



SQUAMISH - LILLOOET
REGIONAL DISTRICT

Anderson Lake Shoreline
Source: Ian Routley



Area B

**Official Community Plan
Bylaw 1890-2025**

Month of Adoption, 2025

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1890-2025**

A bylaw of the Squamish-Lillooet Regional District to adopt an Official Community Plan for Electoral Area B.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to adopt a new Official Community Plan for Electoral Area B;

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 B Official Community Plan Bylaw No. 1890-2025”.
2. Schedule A (Official Community Plan Text and Appendices) is attached to and forms part of the Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025.
3. Schedule B, being the Plan Maps of the Electoral Area B Official Community Plan, is attached to and forms part of the Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025.
4. The Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1073, 2008 is hereby repealed.

READ A FIRST TIME this _____ day of _____, 2025.

READ A SECOND TIME this _____ day of _____, 2025.

PUBLIC HEARING this _____ day of _____, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

Jen Ford
Chair

Angela Belsham
Corporate Officer

Acknowledgements

Mountains in Area B
Source: SLRD

This bylaw was restructured in 2025 to make it easier to navigate, and minor content updates were undertaken to reflect current information. A formal public hearing was held following second reading to provide an opportunity for community input into the revised bylaw.

The Area B Official Community Plan (OCP) is the result of cumulative efforts by the Squamish-Lillooet Regional District, local residents and landowners, and other regional and provincial agencies and interest groups.

The development of the Electoral Area B OCP was initiated in 2007. Invitations for early participation in the review process were sent to adjacent local governments, First Nations, School District #74, and provincial agencies. Consultation and discussions with the District of Lillooet, the St'át'imc Nations, the Ministry of Transportation and Transit, Ministry of Forests, Ministry of Health, Ministry of Environment and Parks, Ministry of Tourism, Arts, Culture and Sport, the Integrated Land and Resource Registry (ILRR), the Agricultural Land Commission, BC Parks, and School District #74 occurred throughout the development of the OCP. These agencies and organizations were engaged in 2025 through the formal referral process when the bylaw was updated.

A series of public open houses and meetings were held in Lillooet and the Yalakom Valley during the course of the *plan* review in the early 2000s. Following first reading of the bylaw, a public hearing was held to provide an opportunity for formal comment on the *plan* in bylaw form.

Table of Contents

ACKNOWLEDGEMENTS	1
AMENDMENTS.....	5
PLAN ORGANIZATION	6
PART 1: BACKGROUND	7
1. INTRODUCTION AND PLANNING FRAMEWORK	8
1.1 INTRODUCTION	8
1.2 OCP PROCESS AND REGIONAL PLANNING	9
2. COMMUNITY CONTEXT.....	12
2.1 COMMUNITY PLANNING AND DEVELOPMENT	12
2.2 POPULATION AND HOUSING	13
2.3 FIRST PEOPLES	13
2.4 COMMUNITIES.....	16
PART 2: POLICY DIRECTIONS	20
1. LAND USE, DEVELOPMENT AND COMMUNITY.....	21
1.1 INTRODUCTION	21
1.2 LAND USE, DEVELOPMENT AND COMMUNITY OBJECTIVES.....	22
1.3 LAND USE, DEVELOPMENT AND COMMUNITY POLICIES	22
2. LAND USE DESIGNATIONS.....	24
2.1 INTRODUCTION	24
2.2 RESIDENTIAL AND RURAL RESIDENTIAL LANDS	25
2.3 RESOURCE MANAGEMENT LANDS	27
2.5 COMMERCIAL AND RESORT COMMERCIAL LANDS	38
2.6 INDUSTRIAL LANDS.....	39
2.7 INSTITUTIONAL LANDS	40
2.8 COMMUNITY WATERSHED PROTECTION AREA LANDS	40
2.9 PARK LANDS.....	41
3. CULTURAL HERITAGE	43
3.1 INTRODUCTION	43
3.2 CULTURAL HERITAGE OBJECTIVES	44
3.3 CULTURAL HERITAGE POLICIES.....	44
4. ECONOMIC DEVELOPMENT.....	46
4.1 INTRODUCTION	46
4.2 ECONOMIC DEVELOPMENT OBJECTIVES	48
4.3 ECONOMIC DEVELOPMENT POLICIES	48
5. CLIMATE ACTION, ADAPTATION AND MITIGATION	50
5.1 INTRODUCTION	50
5.2 CLIMATE ACTION, ADAPTATION AND MITIGATION OBJECTIVES	52
5.3 CLIMATE ACTION, ADAPTATION AND MITIGATION POLICIES	52

6.	HOUSING	54
6.1	INTRODUCTION	54
6.2	AFFORDABLE HOUSING OBJECTIVES	55
6.3	AFFORDABLE HOUSING POLICIES	55
7.	PROTECTION OF THE ENVIRONMENT	57
7.1	INTRODUCTION	57
7.2	PROTECTION OF THE ENVIRONMENT OBJECTIVES.....	58
7.3	PROTECTION OF THE ENVIRONMENT POLICIES	58
8.	NATURAL HAZARDS.....	60
8.1	INTRODUCTION	60
8.2	NATURAL HAZARDS OBJECTIVES	62
8.3	NATURAL HAZARDS POLICIES	62
9.	SERVICES, INFRASTRUCTURE AND ASSETS	65
9.1	INTRODUCTION	65
9.2	SERVICES, INFRASTRUCTURE AND ASSETS OBJECTIVES	66
9.3	SERVICES, INFRASTRUCTURE AND ASSETS POLICIES	66
10.	TRANSPORTATION.....	68
10.1	INTRODUCTION.....	68
10.2	TRANSPORTATION OBJECTIVES	69
10.3	TRANSPORTATION POLICIES	69
PART 3: TEMPORARY USE PERMITS.....		71
1.	TEMPORARY USE PERMITS.....	72
PART 4: DEVELOPMENT PERMIT AREAS		73
1.	DEVELOPMENT PERMIT AREAS	74
2.	DPA 1: RIPARIAN PROTECTION.....	76
3.	DPA 2: WILDFIRE PROTECTION	83
4.	DPA 3: FARMLAND PROTECTION	86
5.	DPA 4: INTENSIVE DEVELOPMENT FORM AND CHARACTER.....	91
PART 5: SUB-AREA PLANS		100
PAVILION LAKE SUB-AREA PLAN		101
SETON PORTAGE SUB-AREA PLAN.....		109
YALAKOM VALLEY SUB-AREA PLAN.....		120
PART 6: ADMINISTRATION AND IMPLEMENTATION.....		133
1.	AMENDING THE PLAN.....	134

PART 7: GLOSSARY.....136

APPENDICES.....141

SCHEDULE B: MAPS.....142

WORKS CITED.....143

Amendments



Bee Hives and orchard
 Source: Lillooet Agriculture and Food Society (LAFS)

BYLAW NO.	SUMMARY OF BYLAW AMENDENTS	DATE OF ADOPTION

Plan Organization

Part 1	Outlines how the <i>plan</i> was developed. This includes the <i>plan's</i> purpose, scope, and legislative requirements. This section also provides important background information such as the area's community context and demographics.
Part 2	Includes objectives and policy directions for the <i>plan</i> . Part 2 begins with policy directions for general land use and development, and then moves into land use designations and specific topic areas such as Cultural Heritage and Transportation.
Part 3	Designates all of Electoral Area B as an area where a temporary <i>commercial</i> and <i>industrial</i> use may be permitted by way of a Temporary Use Permit application.
Part 4	Establishes <i>Development Permit Area</i> guidelines as permitted by a local government under Section 488 of the <i>Local Government Act</i> . <i>Development Permit Areas</i> have been designated for the following purposes: <ul style="list-style-type: none"> • protection of the natural environment, its ecosystems and biological diversity; • protection of development from hazardous conditions; • protection of farming • establishment of objectives for the form and character of <i>commercial</i>, <i>industrial</i> or <i>multiunit residential</i> development; • establishment of objectives to promote energy conservation; • establishment of objectives to promote water conservation; and • establishment of objectives to promote the reduction of greenhouse gas emissions.
Part 5	Provides an explanation of <i>plan</i> administration, including the development approval process and how an OCP relates to zoning bylaws.

Part 1: Background

Bighorn Sheep along Highway 99
Source: Ian Routley





Clinton Pavilion Road looking towards Coastal Mountains
Source: Ian Routley

1. INTRODUCTION AND PLANNING FRAMEWORK

1.1 INTRODUCTION

The SLRD Electoral Area B Official Community Plan (OCP) is established under the authority of the Province of British Columbia's *Local Government Act*.

The OCP provides a basis for the following actions:

1. The adoption or amendment of land use regulations, such as the zoning bylaw;
2. The direction of public and private investment;
3. The guidance of elected officials, and others having statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and,
4. Bringing the SLRD into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the *Local Government Act*.

1.2 OCP PROCESS AND REGIONAL PLANNING

I. PURPOSE

The Electoral Area B Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Squamish Lillooet Regional District Board of Directors. The purpose of these objectives, policies, and designations is to provide direction for land use and development that are consistent with the community values of the electoral area. The policies of the *plan* are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a 10 to 15-year period.

II. REQUIRED CONTENT

The *Local Government Act* requires that an OCP contain the following:

- The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
- The approximate location, amount, and type of present and proposed *commercial, industrial, institutional, agricultural, recreational* and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- Policies respecting *affordable housing, rental housing and special needs housing*; and
- Policies with respect to targets for the reduction of greenhouse gas emissions in the *plan* area, and policies and actions of the local government proposed with respect to achieving those targets.

III. OCP PLANNING PROCESS

The Electoral Area B OCP updates and consolidates three previously written OCPs, and provides new policy direction for the electoral area as a whole. The following OCPs are consolidated into the Electoral Area B OCP:

- Pavilion Lake (originally written in 2002),

- Seton Portage (originally written in 2004), and,
- Duffey Lake Corridor (originally written in 1992).

Six communities are addressed in the Electoral Area B OCP. These six communities are Seton Portage, Yalakom Valley, Bridge River/West Pavilion, Texas Creek, Fountain, and Pavilion Lake. Policies are provided to address community planning, economic development, cultural heritage, biodiversity, *natural hazards*, utilities, transportation, and land use. Policy direction is also provided for the Duffey Lake Corridor.

This OCP also has three sub-area plans for the following communities:

- Pavilion Lake,
- Seton Portage, and,
- Yalakom Valley.

