

To: Board
Date: January 28, 2026
From: Planning and Development

Subject: Electoral Area A OCP Bylaw Amendment Bylaw No. 1943-2026 – Bralorne Adventure Lodge (First and Second Reading)

RECOMMENDATION(S)

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 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”.

PURPOSE

The purpose of this report is to request first and second reading for Amendment Bylaw No. 1943-2026.

EXECUTIVE SUMMARY

The Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863-2024 received first and second readings in May and June of 2024. However, Area A OCP Bylaw No. 608, 1996 was repealed and replaced with Area A OCP Bylaw No. 1822-2023 on December 12th, 2024.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 has been prepared to reference OCP Bylaw No.1822-2023 and must receive first and second reading. This is an administrative update, and no other changes have been made to the application or content of the OCP Amendment Bylaw.

The steps outlined below address process and procedure requirements. No bylaw content changes are being proposed and the information that was received by the public and Board as part of the November 27, 2025, public hearing remains valid.

Next Steps:

1. Bring forward the OCP Amendment Bylaw No. 1943-2026 for first and second reading and a resolution to schedule a public hearing (January 28, 2026 Board Meeting);
2. Hold the rescheduled/postponed public hearing (Zoning and OCP Amendment Bylaws); and,

- Bring the Zoning and OCP Amendment Bylaws back for the consideration of third reading (tentatively February 25, 2026 Board Meeting)

KEY INFORMATION

Property Information:

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

Project Description:

The proposal includes conversion of the existing principal residential building into a lodge/tourist accommodation use with four guest rooms that can accommodate up to eight guests. 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 proposal requires both a Zoning Bylaw 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.

Background:

In May 2024, the SLRD Board gave first reading to bylaws associated with a Zoning and Official Community Plan (OCP) amendment application for 128 Lorne Street. In June 2024, the proposed bylaws were given second reading and SLRD staff were directed to schedule and hold an electronic public hearing.

The electronic public hearing was held on July 30, 2024. At the public hearing, a number of public concerns were raised. These included the location of the proposed cabins, challenges with public disturbance, and the need for a more robust management approach. In response, the applicant revised the site plan to remove two of the proposed cabins that were in close proximity to adjacent private property. In addition, they provided additional explanatory text in terms of the proposed management strategy. This management strategy information and public

hearing information was included in the Board Report for September 25, 2024 when third reading of the bylaw was considered.

On September 25, 2024, the Board denied third reading of the amendment bylaws and requested a second public hearing be held, as well as more information regarding a Management Plan.

On December 12th, 2024, Area A OCP Bylaw No. 608, 1996 was repealed and replaced with Area A OCP Bylaw No. 1822-2023. As a result, a new OCP Amendment Bylaw has been prepared to reference OCP Bylaw No. 1822-2023, and it must receive first and second reading. This is an administrative change. No changes have been made to the content of the OCP Amendment.

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”.

Previous Reports:

- [May 22, 2024 - First Reading Report](#)
- [June 26, 2024 - Second Reading Report](#)
- [September 25, 2024 - Third Reading Report](#)

Policy Analysis and Proposed Amendments:

In December 2024, a new Area A OCP Bylaw was adopted.

Previous OCP Amendment Bylaw: *Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1863-2024*

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

Following that the Area A OCP Bylaw was adopted in 2024, a new OCP Amendment Bylaw must be given first and second reading to be in line with the new OCP. This is an administrative change. No changes were made to land use designations in the adoption of the new Area A OCP that would require any other amendments to the application.

The steps outlined below address process and procedure requirements. No bylaw content changes are being proposed and the information that was received by the public and Board as part of the November 27, 2025 void public hearing remains valid.

Next Steps:

1. Bring forward the OCP Amendment Bylaw No. 1943-2026 for first and second reading and a resolution to schedule a public hearing (January 28, 2026 Board Meeting)

2. Hold the rescheduled/postponed public hearing (Zoning and OCP Amendment Bylaws); and
3. Bring the Zoning and OCP Amendment Bylaws back for the consideration of third reading (tentatively February 25, 2026 Board Meeting)

CONSIDERATIONS

Relevant Plans and Strategies:

For a detailed proposal analysis, refer to the [May 2024 staff report](#).
[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. 1301-2014](#)

Organizational / External Impacts:

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.

Public input received to date associated with the application and zoning and OCP amendment bylaws will be included in the public hearing process to come.

Financial Implications:

There are no new financial implications associated with the new OCP Amendment Bylaw number. Application fees were submitted by the applicant as per the SLRD Development Approval Information, Fees and Notification Procedures Bylaw. Additionally, second public hearing was directed as per the September 25, 2024 Board meeting resolutions.

OPTIONS

1. Give first and second third reading to Amendment Bylaw No. 1943-2026.
2. Request further information prior to giving Amendment Bylaw No. 1943-2026 first and second reading.
3. Other, as per Board decision.

NEXT STEPS

If the Recommendations are approved by the Board, staff will schedule and advertise an electronic public hearing and update the webpage on the SLRD website accordingly.

ATTACHMENTS

- A. OCP Amendment Bylaw No. 1943-2026 (changes highlighted)

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

**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	day of	2026.
READ A SECOND TIME, this	day of	2026.
PUBLIC HEARING HELD this	day of	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

