechnical report recommendations.

#### Next Steps

Amendment Bylaw No. 1850-2024 process steps include:

1. Notice – **Complete**
2. First Reading and Referrals – **Complete**
3. Second Reading & Third Reading – **Complete**
4. Adoption

### **REGIONAL IMPACT ANALYSIS:**

Impacts of the Boulder Creek operator residence employee housing will be largely local, with the current temporary construction camp shifting to provide for long-term employee housing. The employee housing aligns with the Crown Land Tenure application and addresses the need for operators on site to manage the Boulder Creek and Upper Lillooet Hydroelectric facilities.



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**OPTIONS:**

Option 1 (PREFERRED OPTION)

Adopt Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024.

Option 2

Refer the zoning amendment application back to SLRD staff for more information, or for revision.

Option 3

Reject the zoning amendment application.

**FOLLOW UP ACTION:** If approved by the Board, notify the applicant and consolidate the Electoral Area C Zoning Bylaw.

**ATTACHMENTS:**

**Appendix A:** Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1850-2024

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: H. Paul, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1850-2024**

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

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**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. 1850-2024”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
  - (a) By adding the following designation to Table 2-1 Designation of Zones, to come after SECTION 5.7 – RR LLHJ ZONE – LILLOOET LAKE – HEATHER JEAN ZONE:  
RR8 ZONE – BOULDER CREEK OPERATOR RESIDENCE
  - (b) By adding the following definition:

EMPLOYEE HOUSING means the *use of a dwelling unit* for occupation only by employees, or individuals related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.
  - (c) By inserting the following 5.8 RR8 ZONE – BOULDER CREEK OPERATOR RESIDENCE into Schedule A Zoning Bylaw under SECTION 5 RURAL ZONES and following the SECTION 5.7 – RR LLHJ ZONE – LILLOOET LAKE – HEATHER JEAN ZONE as follows:

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**SECTION 5.8 – RR8 ZONE – BOULDER CREEK OPERATOR RESIDENCE**

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**Intent**

- 5.8.1 The intent of this zone is to provide for *employee housing* and *accessory* uses for operators of the Boulder Creek and Upper Lillooet River Hydroelectric Facilities.

**Permitted Uses**

- 5.8.2 Land, *buildings* and *structures* in the RR8 Zone shall be used for the following purposes only:
- (1) (a) *employee housing*, associated with the Boulder Creek and Upper Lillooet River Hydroelectric Facilities and as per s. 5.8.6; and
  - (b) *accessory uses, buildings and structures.*

**Parcel Coverage**

- 5.8.3 The *parcel coverage* of all *buildings* and *structures* shall not exceed 20 percent.

**Parcel Area**

5.8.4 The minimum *parcel area* in the RR8 Zone shall be 40 hectares.

**Siting Requirements**

5.8.5 No *building* or *structure* or part thereof, except a *fence*, shall be located within 7.5 metres of a *parcel line*.

**Dwelling Units, Gross Floor Area, and Height Regulations**

5.8.6 On a parcel located in the RR8 Zone, no *use*, *building* or *structure* shall be established, 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.

	<b>COLUMN I</b>	<b>COLUMN II</b>
	<b>Matter to be Regulated</b>	<b>Regulations</b>
.1	Maximum number of <i>employee housing</i> units	20
.2	Maximum <i>employee housing gross floor area</i>	760 m2
.3	Maximum <i>employee housing building height</i>	11 m
	Maximum <i>gross floor area</i> of all <i>accessory buildings</i>	620 m2
.4	Maximum <i>accessory building height</i>	11 m

**Parking & Loading**

5.8.7 Parking and loading shall comply with the requirements of Section 4 of this Bylaw.

- (d) The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 762, 2002, Schedule B Maps is amended as follows:  
The land outlined on the map on Schedule 1 to this bylaw and legally described as “Crown Land Tenure file number 2412750 – THAT PARCEL OR TRACT OF UNSURVEYED CROWN LAND IN THE VICINITY OF BOULDER CREEK TOGETHER WITH UNSURVEYED CROWN FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF BOULDER CREEK ALL WITHIN LILLOOET DISTRICT, CONTAINING 6.78 HECTARES, MORE OR LESS” is rezoned from RR1RM Zone (Rural 1 (Resource Management Subzone)) to RR8 Zone (Boulder Creek Operator Residence).

- (e) By adding Amendment Bylaw 1850-2024 to the Summary of Amendments table as follows:

1850-2024	Boulder Creek Operator Residence Rezoning – RR8	, 2024
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READ A FIRST TIME this	27 <sup>th</sup> day of	MARCH, 2024
READ A SECOND TIME this	26 <sup>th</sup> day of	JUNE, 2024
READ A THIRD TIME this	26 <sup>th</sup> day of	JUNE, 2024
ADOPTED this	day of	, 2024

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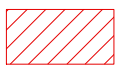
Jen Ford  
Chair

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Angela Belsham  
Corporate Officer



### Schedule 1 - Bylaw No. 1850-2024

 RR1RM Zone (Rural 1 (Resource Management Subzone)) to RR8 Zone (Boulder Creek Operator Residence)