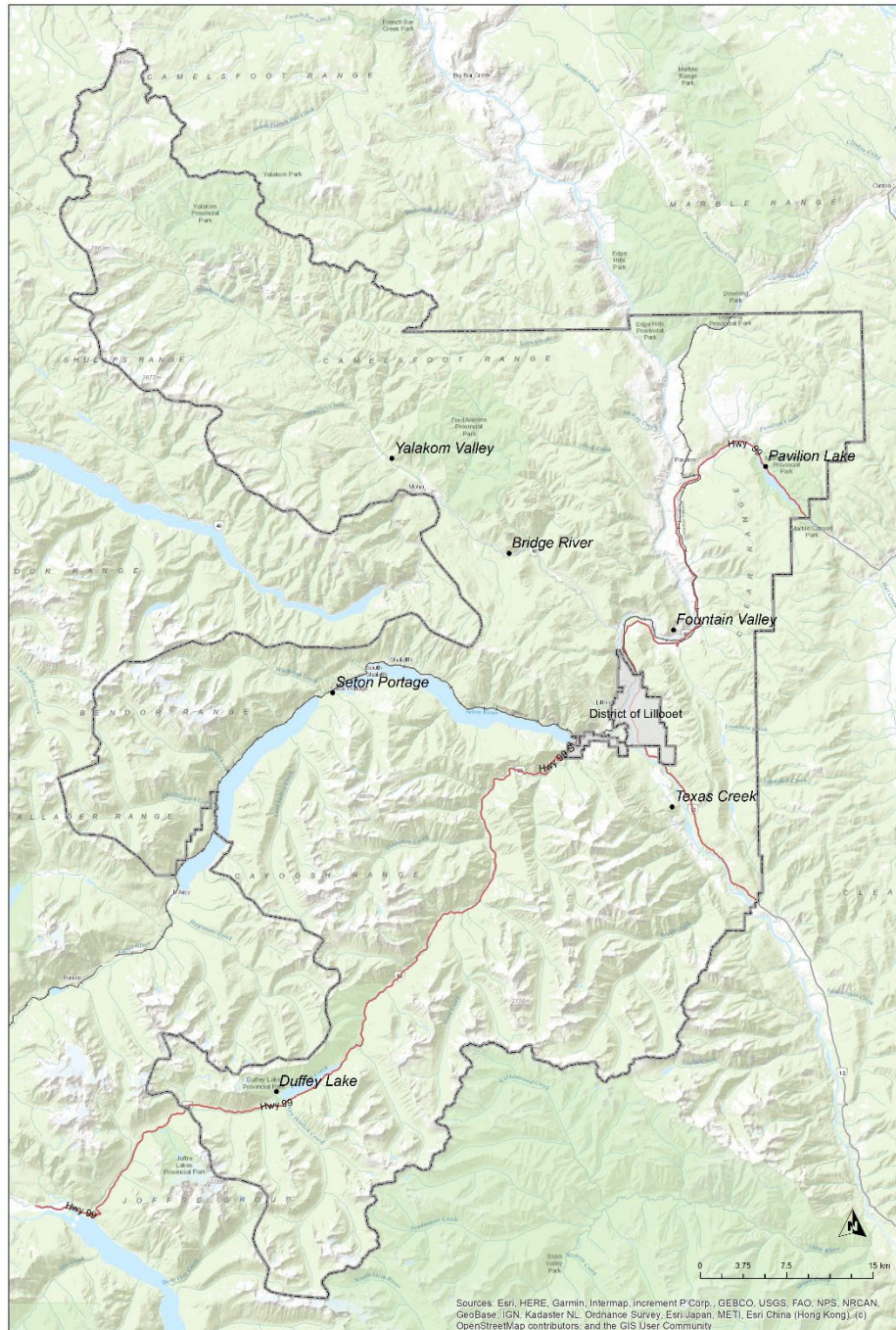
The development of the Electoral Area B OCP was initiated in 2007. Invitations for early participation in the review process were sent to adjacent local governments, First Nations, School District #74, and Provincial agencies.

Consultation and discussions with the District of Lillooet, the St'át'imc Nation and its member communities, the Ministry of Transportation and Transit, Ministry of Forests, Ministry of Health, Ministry of Environment and Parks, Ministry of Tourism, Arts, Culture and Sport, the Integrated Land and Resource Registry (ILRR), the Agricultural Land Commission, BC Parks, and School District #74 occurred throughout the development of the OCP.

A series of public open houses and meetings were held in Lillooet and the Yalakom Valley during the course of the *plan* review. Following first reading of the bylaw, a public hearing was held to provide an opportunity for formal comment on the *plan* in bylaw form.

IV. PLAN AREA

FIGURE 1.2.1. – PLAN AREA MAP



This Plan is comprised of the text (also known as Schedule A) and the Schedule B Maps, which together form Bylaw No. 1890-2025.



Local strawberries for sale at the Lillooet Farmers Market
Source: Vivian Birch-Jones

2. COMMUNITY CONTEXT

2.1 COMMUNITY PLANNING AND DEVELOPMENT

Within Electoral Area B there are seven communities or neighbourhoods: Seton Portage, the Yalakom Valley, Bridge River/West Pavilion, Texas Creek, Fountain, Pavilion Lake, and the Duffey Lake Corridor. These communities and the surrounding area encompass 3,461 square kilometres of land. Electoral Area B surrounds one incorporated municipality, the District of Lillooet, and the six St'át'imc communities of Sekw'el'was (Cayoosé Creek), T'it'q'et/P'egp'ig'lha (Lillooet), Ts'kw'aylaxw (Pavilion), Tsal'alh (Seton), Xaxli'p (Fountain), and Xwísten (Bridge River) which are not covered by this OCP. Neighbouring jurisdictions include the Thompson Nicola Regional District to the north and the east, and the Cariboo Regional District to the north.

2.2 POPULATION AND HOUSING

Electoral Area B is home to approximately 1624 people, including those on IR lands. 2021 Statistics Canada data reports that there are approximately 373 people living in Electoral Area B outside of IR lands. Populations of individual First Nations as reported on their websites include members living outside of Area B, and are therefore not included in this section.

The census data shows a great deal of variation between census periods, which may be the result of boundary shifts and changes in data collection methods, rather than actual population change. The census data shows a decrease in population of 37.6 per cent between 2006 and 2011, and an increase of 6.7 per cent between 2011 and 2016. From 2016 to 2021, the population saw a decrease of 2.6%. As of the 2021 Census Profiles, there were 164 total dwellings occupied by residents, not including dwellings located on IR lands.

The total population of the District of Lillooet, the closest service centre for residents of Electoral Area B, was 2,302 in 2021. Lillooet's population in 2016 was 2,275, representing an increase of 1.2% per cent between 2016 and 2021.

The rate of development is slow. Between 2014-2024, eight building permits were issued for single family dwellings, plus one permit for a mobile home. The closure of the passenger rail service, the forestry office, decreased social services and a reduction in hospital services have all had negative impacts on the outlying communities.

Populations of individual communities within Electoral Area B are not always known, particularly with respect to First Nations communities.

2.3 FIRST PEOPLES

Electoral Area B is located on the traditional, ancestral, and unceded territory of the northern St'át'imc. Electoral Area B overlaps the territories of the following St'át'imc Nation member communities: Sekw'el'was (Cayoose Creek), T'it'q'et/P'egp'ig'lha (Lillooet), Ts'kw'aylaxw (Pavilion), Tsal'alh (Seton), Xaxli'p (Fountain), and Xwísten (Bridge River), collectively referred to as the Northern St'át'imc. Each St'át'imc community is an independent and self-governing Nation, joined together through language, culture, and history. Parts of Area B also overlap with parts of the traditional territories of the Nlaka'pamux, T̓silhqot'in, and Secwépemc Nations.

The St'át'imc inhabited Electoral Area B long before Europeans began to settle in the area in the 1800s. There is evidence of the St'át'imc occupying this area dating back thousands of years. Data from the Province's Archaeology Branch indicates that within Area B there are a number of

St'át'imc cultural artifacts dating back to before the European contact era. These artifacts include stone tools and technology and culturally modified trees. Traditional trails are another historically significant resource for the St'át'imc, having provided access for cultural practices including hunting and gathering, and as a trade route.

Building strong, respectful, and effective working relationships with First Nations is especially important given the many challenges in the region, and the complexity of issues facing all levels of government. There are benefits in improved communication, information sharing, and coordinated planning and servicing in areas of mutual interest. Engagement with First Nations will be pursued in the spirit of enhancing relationships and exploring opportunities for cooperation, collaboration and learning.

The strategic direction under the OCP does not prejudice or affect any inherent *Aboriginal Title*, right or interest, recognizing that the legal context within which *Aboriginal Title*, rights and interest exist continues to evolve and change, thus impacting the ways in which Title, rights and interests are exercised.

I. RECONCILIATION

The Squamish-Lillooet Regional District (SLRD) acknowledges that First Nations are the original inhabitants and stewards of the land within Electoral Area B and respects First Nations' rights, laws and systems of governance, policies, practices and customs on the land within this area. The *Regional District* is committed to enhancing relations with the First Nations upon whose territories we operate by improving communications and fostering opportunities to work more collaboratively on matters of mutual interest or concern. The SLRD has been working to strengthen relations with the northern St'át'imc communities since 2015, helping to organize several leadership meetings and advance efforts to establish a collaborative Intergovernmental Leadership Committee, together with the Lillooet Tribal Council, P'egp'ig'lha Council, and the District of Lillooet.

The Truth and Reconciliation Commission of Canada report *Honoring the Truth, Reconciling for the Future*, defines reconciliation as “an ongoing process of establishing and maintaining respectful relationships” (16). The summary report goes on to state that “a critical part of this process involves repairing damaged trust by making apologies, providing individual and collective reparations, and following through with concrete actions that demonstrate real societal change” (16).

In 2016, the SLRD declared itself to be a Regional District of Reconciliation and endorsed or adopted several Calls to Action from the 2015 *Truth and Reconciliation Commission (TRC) of Canada: Calls to Action* report. The SLRD endorsed or adopted the following principles from the TRC Calls to Action report:

- **Endorsed:**

- 43. We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.

- **Adopted:**

- 47. We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.
- 57. We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.
- 75. We call upon the federal government to work with provincial, territorial, and municipal governments, churches, Aboriginal communities, former residential school students, and current landowners to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried. This is to include the provision of appropriate memorial ceremonies and commemorative markers to honour the deceased children.

2.4 COMMUNITIES

The following section provides a brief summary of each of the seven communities within Electoral Area B.

II. Seton Portage – Tsal’alh

FIGURE 2.3.1. – 2011 VIEW OF TSAL’ALH



Source: Ian Routley

Seton Portage/Tsal’alh is a small community of approximately 300 residents located between Anderson and Seton Lakes, including on-reserve and off-reserve populations. Approximately 30 residents live off-reserve. Along the shore of Anderson Lake, between Seton Portage and D’Arcy, there are small recreational communities. Adjacent to Seton Portage and situated on the north-western shore of Seton Lake is Tsal’alh First Nation, with a registered population of 735. This registered population includes residents on and off reserve, including those living on other reserves and Crown land.

The IRs in this community are named Slosh 1, Seton Lake 5, Whitecap 1, Mission 5 and Necait 6. The on-reserve population as of the 2021 census period was 239.

The Seton Portage Historic Provincial Park commemorates the location of the first railway in British Columbia.

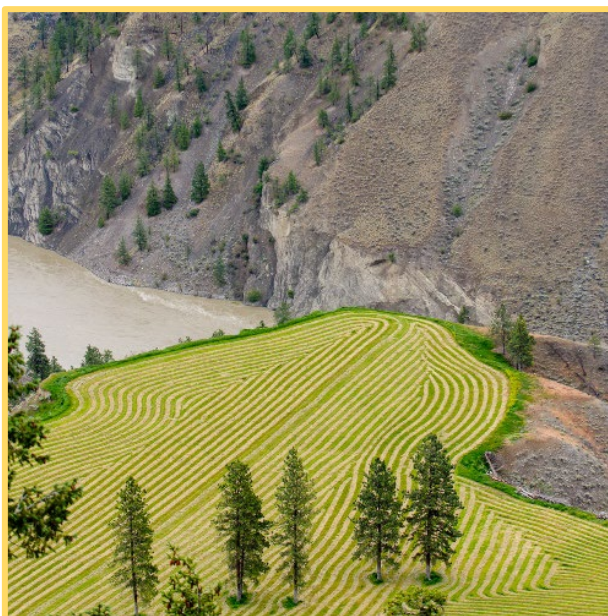
III. Yalakom Valley

The Yalakom Valley is home to a small rural community. There are approximately thirty large parcels of land in the valley with an average size of fifty hectares. Moha is the name given to the lands located at the confluence of the Yalakom and Bridge Rivers. There are no IRs in the

Yalakom Valley. The community of Yalakom has a long history of sustainable living and respect for the greater environment. Two parks have been established in this area. Fred Antoine Provincial Park is a class A Provincial Park, with a unique range of very dry forest types in rugged and steep terrain with delicate riparian area. Yalakom Park provides extensive representation of the Camelsfoot Range, and protects the whole undeveloped basin of Yalakom Creek and much of Nine Mile Ridge.

IV. Bridge River and West Pavilion

FIGURE 2.3.2. – HAY FIELDS ON WEST PAVILION ROAD



Source: Ian Routley

For the purposes of the OCP, Bridge River is considered to be those lands along Highway 40 between the Yalakom and Fraser Rivers. The bulk of this area is encompassed by the Bridge River IR, which has a population of approximately 242 according to 2021 census data.

The confluence of the Bridge and Fraser Rivers is the location of the Bridge River Fishing Grounds, known as Six Mile or Setl. In season, the Xwísten community offers Xwísten Experience Tours that incorporate traditional fishing rock grounds and archaeological village tours.

West Pavilion is home to several ranching families. There are approximately 50 parcels in West Pavilion ranging in size from twenty hectares to 260 hectares. These parcels are accessed via Highway 40 and the West Pavilion Road (west of Lillooet). Talking Mountain Ranch is a 384-hectare Nature Conservancy of Canada property that protects native grasslands, creeks and habitats and dry forested hillsides on the West Pavilion Road.

The McKay Creek Wildfire of 2021 burned nearly 45,000 hectares of land in this area.

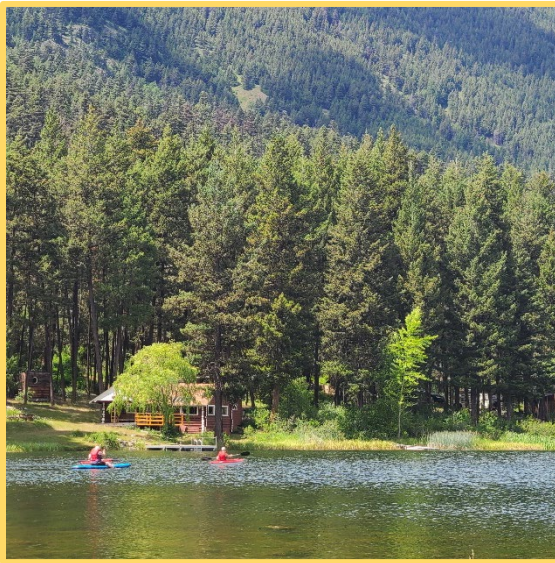
First Nations, in collaboration with Lillooet Regional Invasive Species Society (LRISS) and the University of British Columbia (UBC) are leading restoration and research in the area.

V. Texas Creek

Texas Creek, located on the western shore of the Fraser River between Lillooet and Lytton, has approximately sixty-five parcels of land and a number of IRs (Pashilqua, Kilchult, Riley Creek, Towinock, and Nesikep). The Texas Creek area is a very productive agricultural corridor, with an organic winery, market gardens and livestock farms.

VI. Fountain Valley

FIGURE 2.3.3. – KAYAKERS ON FOUNTAIN LAKE



Source: SLRD

There are approximately forty parcels of land in the Fountain area, including small 0.02 lots located on Fountain Lake and up to 60-hectare parcels elsewhere. There are several IRs (Fountain 1A, 1C, 2, 3, 9, 8, 12, Quatlenemo 5, Chilhil 6, Fish Lake 7, and Nesikep 6). BC Parks and Xaxli'p manage a popular campground located on the lake.

FIGURE 2.3.4. – MARBLE RANGE TAKEN FROM ABOVE PAVILION LAKE



Source: Ian Routley

VII. Pavilion Lake

There are approximately fifty small parcels of land surrounding Pavilion Lake. On neighboring lands, west of Highway 99 but east of the Fraser River, including the Pear Lake area and the Pavilion-Clinton Road, there are approximately forty parcels. Many of these parcels are consolidated into a single large ranch. Marble Canyon Provincial Park was established in 1956 to protect Marble Canyon, a limestone formation at the south end of the Marble Range. In 2001, the park was expanded to 355 hectares to include all of Pavilion

Lake and the lake bottom to protect the unique and sensitive freshwater stromatolite features, and further expanded in 2010 to 2,544 hectares. Stromatolites are coral-like structures that are formed from the fossilized remains of micro-organisms, and Pavilion Lake is one of only a few places on earth where they can be found. The Ts'kw'aylaxw Nation's traditional territory is centered on the Pavilion IR, located near the western end of Pavilion Lake.

VIII. Duffey Lake Corridor

FIGURE 2.3.4. – HIGHWAY 99 AT SETON LAKE



Source: SLRD

The Duffey Lake Corridor has only a few parcels of private land and no significant areas of residential development, with only a few isolated dwellings. It is an important recreation corridor for residents of the Sea to Sky Corridor, as well as Vancouver and beyond. Land use and resource management is largely governed by the Sea to Sky Land and Resource Management Plan (LRMP), which was completed in 2008, and the draft Lillooet LRMP, which was completed in 2004. In 2017, Líl'wat Nation proposed that an area along Highway 99 and next to the Nlhaxten/Cerise Creek Conservancy, known as Pipi7iyekw, be established to protect old-growth forest and sensitive ecosystems. Pipi7iyekw Old Growth and Sensitive Area was established under Land Use Objectives Regulation of the Land Act in 2020. Indigenous cultural uses and medicinal plant collection are the primary objectives for this area. Commercial timber harvesting is no longer allowed.

In terms of hazards, significant debris slides have occurred on the Duffey Lake highway.

Part 2: Policy Directions

Lakeside wildflowers at Fountain Lake
Source: SLRD





Historic church and cabin
Source: SLRD

1. LAND USE, DEVELOPMENT AND COMMUNITY

1.1 INTRODUCTION

The objectives and policies in this section are intended to guide general land use and development within Area B and individual communities.

Significant growth is not anticipated for Electoral Area B, although the increased provision of services is desired in some areas. The following objectives and policies provide general direction for community growth and development within Electoral Area B as a whole. More specific details on community growth and character are addressed in the sub-area plans for Pavilion Lake, Seton Portage, and the Yalakom Valley.

Many services are provided by volunteer and non-profit organizations that support Area B residents, for example the East Lillooet Recreation Society, Sheep Pasture Golf Course Society, Lillooet Regional Invasive Species Society, Lillooet Agriculture and Food Society, Skate Lillooet, SWIMS, Lillooet Off-Road Cycling Association, Lillooet Naturalist Society, Lillooet Learning Communities Society, Lillooet Friendship Centre Society, the Community Connect Innovation

HUB, and organizations that support sport, arts and culture. There are two public libraries under the Lillooet Area Library Association that service Area B residents.

1.2 LAND USE, DEVELOPMENT AND COMMUNITY OBJECTIVES

- 1.2.1 To recognize existing long-standing land uses within the area.
- 1.2.2 To ensure the development of the community progresses in a way that is responsive to the needs and values of the residents, and consistent with Provincial legislation.

1.3 LAND USE, DEVELOPMENT AND COMMUNITY POLICIES

- 1.3.1 Priority shall be given to the preservation of rural character and ecological integrity when planning for community growth and development.
- 1.3.2 Seton Portage and the District of Lillooet are recognized as the 'service centres' for Electoral Area B, where institutional and larger-scale *commercial* uses are encouraged to locate.
- 1.3.3 The objectives, policies, and land use designations within this *plan* are adopted with the understanding that existing long-standing land and subsurface uses may continue.
- 1.3.4 The *Regional District* encourages coordination among the municipal, provincial, and federal agencies having jurisdiction over land use planning and resource management within and surrounding the *plan* area.
- 1.3.5 In planning for developments of regional significance, consideration shall be given to the interests of the Northern St'át'imc Nations.
- 1.3.6 The *Regional District* encourages the development of community advisory groups and other committees to allow for increased participation and influence by residents of Electoral Area B on future planning and development. Established groups exist in the Pavilion Lake, Yalakom, Texas Creek and Seton communities.
- 1.3.7 The *Regional District* supports additional sub-area planning for those affected by *intensive recreation* or development.
- 1.3.8 The *Regional District* endorses Smart Growth principles as a framework for sustainable community development, including the following:
 - a) distinct, attractive, economically sustainable communities with a strong sense of place;
 - b) urban development should be directed toward existing communities (avoiding urban and rural sprawl);
 - c) compact, complete, and *mixed-use neighbourhoods*;

- d) walkable communities;
- e) a variety of low impact transportation options;
- f) a range of *affordable housing* options;
- g) responsible stewardship of green spaces and sensitive areas;
- h) integrity of a productive agricultural and forestry land base;
- i) energy efficient infrastructure;
- j) early and ongoing public involvement that respects community values and visions;
- k) a culture of cooperation, coordination, and collaboration between local governments, provincial agencies, federal agencies, and First Nations.

Governance

1.3.9 The 2024 District of Lillooet OCP does not identify any non-IR lands within Electoral Area B as being needed to accommodate future growth. Where future growth nodes are identified, and a comprehensive servicing analysis demonstrates the feasibility of urban expansion, the land to be developed should be included at an appropriate time within the District.

1.3.10 The planning process for boundary expansion should be undertaken as a collaborative effort by the District of Lillooet, the SLRD, the St'át'imc Nation and its northern member communities, landowners, residents, and provincial agencies. The planning process should reflect the objectives and policies of this *plan*, the policies of the District of Lillooet, and the values and economic aspirations of the St'át'imc Nation and other members of the community.



Taking a break from riding the grasslands in Area B
Source: SLRD

2. LAND USE DESIGNATIONS

2.1 INTRODUCTION

Within the *plan* area there are eight land use designations:

1. Residential
2. Rural Residential
3. Resource Management
4. Commercial
5. Resort Commercial
6. Agriculture
7. Community Watershed
8. Park

In the following sections, general policies are described for each land use designation. The sub-area plans contain additional community-specific policies addressing these same land use designations. There are no lands within Electoral Area B designated as Industrial, however, policy direction is provided for *industrial* proposals that come forward in the future.

2.2 RESIDENTIAL AND RURAL RESIDENTIAL LANDS

The District of Lillooet is the main service centre for residents of Electoral Area B, and is the preferred location for small lot and urban-style residential development. The District of Lillooet updated its OCP in 2024. The OCP does not contemplate the addition of new lands to District boundaries. The OCP emphasizes infill and the intensification of land use in order to make efficient use of existing infrastructure, to reduce the environmental and financial costs of growth, and to meet identified housing needs.

There are two communities within Electoral Area B that have lands designated as Residential: Pavilion Lake and Seton Portage. There are approximately fifty small parcels of land (0.1 to 1.4 hectares) on two bays of Pavilion Lake. The majority of these parcels are roughly 0.3 hectares in size and developed with seasonal-use cottages. Some of the homes on Pavilion Lake are occupied year-round by full time residents. Fountain has fourteen smaller parcels (0.3 to two hectares) adjacent to Fountain Lake. These residential lots have been developed with small homes very close to the lake, which has caused some concern over impacts to water quality and the riparian area. In Seton Portage, there are 70 small lots (0.1 to 0.7 hectares) and a dozen larger parcels (4 hectares on average) within the village area. Community specific policies addressing the Residential land use designation are contained in the Pavilion Lake and Seton Portage sub-area plans.

There are Rural Residential designated lands along Seton and Anderson Lakes. Community specific policies addressing the Rural Residential land use designation are contained in the Seton Portage sub-area plan.

Within Electoral Area B, the price of land has continued to increase since the early 2000s. The 2024 SLRD Housing Need and Demand Study highlights a significant jump in the cost of housing from 2019 to 2023. However, the electoral area remains one of the most affordable in southern British Columbia. There is no indication of a lack of supply for large rural parcels; however, small parcels that command a lower price are relatively scarce. This lack of small rural parcels has contributed to the perception of the region as not being exceptionally affordable. However, encouraging an additional supply of small (less than one hectare) parcels in rural areas, is not consistent with Smart Growth principles, and is generally not supported. This type of development should be directed to the District of Lillooet to encourage compact communities that limit the human footprint on the land.

A need for additional residential lands associated with IRs has been identified in some areas of Electoral Area B. Xaxli'p in Fountain Valley has reported the need to develop agricultural lands for housing, due to a growing population and lack of other suitable lands.

Requests for additional Residential designated lands were not received as part of the OCP process.

I. Residential and Rural Residential Objectives

- 2.2.1 To ensure future development is consistent with the existing rural and semi-rural character of the area.
- 2.2.2 To facilitate provision of an adequate supply of land for residential development, where it is consistent with Smart Growth principles and the desires of the community.

II. Residential and Rural Residential Policies

- 2.2.3 Lands designated for residential development are indicated on Map 1-2 and 4 as Residential and Rural Residential.
- 2.2.4 Permitted uses in all Residential and Rural Residential areas are single family home, secondary suite, *accessory dwelling unit*, *duplex*, *home-based business*, and *accessory buildings and uses* related to the above.
- 2.2.5 The *Regional District* encourages the *Ministry of Environment and Parks* to establish a no-shooting reserve closure surrounding lands designated as Residential and Rural Residential.
- 2.2.6 *New residential construction and renovations will be required to meet a high standard of energy efficiency, with BC Energy Step Code requirements. Higher standards of energy efficiency beyond what is required are encouraged, and density bonusing may be considered where alternative energy systems or other innovative sustainability measures are proposed*
- 2.2.7 Subdivisions to create lots accessible by water only are discouraged.
- 2.2.8 The *Regional District* encourages local First Nations, *Crown-Indigenous Relations and Northern Affairs Canada*, and *Indigenous Services Canada* to develop IRs in manner that reflects Smart Growth principles, including *mixed use neighbourhoods*, *multiunit housing*, and other initiatives to foster a level of density that is supportive of public transit.

Residential Development in Fountain, Pavilion Lake, and Seton Portage

- 2.2.9 The creation of additional waterfront parcels on Fountain and Pavilion lakes is not supported, including those lands designated as Residential.
- 2.2.10 For additional policies on the Residential and Rural Residential land use designation, including minimum parcel sizes, see the Pavilion Lake Sub-Area Plan and the Seton Portage Sub-Area Plan.

2.3 RESOURCE MANAGEMENT LANDS

The vast majority of Electoral Area B is designated as Resource Management. The Resource Management designation and policies are intended to guide development in ‘non-settlement areas,’ as defined in the SLRD Regional Growth Strategy. The Resource Management policies are also intended provide guidance for informed responses to referrals from provincial agencies and adjacent municipalities.

Much of the land and natural resource management that occurs within Electoral Area B is governed by the draft Lillooet Land and Resource Management Plan (LRMP). The St’át’imc Preliminary Draft Land Use Plan provides another layer of information to guide resource management in Electoral Area B. The policies below are intended to reflect the St’át’imc vision and principles for the St’át’imc territory and the general policy directions provided by the draft LRMP.

The draft **Lillooet** LRMP emphasizes economic growth for the region through mining and energy development on Crown lands. Mining opportunities within Electoral Area B include metals (gold, silver, copper, tungsten), industrial minerals (limestone, dimension stone, talc), aggregates (sand, gravel, crushed rock) and gems (jade, agate). The energy related policies contained within the **Lillooet** LRMP emphasize the development of new or expanded energy infrastructure and improving access for exploration and development.

BC Hydro is an agency that has significantly shaped the Seton and Bridge River Watersheds within Electoral Area B. BC Hydro is working to implement the Province’s Energy Plan, which aims to

Non-Settlement Areas

Non-Settlement Areas will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with Smart Growth Principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas.

-SLRD Regional Growth Strategy

maintain ninety per cent of all generation from ‘clean’ or renewable sources. Clean energy is defined as energy from alternative energy technologies that results in a net environmental improvement relative to existing energy production (e.g. hydroelectric, wind, solar, photovoltaic, geothermal, tidal, wave and biomass energy, as well as cogeneration, energy from landfill gas, and municipal solid waste).

The SLRD in general, and Electoral Area B in particular, are strategically positioned to take advantage of opportunities presented by emerging technologies and opportunities for clean energy. These opportunities include small-scale hydroelectric generation facilities, solar, and wind energy production. The SLRD believes that where compatible with other community values, it is desirable to accommodate such energy projects under the Resource Management land use designation. However, it is also recognized that much of Electoral Area B is highly impacted by transmission lines and other energy and transportation related infrastructure. Given the high value placed on the scenic, rural character of Electoral Area B, and the growing tourism economy, these impacts need to be addressed in the planning stages of all energy development.

Hydroelectric power projects have had a major impact on Electoral Area B, particularly around Seton Portage, and throughout the Bridge and Seton watersheds. Hydroelectric facilities on the Bridge and Seton Rivers are **some of the largest in the Province**. Major transmission corridors within Electoral Area B include the west side of Anderson Lake, the north and south shores of Seton Lake, along Highway 99 from Lillooet north to Pavilion, and through the Fountain Valley. Significant corridors lacking transmission lines include the Duffey Lake Corridor, along the Fraser River south of Lillooet, the Bridge River Valley downstream of the Carpenter Reservoir, and the Yalakom Valley.

Residents of Electoral Area B have expressed a strong desire to see further impacts from energy generation projects limited, and a comprehensive sub-regional plan for independent power projects (IPP) developed. Applications for IPPs within Electoral B, and the accompanying approval process, have generated a great deal of concern that existing transmission line free corridors will be impacted, environmental impacts are not well understood, and community benefits are not realized.

Section 473 of the *Local Government Act* stipulates that an OCP must include statements and map designations respecting the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction. This information is not available for the Electoral Area B, however, it is acknowledged that sand and gravel extraction are permitted uses throughout the Resource Management land use designation.

In several Electoral Area B communities, the inability to accommodate more than two homes for family members on large rural properties is viewed as problematic. **In cases where the parcels are not located within the Agricultural Land Reserve, the community is supportive of exploring**

opportunities to further increase residential density through the zoning bylaw or site-specific zoning amendments. Where families desire to construct additional homes on a property beyond what the zoning bylaw allows, zoning amendments may be considered.

Subdividing large rural acreages to create rural residential subdivisions decreases the potential for the land to operate as a viable farm unit or otherwise act as an income generating parcel. Subdivision increases the number of roads, houses, garbage, fences, cars, and pets, which all have a negative impact on wildlife. Subdivisions effectively decrease the wildlife habitat potential of the land. Subdivisions in rural areas increase the number of people who drive long distances to work, school, recreation, and shopping. This does not contribute to the community's goal of decreasing greenhouse gas emissions by limiting car travel. Additionally, rural subdivisions can be expensive to maintain. The cost of road maintenance in large lot subdivisions can be very high because there are more kilometres of road per person. In some cases, if the cost of future road surface replacement is factored in to those maintenance costs, the building and maintenance of the road is simply not economically feasible.

Generally speaking, Smart Growth principles advocate for accommodating the growing population in well-designed, urban communities with a small footprint, where people can walk and cycle for daily transportation, and in doing this, limit our impact on the environment and preserve rural areas as working landscapes and wildlife refuges. In light of this, the provision of residential or rural residential lots is encouraged within the District of Lillooet and in Seton Portage, rather than in remote areas.

I. Resource Management Objectives

- 2.3.1 To promote the management of land and water resources that respects the social and environmental values of the community, and protects biodiversity.

II. Resource Management Policies

- 2.3.2 Sustainable natural resource use compatible with the social and environmental values of the community is encouraged on lands designated as Resource Management, as indicated on Maps 1 – 4.
- 2.3.3 Permitted uses on Resource Management lands are residential, *agriculture, resource extraction* (including aggregates), *silviculture, dispersed outdoor recreation*, and ancillary uses related to these activities.
- 2.3.4 *Industrial uses* that have strong linkages to resource use activities that are primarily conducted outdoors, require a land area of one hectare or more, and may be incompatible with settlement uses or industry located within the District of Lillooet, may

be permitted on a site-specific **zoning amendment** basis on lands designated as Resource Management.

- 2.3.5 In all Resource Management areas of the *plan*, the minimum parcel area shall be forty hectares.

Commercial Backcountry Recreation

- 2.3.6 Small-scale facilities for *non-motorized backcountry recreation*, including campgrounds, or small backcountry cabins (less than 60 m²), shall be considered to be consistent with the Resource Management land use designation. These facilities should not be located where they will infringe upon the public enjoyment of key natural features and popular backcountry destinations, such as waterfront locations.

- 2.3.7 *Backcountry tourism guest staging* (for motorized *commercial* recreation) shall be considered consistent with the Resource Management land use designation where:

- a) no building over 10 m² is constructed;
- b) the staging area is not within 1000 meter of a residence, except a residence on the same parcel; and,
- c) the staging area is not located on lands that have been identified as culturally or *environmentally sensitive*. *Commercial* recreation operators seeking to establish facilities for motorized *commercial* recreation may apply for rezoning of the property. Motorized recreation must respect sensitive areas and is prohibited above tree-line.

Duffey Lake Corridor

The Duffey Lake Corridor is a very popular recreation area for local communities, residents of the lower mainland and beyond, and an important resource management area, particularly for forestry and wildlife. The corridor is located in both Electoral Areas B and C of the *Regional District*. It is approximately 100 kilometres long and runs from Lillooet Lake east of Pemberton, through the Coast Mountain Range, and down Cayoosh Creek to the District of Lillooet. The road elevation varies from several hundred meters at Lillooet Lake to 1300 meters at the summit. The corridor passes through the bio geoclimatic transition zone between the wet coastal climate and the dry interior climate in the lee of the Coast Mountains.

There are four maintained Recreation Sites with camping in the Duffey Lake Corridor: Rogers Creek, Gott Creek, Cottonwood and Cinnamon. These are low-impact and well utilized.

In 1860, James Duffey of the Royal Engineers explored the corridor between Port Pemberton and Cayoosh (as Lillooet was then known) under the orders of Governor James Douglas. Duffey Lake was later named after him. A gold discovery in the Cayoosh Creek canyon in 1897 led to development of the then famous Golden Cache Mine. During the 1960s, logging roads were built

from the north and the south to access the area's timber resources. These logging roads were eventually connected and the route was opened to the public in 1972. In 1990-91 the road was upgraded, paved, and designated Highway 99.

Specific to the Duffey Lake Corridor, the policies of this OCP are intended to:

1. Support a variety of uses within the corridor, including public and *commercial* recreation, and sustainable resource management for wildlife habitat, timber harvesting and mining (as per the Lillooet and Sea to Sky Land and Resource Management Plans);
2. Ensure that sufficient opportunities exist for non-*commercial* recreational activities;
3. To encourage residential, industrial, and *commercial* development to locate in adjacent communities, except for development directly related to the forestry, mining, and recreation resource base of the corridor;
4. To recognize the scenic values of the corridor; and
5. To support protection of environmentally significant areas, avoidance of habitat loss, and maintenance of biological diversity.
6. Support improvements to signage, services, and pull outs as traffic volumes continue to increase.

Policies:

- 2.3.8 The Duffey Lake Corridor shall be retained in a largely undeveloped state and preserved for wildlife habitat, scenic values and backcountry recreation.
- 2.3.9 If approved through the Provincial Crown land tenure process and/or zoning amendment process, small-scale *commercial* facilities for backcountry recreation or the travelling public shall be constructed in manner that prevents negative visual impacts along Highway 99, and respects biodiversity.

Provincial Agency Communications

- 2.3.10 The SLRD encourages collaborative planning and decision making with all Provincial ministries and licensees to ensure that operational plans, prescriptions, permits, and tenures contain provisions that will minimize adverse effects of resource use on adjacent communities (e.g. risk of flooding, debris flow, landslide, or erosion on downstream settlement areas, deteriorated water quality in domestic water supplies, deteriorated visual quality, noise pollution, et cetera).
- 2.3.11 The Integrated Land and Resource Registry (ILRR) is encouraged to dispose of Crown land for residential, *commercial*, or industrial development only in locations that are consistent with the policies and designations of this *plan* and the SLRD Regional Growth Strategy.

- 2.3.12 The *Regional District* shall work with Provincial ministries to identify and make possible the siting of municipal/regional infrastructure on Crown land to serve community and economic development needs throughout the *plan* area, where such infrastructure can appropriately co-exist with other resource and environmental values.
- 2.3.13 The **Ministry of Forests** is encouraged to complete an update of the visual quality inventory for the *plan* area to reflect its very high visual sensitivity and the strong emphasis on retaining wilderness values and promoting tourism.
- 2.3.14 The *Regional District* encourages the **Integrated Land and Resource Registry (ILRR)** to update the draft **Lillooet** LRMP to include all areas visible from Highway 99 within Visual Management Zone A, so that it will be managed under provisions of the *Forest and Range Practices Act* as a known scenic area with established *visual quality objectives*.

Hydroelectric Generation and Independent Power Projects

- 2.3.15 The **Ministry of Energy and Climate Solutions** is encouraged to carry out a study of the cumulative effects of IPPs in Electoral Area B and develop a sub-regional energy plan.
- 2.3.16 The *Regional District* encourages B.C. Hydro to not permit the construction of transmission lines within significant transmission line free corridors, including the Duffey Lake Corridor, along the Fraser River south of Lillooet, the Bridge River Valley downstream of the Carpenter Reservoir, and the Yalakom Valley.
- 2.3.17 The development of small hydroelectric facilities is considered to be consistent with the Resource Management land use designation where they are shown to be compatible with adjacent land uses, technically sound, environmentally responsible, socially responsible, and licensable.

2.4 AGRICULTURE LANDS

The preservation of agricultural land and the promotion of farming are integral to the well-being of Electoral Area B residents, and the region as a whole, by creating food security. Food security can be defined as a situation in which:

1. The community has assured access to adequate and appropriate food;
2. Farmers and others working in the food industry are able to earn a living wage by growing, producing, processing, handling, retailing and serving food; and,
3. The quality of land, air, and water are maintained and enhanced for future generations.

Those lands with agricultural potential within Electoral Area B are primarily located on the benches above the Fraser River and in the neighbourhoods of Texas Creek, Fountain, Pavilion Lake, West Pavilion, and the Yalakom Valley. The majority of these lands, with the exception of

the Yalakom Valley, are designated as Agricultural Land Reserve (ALR). ALR lands are regulated by the Agricultural Land Commission (ALC). The mandate of the ALC is to preserve agricultural land and encourage the establishment and maintenance of farms. In general, lands within Electoral Area B that are designated as Agriculture in this OCP coincide with ALR lands.

The St'át'imc are the original inhabitants of the territory that now encompasses Electoral Area B and the Indigenous peoples in this area have cultivated this land since time immemorial. Today, the agricultural land base located within the Agricultural Land Reserve (ALR) is approximately 12,595.4 hectares or roughly 3.6% of the total land base of Electoral Area B. The preservation of agricultural land and the promotion of farming, including food production and processing, are integral to the well-being of Electoral Area B residents, and the region as a whole, by creating food security. Food security is supported as a key priority in the Regional Growth Strategy and Area B, District of Lillooet and St'át'imc Agricultural Plan. Food security can be defined as a situation in which: 1. the community has assured access to adequate and appropriate food; 2. farmers and others working in the food industry are able to earn a living wage by growing, producing, processing, handling, retailing and serving food; and, 3. the quality of land, air, and water are maintained and enhanced for future generations.

Ranching, haying, organic fruit and vegetable production, cannabis and hemp production, beekeeping, meat processing (abattoirs), and small scale, diverse farming are the primary agricultural activities within Electoral Area B. **Spray Creek Ranch is a good example in Area B of a family run regenerative agriculture farm selling certified organic and pasture-based farm products in the Sea to Sky.** Agritourism is a growing form of economic development in Electoral Area B. Local shops and restaurants support the agricultural sector in Electoral Area B by sourcing local food from the area. Alcohol production is another rising agricultural activity in the region, with a brewery, cidery, and two wineries operating in Lillooet and sourcing from surrounding farms. In particular, Electoral Area B is an emerging wine region with long, hot, and dry summers similar to British Columbia's premier grape growing region of the Okanagan Valley. The Area B Agricultural Advisory Committee and Lillooet Agriculture and Food Society (LAFS) are committed to supporting farmers and farming in the area and advocating for overall food security in the region.

I. Agriculture Objectives

- 2.4.1 To contribute to local and regional food security.
- 2.4.2 To preserve the agricultural land base in the *plan* area.
- 2.4.3 To encourage diversification and economic sustainability of the farming community.

- 2.4.4 To minimize the impacts from non-agricultural development occurring at the edge of farming areas and within agricultural lands.
- 2.4.5 To balance the interests of *agriculture* and protection of the environment.

II. Agriculture Policies

Agricultural Land Base (Land Use)

- 2.4.6 Lands designated for agricultural use are indicated on Maps 1 and 4 as Agriculture. These lands shall be managed to retain their agricultural potential. Permitted uses are defined by the Agricultural Land Commission, including *agriculture*, farm retail sales, agritourism, residential, small hydroelectric facilities, and auxiliary uses related to these activities.
- 2.4.7 Non-farm residential, recreational, institutional, industrial, *commercial* uses, utility facilities, and urban developments are encouraged to occur in locations that will not impact the viability of farm land.
- 2.4.8 Subdivision and exclusion of land from the Agricultural Land Reserve is discouraged.
- 2.4.9 Unpaved helipads and airstrips for non-scheduled flights are discouraged on agricultural lands, and may only be permitted by way of an application to the Agricultural Land Commission.
- 2.4.10 In order to limit the fragmentation of multi-parcel farm operations by the sale of individual parcels, the SLRD will work collaboratively with farm property owners and their agents, and the Agricultural Land Commission on a case-by-case basis to reconcile potentially conflicting interests.
- 2.4.11 The owners of agricultural lands are encouraged to facilitate the use of the land for *agriculture* by actively farming or leasing or loaning their lands to persons that would undertake active farming.
- 2.4.12 Non-farm uses on agricultural land, or non-soil dependent farm operations, are encouraged to locate in areas of poorer soils.

Economic Sustainability

- 2.4.13 The *Regional District* encourages economic diversification initiatives *accessory* to and compatible with farming that add value to locally produced farm products by:
 - a) Supporting the development of farm outlets for the sale of local agricultural products;
 - b) Permitting roadside stands for farm gate sales of agricultural products;

- c) Permitting bed and breakfasts in agricultural areas and guest houses/small scale agritourism operations that feature farm vacations and farming related activities; and,
- d) Supporting home occupations that produce value added products from locally produced agricultural products.

2.4.14 Agritourism accommodation to a maximum of 10 sleeping units per farm operation will be considered to be consistent with the Agriculture land use designation, provided it meets the requirements of the Agricultural Land Commission Act, Agricultural Land Reserve Use Regulation, and the provisions under the applicable zoning bylaw.

Agriculture Interface

2.4.15 Normal farm practices with possible undesirable side effects, such as odours, machinery and animal noises, and blowing dust, are to be expected in an agricultural area. In the case of conflict between a farm operation carrying on normal farm practices and adjacent non-farm development, the agricultural interest will be supported.

2.4.16 Future development activities in the *plan* area shall result in minimal creation of new residential-*agriculture* interfaces. Development and subdivisions at the residential - farm land interface shall be planned and mitigated as follows:

- a) no road endings shall abut the ALR boundary,
- b) the ALR – residential boundary shall be fenced and buffered as per the Agricultural Land Commission’s *Landscaped Buffer Specifications*, and,
- c) Building setbacks and other mitigations will be considered as per the Ministry of Agriculture and Food *Guide to Edge Planning*.

Housing

2.4.17 Additional dwellings may be permitted in the Agricultural Land Reserve without an application to the Agricultural Land Commission (ALC) as a secondary farm residence, subject to conditions set out in the Area B Zoning Bylaw, Agricultural Land Commission Act, and Agricultural Land Commission Use Regulation (including stipulations related to dwelling size and type). Where a proposed additional dwelling does not meet one or more of the ALC requirements for an additional dwelling, the dwelling shall only be permitted by way of an ALC application.

2.4.18 Temporary farm worker housing may only be permitted by way of an application made to the Agricultural Land Commission (ALC), subject to applicable zoning regulations.

Environmental Protection

- 2.4.19 Farm operations that sustain both farming and wildlife, protect against soil erosion and degradation, and maintain water quality and hydrological functions are supported.
- 2.4.20 Farmers are encouraged to prepare Environmental Farm Plans.
- 2.4.21 To promote the long-term sustainability of agricultural production, ecosystem integrity, and human health, land use decision making shall apply the precautionary principle: When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically, and in this context, the proponent of an activity, rather than the public, should bear the burden of proof.

Decision making criteria for lands designatedAgriculture

The following criteria should be considered when making decisions, recommendations, setting conditions of approval, application requirements and setting policy for Zoning Bylaws and *Development Permit Area* guidelines including but not limited to permitted uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area B:

- What is the agricultural potential of subject & adjacent parcels and how would it be affected?
- What is the Agricultural capability rating of the land?
- Does the proposal, decision or action benefit / support / restrict farming on the property?
- Does the proposal, decision or action benefit / support / restrict farming on neighbouring properties?
- What is the impact on existing or potential farm uses?
- What is the potential for conflict between farm and non-farm uses?
- What are the good and bad examples of similar applications?
- What might the precedence be of those related applications, and/or of this application?
- Does it conform to regional & community planning objectives?
- Is there an alternate location outside ALR where a use or activity could be located?

Environmental Farm Plans

Environmental Farm Plans are assessments voluntarily prepared by farm families to increase their environmental awareness in a variety of different areas on their farm. Farmers highlight their operations' environmental strengths, identify areas of environmental concern, and set realistic action plans with time tables to improve environmental conditions. Provincial funding may be available.

- What alternative sites outside the ALR have been explored?
- What are the cumulative negative effects on *agriculture* of the proposal in conjunction with other development occurring in the area? (i.e., potential impacts on supply of water for irrigation, potential disruption to wildlife movement corridors, potential impacts to sensitive ecosystems and/or species at risk)
- How will the proposal impact the overall distribution of parcel sizes available for *agriculture* in Area B?
- Does it ensure that a variety of parcel sizes are maintained to allow for farming at different scales?
- How does the application align with the policies of this OCP, with the SLRD Area B, District of Lillooet & St'át'imc Agricultural Plan and with other SLRD policies and bylaws?
- What is the recommendation of the SLRD Area B Agricultural Advisory Committee?
- What is the recommendation of the professional agrologists at the Ministry of Agriculture and Food?

Agricultural Impact Assessments should be considered to measure the impacts of a proposed rezoning (excluding single family residential development involving only one unit), subdivision or non-farm use in the ALR or on farmed lands. Mitigation should be required for identified impacts. An Agricultural Impact Assessment prepared by a qualified professional (i.e., professional agrologist) should consider and address the following:

- Loss of ALR land and existing agricultural uses, and consequential impacts on existing farm operations as a result of the development proposal;
- Severance or separation of ALR lands and areas of existing agricultural use from the main body of the ALR, or from the main portion of operating farms; Loss or alteration of access to ALR lands and existing agricultural uses;
- Disturbance of drainage and aquifers affecting ALR lands and existing agricultural uses;
- Disturbance of on-farm irrigation systems or other utilities;
- Disturbance of fencing and other works used for livestock control and property security;
- Increased noise near noise-sensitive agricultural operations;
- Increased public access and consequential problems (e.g. littering, vandalism, theft, interference with livestock etc.);
- Disturbance of existing livestock and machinery movements, either on-farm or between farm properties; and
- Loss or alteration of wildlife movement corridors and the subsequent increased grazing of ungulates and conflict/predation with predators.

2.5 COMMERCIAL AND RESORT COMMERCIAL LANDS

The District of Lillooet is the primary *commercial* centre servicing Electoral Area B residents. Seton Portage provides a second, smaller *commercial* centre to serve residents in the western part of the electoral area. In the vicinity of Pavilion Lake, the **Ts'kw'aylaxw First Nation has mentioned plans** to reconstruct a *commercial* node at the old store site near the foot of the Clinton-Pavilion Road. The **Ts'kw'aylaxw First Nation also shown an interest in redeveloping the Sky Blue Water Resort on Pavilion Lake**. Small *home-based businesses* and resource-based industries are situated throughout the electoral area.

There is one community within Electoral Area B that has lands designated as Commercial, and that is Seton Portage. Community specific policies addressing the Commercial land use designation are contained in the Seton Portage Sub-Area Plan.

Pavilion Lake is the only community within Electoral Area B that has lands designated as Resort Commercial. Policies addressing the Resort Commercial land use designation, and more specifically the Sky Blue Water Resort, are contained in the Pavilion Lake Sub-Area Plan.

Requests for additional Commercial or Resort Commercial designated lands were not received as part of the Area B OCP process in 2008.

I. Commercial and Resort Commercial Objectives

- 2.5.1 To support the District of Lillooet as the *commercial* centre for the *plan* area.
- 2.5.2 To create a viable village center in Seton Portage that serves as a focal point for residents and tourists.
- 2.5.3 To support *home-based businesses*.

II. Commercial and Resort Commercial Policies

- 2.5.4 Lands designated for *commercial* development are indicated on **Maps 1, 2 and 4** as Commercial or Resort Commercial.
- 2.5.5 Permitted uses on Commercial lands are restaurants, retail stores, tourist accommodation, offices, clinics, and other personal service businesses compatible with adjacent land uses, as well as auxiliary uses related to the above.
- 2.5.6 First Nations economic development initiatives that reflect community values are supported, including the following proposed *commercial* nodes:

- a) the old store site near the foot of the Clinton-Pavilion Road (Pavilion IR),
 - b) lands on the southwest boundary of the District (Lillooet IR).
 - c) Xaxli'p and Sekw'el'was (Cayoos Creek Band) both have *commercial* gas stations with convenience stores on Highway 99.
 - d) Tsal'ah Development Corporation operates a hotel and RV Park in Seton Portage.
- 2.5.7 Where local First Nations and Indigenous Services Canada propose to develop *commercial* nodes, the *Regional District* encourages public consultation, retaining a vegetated buffer along Highway 99, and adherence to applicable Smart Growth principles (mixed-use neighbourhoods and other initiatives to support the use of public transit).
- 2.5.8 New *commercial* construction and renovations will be required to meet a high standard of energy efficiency, with BC Energy Step Code requirements. Higher standards of energy efficiency beyond what is required are encouraged, and density bonusing may be considered where alternative energy systems or other innovative sustainability measures are proposed.

2.6 INDUSTRIAL LANDS

Within Electoral Area B there are no lands designated as Industrial. Existing industrial-type operations are conducted as home industries or are resource-based and permitted under the Resource Management designation. The need for additional Industrial designated lands was not identified as part of the Area B OCP process.

I. Industrial Objectives

- 2.6.1 To support the District of Lillooet as the industrial centre for the *plan* area.
- 2.6.2 To provide a process for accommodating future industrial land use where appropriate, and to promote the wise use of industrial lands.

II. Industrial Policies

- 2.6.3 The *Regional District* encourages *industrial uses* to locate within the District of Lillooet.
- 2.6.4 **Zoning amendments** to Industrial may be considered where there is a clear benefit to the community, the land is separated from residential uses, and the activities will not negatively impact the community.
- 2.6.5 Applications for industrial development shall be accompanied by a proposal and concept plan addressing such matters as water usage, environmental protection,

landscaping, buffering, access, servicing, reclamation, **waste management**, and any other matters deemed necessary by the *Regional District*.

2.7 INSTITUTIONAL LANDS

Within Electoral Area B, there is one parcel of land in Seton Portage designated as Institutional **shown on Map 2**. This parcel is the site of the community's fire hall **and ambulance station**. Other institutional land uses (schools, clinics, ambulance stations, et cetera) are located within the District of Lillooet or on IRs. The need for additional Institutional designated lands was not identified as part of the Area B OCP process.

I. Institutional objectives

- 2.7.1 To support the development of lands for *institutional use* where appropriate.
- 2.7.2 To promote the health and safety of residents and visitors by encouraging the improvement of medical services and fire and police protection.
- 2.7.3 To foster cooperation among all agencies involved in planning for community services.

II. Institutional Policies

- 2.7.4 The *Regional District* recognizes the statutory responsibilities of Federal and Provincial government agencies and will work with these agencies to facilitate the provision of services, including health care, policing, emergency services, and road maintenance.
- 2.7.5 In support of the goal of achieving carbon neutral local government operations, a high standard of energy efficiency for all new institutional buildings or renovations is encouraged.

2.8 COMMUNITY WATERSHED PROTECTION AREA LANDS

Under the *Forests and Range Practices Act*, the **Ministry of Environment and Parks** may authorize the designation of an area of land as a *community watershed*. The watershed designation allows for the establishment of water quality objectives and additional regulation of forest practices to prevent long-term changes to background water quality, quantity, and timing of flow. Within Electoral Area B, there are three provincially recognized *community watersheds*: one west of Lillooet, one in the Fountain Valley, and a small watershed near Seton Portage. These watersheds are designated as Community Watershed Protection Areas in the OCP.

Outside of the provincially recognized *community watersheds*, two other areas have been identified as good candidates for protection under the *Forests and Range Practices Act*. These areas include the larger watershed surrounding the community of Seton Portage and the drainage area for Pavilion Lake. Although they are not provincially recognized, these watersheds are also designated as Community Watershed Protection Areas in the OCP.

I. Community Watershed Protection Area Objectives

- 2.8.1 To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.
- 2.8.2 To ensure development activities within Electoral Area B support the protection of *community watersheds*.

II. Community Watershed Protection Area Policies

- 2.8.3 The Community Watershed Protection Areas, as indicated on **Map 1**, are those areas where the primary land management priority is to maintain local water quality.
- 2.8.4 Permitted uses within Community Watershed Protection Areas are appropriately managed *resource extraction, dispersed outdoor recreation*, and auxiliary uses related to these activities.
- 2.8.5 *Intensive recreation*, subdivision, and **zoning amendments** of lands within Community Watershed Protection Areas shall be discouraged. Recreationalists are encouraged to minimize stream crossings and stay on existing trails to prevent erosion.
- 2.8.6 The *Regional District* encourages the **Ministry of Forests** to ensure that forest practices within *community watersheds* are conducted in accordance with the applicable regulations.
- 2.8.7 Community groups or individuals are encouraged to apply for formal protection of those Community Watershed Protection Areas that are not recognized under the *Forests and Range Practices Act*.

2.9 PARK LANDS

The *Regional District* park function consists of acquiring land through the park dedication process at the time of subdivision or collecting funds in-lieu. Electoral Area B residents access park facilities within the District of Lillooet or amenities provided by the province through the provincial parks system, forest recreation sites, and private and Crown lands. **The Regional**

District currently owns a small piece of parkland at the north eastern end of Anderson Lake. A portion of this regional parkland consists of Ministry of Transportation and Transit road allowance that the SLRD has a land tenure permit for. Provincial parks include Duffey Lake Park, Marble Canyon Park, Fred Antoine Park, Yalakom Park, and the Seton Portage Historic Park. Edge Hills Provincial Park and Nlhaxten/Cerise Creek Conservancy also fall partially within Electoral Area B.

Electoral Area B is home to an extensive network of trails and recreation sites (see Map 8). Many of these features are well used by locals and visitors, but are not officially recognized by provincial ministries or licensees.

As part of the OCP process completed in 2010, no requests were received for the SLRD to establish a regional park or a recreation or commuter trail network. Funding for these types of services would be generated through an additional property tax funded service area. As of 2025, there is local interest in developing a recognized trail network.

I. Park Objectives

2.9.1 To satisfy the recreation needs of residents and visitors by ensuring that land is provided for community parks and recreation areas and by encouraging effective management.

II. Park Policies

2.9.2 Lands designated for recreation use and environmental conservation are indicated on Maps 1, 2, and 4 as Park.

2.9.3 Where park dedication is required at the time of subdivision, the dedication of land shall be pursued where possible, rather than cash-in-lieu.

2.9.4 Future subdivision of waterfront properties shall favor the public use of the waterfront to the greatest extent possible through the provision of open space.

2.9.5 Where possible, parks shall be planned, designed, and maintained to provide for protection from wildfire and wildfire mitigation.

2.9.6 The *Regional District* encourages the responsible Provincial agencies to effectively maintain Park land under their jurisdiction.

2.9.7 The *Regional District* encourages the responsible Provincial agencies to improve information and interpretive signage emphasizing recreational opportunities.

2.9.8 The *Regional District* supports the development of a joint comprehensive trails strategy for Electoral Area B and the District of Lillooet.



First Nations fishing the Bridge River rapids
Source: Ian Routley

3. CULTURAL HERITAGE

3.1 INTRODUCTION

Electoral Area B is the traditional territory of the northern St'át'imc. Large hunter-gatherer winter villages of 500 to 1000 people historically existed alongside the regions' lakes and rivers. Rich salmon stocks supported the indigenous economy.

Europeans first came to the area in 1808, which was the year of Simon Fraser's journey through the region as he sought a passage to the Pacific Ocean. Hudson Bay Company employees began to arrive in the 1820s and 1840s. This was followed by the gold rush of 1858. Settlers began farming along the fertile river bottoms and benches in the mid-1850s. Lillooet was the terminus of the Douglas/Harrison trail and Mile 0 of the Cariboo Road. At the peak of the gold rush, Lillooet had a population of 16,000 people. The railway arrived in 1912.

For the majority of time that people have lived within Electoral Area B, no written records were made. Archaeological sites and oral tradition are the only vestiges of the areas' rich history, which extends back many thousands of years. Archaeological sites contain unique information about the regions' past and are protected under the *Heritage Conservation Act* on both private and Crown land, and whether the sites are known or unrecorded.

Provincial data indicates that within the *plan* area there are a large number of St'át'imc historical sites and artefacts dating from the pre-European contact era. These historical sites and artefacts include village sites, pictographs, pit houses, storage and cooking pits, stone tools, burial sites, culturally modified trees, and historic trails. For example, the Anderson Lake pack trail and Douglas Trail were used as major trade and transportation routes prior to the arrival of Europeans. There are old village sites and the remains of pit houses scattered throughout Electoral Area B. Other archaeological resources within Electoral Area B include old mining cabins and remains of early non-native settlements and mining operations.

Through the Province, archaeological potential mapping is available to identify areas where unrecorded archaeological sites are likely to occur.

3.2 CULTURAL HERITAGE OBJECTIVES

- 3.2.1 To support the identification, protection, and conservation of heritage resources, including historical buildings, pre-contact archaeological sites, First Nations cultural heritage resources, intangible heritage, and historic trails.

3.3 CULTURAL HERITAGE POLICIES

- 3.3.1 Development proponents shall consider the significance of heritage resources during all phases of project planning, design, implementation, and operation.
- 3.3.2 Where a development overlaps with a known archaeological site, a qualified

Intangible Heritage

Intangible cultural heritage moves beyond the built environment and refers to the practices, representations, knowledge and skills that communities, groups and individuals recognize as part of their cultural heritage. According to UNESCO, intangible heritage is traditional, contemporary and living at the same time. It is inclusive, representative and community-based. Intangible cultural heritage may be tied to specific built environment or landscape features.

archaeologist shall be engaged by the developer to determine the appropriate measures for managing impacts to the archaeological resources.

- 3.3.3 Where a subject property (for zoning amendment, subdivision, or other land development application) lies within an area of moderate or high archaeological potential, as outlined in the BC Provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) database, a preliminary archaeology field reconnaissance may be required before an application can be approved.
- 3.3.4 In accordance with the provisions of the *Heritage Conservation Act*, where an archaeological site is located on a subject property, a Site Alteration Permit issued by the Provincial Archaeology Branch is required prior to issuance of development permits or building permits.
- 3.3.5 The *Regional District* encourages the development of a heritage inventory and designation of heritage trails by interested parties. The *Regional District* shall explore funding opportunities for a SLRD Heritage Strategic Plan and Inventory that includes heritage assets in Area B.
- 3.3.6 The *Regional District* shall promote the use of St'át'imc and Lílwat place names to support Indigenous language revitalization.



Local produce for sale at the Lillooet Farmers Market
Source: Vivian Birch-Jones

4. ECONOMIC DEVELOPMENT

4.1 INTRODUCTION

Statistics Canada reports that within Electoral Area B, an equal share of jobs is provided by the following five sectors: *agriculture* and resource-based industries, manufacturing and construction, health and education, business services, including tourism, and ‘other services’, which includes wholesale and retail trade. This employment mix reflects the current shift away from a resource-based economy, and also, that the service centre of Lillooet provides much of the employment to Electoral Area B residents. **BC Hydro has a large presence throughout Area B (Seton and Bridge River watersheds). Hydro projects increase employment and economic activity, but can impact local transportation and accommodation availability.**

A number of economic development plans and studies have been carried out for the District of Lillooet and the surrounding areas, including Electoral Area B. Many of these studies emphasize building on the existing tourism industry to bolster the local economy. Existing tourism

operations within Electoral Area B include sturgeon fishing, heliskiing, snowmobiling, guest ranches, and golf. New tourism operations developed in a locally responsive manner are reported to have support from the community. The 2008 Tourism Development Plan developed for the District of Lillooet lists resorts, touring products, adventure products, cultural heritage interpretation, and agritourism as providing the best opportunity for tourism development in the region. There has also been First Nation interest in developing cultural tourism products featuring dancing, storytelling, carving, and aboriginal art. The St'át'imc and District of Lillooet have also done a study and developed some draft plans for a cultural centre, which would be a wonderful local initiative and a good tourism draw. *Agriculture*, and agritourism in particular, are growing within Electoral Area B. The SLRD completed the Area B, Lillooet and St'át'imc Agricultural Plan in 2014, and the Lillooet Agriculture and Food Society (LAFS) has been advancing the agricultural plan and agricultural economic development in the area. Two wineries, a cidery and a brewery, are also now operating successfully within the area. LAFS is building a good base for agritourism that complements the Lillooet Farmers Market and the Community Connect HUB, that markets and promotes local food and food security.

A significant factor limiting tourism and other economic development within Electoral Area B is the remoteness of the area from major centres, and the rough condition of regional transportation routes into the area. These factors affect the number of tourists coming to the area, the ability of local merchants to access supplies, and the number of permanent residents that support local businesses year-round. The *Enhanced Economic Direction for the Squamish Lillooet Regional District* (October 2001) study identified improved transportation linkages to Electoral Areas A and B, and sustained and expanded passenger rail service to Lillooet, as important priorities. The SLRD's Regional Growth Strategy also emphasizes the need for improved transportation linkages.

A second explanation for the relatively slow growth of the tourism industry within Lillooet and Electoral Area B suggested in the 2005 *Lillooet-Lytton Tourism Diversification Project* is the lack of an established destination resort and accommodation. This is seen as an obstacle to developing other tourism offerings. A multi-season, larger scale resort related to golf or downhill skiing was suggested in the study as the needed magnet to attract tourists into the area. Boutique lodges are another concept promoted for building on tourism in Electoral Area B.

Sites that have been suggested for boutique lodges, similar to the Tyax Resort in Electoral Area A, include various locations along the main stem of the Fraser River, the confluence of the Bridge and Fraser Rivers, on Seton Lake, on local ranches, and in the Upper Yalakom Valley and Shulaps area. In the 1990s a large-scale resort was proposed for Electoral Area B, namely the Cayoosh Ski Resort in the Duffey Lake Corridor. This proposal failed due to unresolved issues and potential environmental impacts. Some forms of tourism development, such as golf courses, many not be appropriate as much of the suitable land is located within the Agricultural Land Reserve.

Relocation to rural centres, including Lillooet and Electoral Area B, is anticipated to be an ongoing demographic phenomenon. However, Census data from the 2011 through 2021 census periods indicates that the population of Electoral Area B is declining. Economic development within Electoral Area B can be expected to decline or grow in relation to future population changes. Other areas of British Columbia featuring similar climates, beautiful scenery, and reasonable real estate prices, for example, Merritt and the Nicola valley, have been experiencing steady population growth due to an increasing number of retirees and knowledge workers. The ability of knowledge workers to relocate to rural areas is contingent on the availability of suitable communications systems, such as high-speed internet. High-speed internet is available in Lillooet, but is lacking in some parts of Electoral Area B. With satellite internet, it is possible to address this issue in all areas and support remote work opportunities.

While the majority of the community is in support of some economic growth and development in Electoral Area B, support for a ‘steady state’ economy has also been voiced. The steady state economy provides an alternative to the traditional economic goal of promoting a constantly growing economy, and has the aim of eliminating the fundamental conflict between economic growth, biodiversity conservation, and maintenance of ecological services. The Lillooet Naturalists Society advocates for a steady state economy, where the economy is established at a size that does not breach the ecological capacity of the region.

4.2 ECONOMIC DEVELOPMENT OBJECTIVES

- 4.2.1 To foster a diversified economy that meets local and visitor needs, that contributes to the rural character of the area, and stimulates healthy ecological and social conditions.

4.3 ECONOMIC DEVELOPMENT POLICIES

- 4.3.1 The District of Lillooet and Seton Portage are supported as the primary centres for *commercial* activity and community services.
- 4.3.2 Pursuant to section 492 of the *Local Government Act*, all lands within the *plan* area are designated as areas where temporary *commercial* or *industrial uses* may be permitted through an application to the *Regional District*.
- 4.3.3 Future zoning amendments, subdivisions, and building permits for *commercial* properties should promote the use of the land by small- and medium-format businesses that are locally responsive and preserve the character of the area.
- 4.3.4 The *Regional District* encourages the Provincial government and private businesses to assist in providing the best and most current communication systems.

- 4.3.5 The *Regional District* encourages provincial agencies, particularly BC Hydro, and the Ministry of Forests, to protect the scenic values along all major highway corridors.

Tourism

- 4.3.6 The development of small- and medium-scale tourism operations is supported, including agritourism operations associated with farms.
- 4.3.7 Large-scale tourism proposals shall be considered where they reflect policies contained in the SLRD Regional Growth Strategy regarding major resort development.
- 4.3.8 The development of Agricultural Land Reserve, or other lands with agricultural potential, for non-farm uses, including golf courses, is not supported.
- 4.3.9 The *Regional District* supports the development of a joint comprehensive tourism strategy for Electoral Area B, Area A and the District of Lillooet. Opportunities for collaboration with St'át'imc should be considered.

Home-based Business

- 4.3.10 *Home-based business* and home industry are supported in the Residential, Rural Residential, Agriculture, and Resource Management designations, subject to zoning regulations to ensure compatibility with adjacent properties.
- 4.3.11 Where a home industry involves food intended for human consumption approval from the Interior Health Authority shall be obtained.



Burned grasslands following the McKay Creek wildfire
Source: Ian Routley

5. CLIMATE ACTION, ADAPTATION AND MITIGATION

5.1 INTRODUCTION

As a signatory to the Provincial Climate Action Charter, the SLRD has committed to:

- Become carbon neutral in its own operations;
- Measure and report on its community GHG profile; and
- Create complete, compact, more energy efficient communities.

Area B recognizes the need for climate responsibility, mitigation, and adaptation. Greenhouse gases are a natural part of the atmosphere. They trap the sun's warmth, and maintain the earth's surface temperature at a level necessary to support life. However, due to human activities, progressively concentrated levels of greenhouse gases are now found in the atmosphere. As the accumulation of greenhouse gases increases, the amount of heat trapped in the atmosphere also increases, leading to climate change. There is general consensus in the scientific community that the projected changes in climate will result in significant, often

adverse, impacts on many ecological systems and socio-economic sectors, including food supply, water resources, and human health. Increasing temperatures, wildfires, drought, floods and landslides are all affecting the area. The heat dome of 2021 saw the neighbouring community of Lytton burn to the ground, and other devastating wildfires have impacted Area B and surrounding areas.

In response to climate change projections and the predicted impacts, the *Local Government Act* requires that official community plans include targets for the reduction of greenhouse gas emissions in the area covered by the *plan*, and policies and actions proposed for achieving those targets.

Detailed information on the release of greenhouse gases within Electoral Area B is not currently available. Based on general emissions and climate change information, the most significant contributors to greenhouse gas emissions in Electoral Area B are likely 1) the use of energy to provide personal transportation and heat buildings, 2) the disposal of solid waste, 3) deforestation, and 4) agricultural operations.

The next steps in addressing the issue of climate change within Electoral Area B include a detailed inventory of the local sources of greenhouse gases, and a community-specific emissions reductions strategy that takes into account local social, economic, and environmental conditions. However, without detailed information on the local sources of greenhouse gas emissions, general climate change information can still be used to inform a generalized emissions reductions strategy, including policies on the energy efficiency of buildings, land use planning, local government operations, energy supply, and waste reduction, diversion, and management.

Some of the challenges in mitigating climate change that are specific to the rural communities of Electoral Area B are as follows:

1. Population densities are often not sufficient to achieve economies of scale and support energy efficient systems, such as public transit, district energy supplies, and capture of landfill gases.
2. Promoting tourism as a way of bolstering the local economy is often at odds with greenhouse gas reduction targets. For example, the Resort Municipality of Whistler reports that 'inter-community' transportation (i.e. the movement of tourists to and from Whistler) results in fossil fuel consumption that is seven times higher than the in-community consumption.
3. Rural populations are often very dependent on travel in single occupancy vehicles due to dispersed housing and remote resource-based employment.
4. Hydroelectric power projects have already resulted in significant environmental and social impacts, making further 'green' energy generation from local waterbodies a contentious issue.

5. A small economy generally means a lack of financial resources to implement new technologies or programs.

There are examples of successful recent climate action initiatives in Area B, including the addition of solar panels to the Lillooet REC Centre in 2020. This has helped showcase solar energy and significantly reduced energy costs.

5.2 CLIMATE ACTION, ADAPTATION AND MITIGATION OBJECTIVES

- 5.2.1 To take a proactive and evidence-based approach to climate action, mitigation, and adaptation to increase the climate resiliency of Area B and plan for climate change impacts.
- 5.2.2 To prepare for extreme weather events, *natural hazards*, and other large-scale emergencies that may increase in frequency and intensity as a result of climate change.
- 5.2.3 To protect public and ecological health, improve visual air quality, and reduce the emission of greenhouse gases and air pollutants within the region.
- 5.2.4 To develop an appropriate greenhouse gas emissions reductions strategy for Electoral Area B that takes into account local social, economic, and environmental conditions.
- 5.2.5 To achieve carbon neutral local government operations.
- 5.2.6 To work towards achieving regional carbon neutrality by 2050.
- 5.2.7 To increase utilization of solar and other forms of alternative energy across Area B.
- 5.2.8 To recognize the interrelated nature of environmental protection, climate adaptation, and hazard planning.
- 5.2.9 To support equity in all climate-related policies and actions, recognizing the unique needs of vulnerable populations.

5.3 CLIMATE ACTION, ADAPTATION AND MITIGATION POLICIES

- 5.3.1 The SLRD shall work toward achieving carbon neutral local government operations.
- 5.3.2 The SLRD supports continued work towards regional greenhouse gas reductions, with a targeted reduction of 45% below 2010 levels by 2030 and achievement of carbon neutrality by 2050. This work includes:
 - a) Increasing local renewable power generation in an effective manner;
 - b) Improving transportation options;
 - c) Improving the healthfulness of buildings;
 - d) Development of non-polluting industries to augment the local economy;

- e) Applying Smart Growth, and other sustainability principles;
- f) Working towards a zero-waste approach, including improving organics diversion;
- g) Supporting net zero deforestation, reforestation and afforestation;
- h) Supporting regenerative agricultural practices, including agroforestry;
- i) Monitoring energy consumption and greenhouse gas emissions and considering lifecycle energy and emissions;
- j) Protecting carbon sequestration values of natural systems, including forested lands and wetlands, and exploring opportunities to strategically acquire protected areas that contribute to climate change mitigation.

5.3.3 Encourage community education on climate change, environmental protection and responsibility, with a focus on younger generations.

5.3.4 Encourage new development that is environmentally conscious with consideration for features such as energy efficient and ecofriendly building design, and *green infrastructure* and rainwater management techniques, and inclusion of passive design principles.

5.3.5 The *Regional District* advocates for the Ministry of Transportation and Transit, and other relevant agencies, to action infrastructure improvements required to adapt to extreme weather events and other impacts of climate change.

5.3.6 Support the application of disincentives to discourage open air burning of potential power sources (burning that creates waste and harmful air quality issues), and the application of incentives to encourage the shift to cleaner and more efficient woodstoves or other similar devices.

5.3.7 The *Regional District* advocates for government agencies, Indigenous communities, industries, and non-profit organizations to develop and implement strategies to reduce diesel particulate matter and wood smoke, which are key contributors to the production of black carbon and have negative impacts on human health.

5.3.8 The *Regional District* advocates for government agencies, Indigenous communities, industries, and non-profit organizations to develop and implement strategies to reduce the precursors to ground-level ozone including nitrogen oxides for cars, trucks, and buses, and volatile organic compounds from industrial, *commercial*, institutional, and agricultural sources.

5.3.9 The *Regional District* supports working toward the expansion of the Electric Vehicle (EV) charging network throughout Electoral Area B as needed.

5.3.10 The *Regional District* shall work towards increasing diversion of food waste to support greenhouse gas reduction from transportation and methane emissions.



Cayoosh sunrise
Source: Ed Witwicki/SLRD

6. HOUSING

6.1 INTRODUCTION

Affordable Housing means rental or ownership housing priced so that monthly payments are 30% or less of gross household income. *Affordable housing* types can include emergency shelters, transitional housing, supportive housing, social and co-op housing, and below-market rental housing, defined as per the BC Housing Glossary of Terms.

The Housing Needs and Demand Study conducted in the year 2024 determined that existing housing supply is not keeping up with the needs of the local population, and that a lack of rental supply continues to be an issue in Electoral Area B. It is recognized that a healthy community has a diverse population comprised of residents of all ages, incomes, abilities, and household sizes, which is possible only when a range of housing options is available.

The objectives and policies in this section are intended to work toward increasing the range of housing choices available in Electoral Area B. Where *multiunit residential* is proposed, it should meet the design guidelines below.

I. MULTI-UNIT HOUSING DESIGN GUIDELINES

The BC Housing Design Guidelines and Construction Standards should be reviewed for best practices with respect to **multi-unit** developments, with particular focus on passive design strategies and sustainable landscaping.

Passive design strategies use ambient energy sources instead of purchased energy like electricity or natural gas. These strategies include daylighting, natural ventilation, and solar energy.

Sustainable landscaping incorporates best practices for tree planting, rainwater management, accessibility and feature native and drought tolerant species, with a preference to xeriscaping and meadow lawns. Sustainable landscape design should also be coordinated with building design, site servicing and utility placement. Existing trees, vegetation and natural features should be protected where feasible and incorporated into the development through innovative design and siting.

6.2 AFFORDABLE HOUSING OBJECTIVES

6.2.1 To recognize housing as a human right and promote improved access to housing for all.

6.3 AFFORDABLE HOUSING POLICIES

6.3.1 Consider *affordable housing* a top priority for Community Amenity Contributions.

6.3.2 Require **multiunit** developments to contribute to the provision of *affordable housing* by designating 15% of units as *affordable housing* or by providing land for *affordable housing*. A maximum of 30% of affordable units shall be 1-bedroom units, 30-40% shall be 2-bedroom units, and 20-30% shall be 3-bedroom units.

6.3.3 Ensure housing is affordable in perpetuity through means of purpose-built rentals, cooperative housing, title restrictions, covenants, and rental and resale price controls.

6.3.4 Continue to employ expedited permitting processes, as well as fee reductions for *affordable housing* projects.

6.3.5 Focus *affordable housing* in designated growth areas.

- 6.3.6 Explore opportunities to support and collaborate with neighbouring First Nations, community associations, and non-profits to pursue funding.
- 6.3.7 Residential zones may be amended, through a site-specific **zoning amendment** application, to permit **both** secondary suites and **accessory dwelling units**. Where both are allowed on a property, restrictive covenants shall be utilized to ensure that these types of units are provided at affordable rent levels and restricted to long-term rental of at least four months or long-term use.
- 6.3.8 New mobile home parks may be considered in Rural Residential designated areas subject to meeting the following conditions:
- a) Mobile home park land use zoning in zoning bylaw;
 - b) Servicing with community water and sewer system; and
 - c) Approval of a comprehensive site plan showing layout of the pads, internal road circulation, and extent of buffering from adjacent non-mobile home land uses.



Signage at Fountain Lake about the BC Lake Monitoring Network
Source: SLRD

7. PROTECTION OF THE ENVIRONMENT

7.1 INTRODUCTION

Much of the land within the *plan* area is Crown land and is governed by the draft Lillooet Land and Resource Management Plan (LRMP) prepared by the former Ministry of Sustainable Resource Management in 2004. The draft LRMP, in addition to other data provided by the Provincial government and the St'át'imc and Lílwat Nations, is used to inform the SLRD response to development and resource use proposals.

Electoral Area B has high biodiversity due to the different bio-geoclimatic zones across the area. These varied habitats support a variety of habitats for wildlife (see Map 7). Wildlife in Electoral Area B includes cougar, wolverine, bobcat, lynx, wolf, coyote, grizzly bear, black bear, beaver, moose, mountain goat, mule deer, sheep, and other small mammals, birds, and amphibians. Thirteen bat species and 250 bird species are confirmed by the Lillooet Naturalists in the area. Numerous studies on the wildlife have been conducted and reflect the wealth of biodiversity in the area. Local people are aware of this and appreciate the ecology of the region.

Potential habitat for endangered and threatened species, such as the northern spotted owl, tailed frogs, fisher, bighorn sheep, and grizzly bear, is also found in the region. Bighorn sheep

have migration corridors in and out of the north end of the Yalakom Valley. Known northern spotted owl long-term activity centres are located near Seton Portage, the Duffey Lake Corridor, and Texas Creek, **but sadly the owl has been extirpated from the area.** The *plan* area encompasses some of the most threatened grizzly bear population units (GBPU's) in the province, including the Stein-Nahatlatch GBPU. Most of Electoral Area B west of the Fraser River is designated as a grizzly bear recovery area. These habitats are key areas to protect from future development and disturbance. Minimizing road construction is a key directive in the recovery of disturbance sensitive species, such as the grizzly bear.

Electoral Area B is located within the Fraser River watershed. Smaller tributaries to the Fraser River found within Electoral Area B include the Bridge, Seton, and Yalakom Rivers, as well as Cayoosh Creek. Local fish species include four species of pacific salmon (chinook, coho, pink, and sockeye), steelhead, bull trout, white sturgeon, rainbow trout, kokanee, white fish, sucker, Dolly Varden, brown trout, and brook trout. The Duffey Lake Corridor and Seton Lake area are recognized as regionally significant bull trout habitat. **It has been noted that glaciers are receding, springs are disappearing and water levels in creeks and rivers are dropping overall.**

Fishing, and the locations where fishing occur, are considered to be of fundamental cultural importance to the St'át'imc Nation. The St'át'imc Land Use Plan recommends that a fifty-metre buffer on either side of all fish bearing streams be provided where development or resource use is proposed.

The Province requires that local governments protect fish habitat from disturbance arising from residential, *commercial*, and *industrial* development by implementing the Riparian Area Regulation (RAR). RAR, enacted under Section 12 of the *Fish Protection Act* in July 2004, applies to all waterbodies within Electoral Area B.

7.2 PROTECTION OF THE ENVIRONMENT OBJECTIVES

- 7.2.1 To support protection of environmentally significant areas, avoid loss of key habitats, and maintain biological diversity.
- 7.2.2 To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.

7.3 PROTECTION OF THE ENVIRONMENT POLICIES

- 7.3.1 In order to maintain biodiversity and support intact ecosystems, *intensive recreation*, subdivision, and rezoning of lands shall be discouraged in critical wildlife habitats, including those indicated on **Map 7**. Motorized vehicles should be limited to traversing these areas using the most direct route.

Water Resources

- 7.3.2 The *Regional District* considers environmental protection of all natural waterbodies to be of high importance, and is therefore a primary consideration in the evaluation of any new development.
- 7.3.3 The cumulative impact of development on water quality should be considered in the evaluation of any new development.
- 7.3.4 Land use developments requiring the disposal of waste materials, including sewage, garbage, *industrial* effluent, waste construction materials, animal waste, or soil is prohibited where it would reduce the present quality of surface or groundwater resources.
- 7.3.5 The hardening of shorelines through retaining walls or the use of rip-rap is discouraged.

Wildlife Protection

Wildlife attractant management in Electoral Area B is regulated by Bylaw No. 1551-2018.

- 7.3.6 The *Regional District* requires residents and visitors to manage wildlife attractants in compliance with Bylaw No. 1551-2018.
- 7.3.7 Development and zoning amendment applications shall be reviewed for compliance with the requirements set out under Bylaw No. 1551-2018.

Wildlife Attractant Management Example Requirements (see Bylaw No. 1551-2018 for comprehensive requirements)

-Bird feeders must be inaccessible to wildlife

-Fallen fruit must be removed from the ground within 3 days

-Solid Waste that is an attractant must not be stored in a manner that is accessible to wildlife

-Attractants must be stored in wildlife resistant containers and wildlife resistant enclosures, unless on the day of solid waste collection



Avalanche at Duffey Lake/Highway 99
Source: SLRD

8. NATURAL HAZARDS

8.1 INTRODUCTION

The communities of the SLRD are located within a wild and beautiful environment, and a number of *natural hazards* exist as part of this environment. The SLRD has commissioned and/or received a number of hazard and risk assessment studies where an elevated level of potential risk has been assessed. These reports are available on the SLRD website. All those in the SLRD should familiarize themselves with hazards in the areas where they live, work, and recreate.

Natural hazards within Electoral Area B include geotechnical hazard, flood hazard, drought, wildfire, extreme weather events, and avalanches.

Electoral Area B has areas of high geotechnical activity. The landslide that formed Seton Portage, which split the early Seton Lake in two, occurred some time between 8,000 and 20,000 years ago. Historical records show that along the Fraser River aboriginal communities peaked and declined approximately 1,000 years ago, likely due to seasonal failure of the salmon runs caused by catastrophic landslides that dammed the Fraser River. Terrain stability mapping (see [Map 6](#)) is available through Lillooet

Timber Supply Area mapping; however it was compiled for forestry purposes at a 1:20,000 scale and is not intended to inform fine-scale development planning. Where development is proposed near steep slopes or other hazardous conditions, a building official may require a geotechnical report be submitted to the *Regional District*.

The impacts of landslides on Fraser River salmon were studied by a collaborative research team led out of Simon Fraser University (SFU) following the 2018 Big Bar landslide. Further research work to mitigate potential impacts has been recommended by this group. More information can be found on the Landslides and Salmon project page, hosted by SFU.

There is flood hazard associated with many creeks and rivers throughout the *plan* area. Floods and debris flows are typically associated with the spring snowmelt, which peaks between May and mid-July, although with climate change this is less predictable. The Seton Portage Area Integrated Hydrogeomorphic Risk Assessment (BGC Engineering, 2018), which is available on the SLRD website or by contacting the SLRD, assesses hazards stemming from Bear/Pete's, Whitecap and Spider creeks, and includes floods, debris floods, debris flows and bank erosion on the Portage River (also known as the Seton River or Portage Creek). The SLRD Geohazard Risk Prioritization Final Report (BGC Engineering, 2023) provides an overview of all identified natural hazards in Electoral Area B. However, it should be noted that extreme weather events and varying climatic conditions caused by climate change make geotechnical hazards increasingly difficult to predict since geotechnical conditions can change rapidly.

Wildfire management and emergency preparedness are key concerns for residents of Electoral Area B. Communities are involved in volunteer firefighting efforts, wildfire awareness, and implementing FireSmart™ guidelines. Fire protection capability varies from location to location within the *plan* area. Volunteer services supported by the SLRD include the Lillooet Fire Protection Area, Seton Portage – Tsal'alh Fire Protection Area, the Lillooet Area Rescue Service, and the 911 Interior Service. IRs within Electoral Area B have their own fire protection services funded through Indian and Northern Affairs Canada.

The recommendations of the SLRD's Electoral Area B Community Wildfire Resiliency Plan (CWRP) are reflected in the policies below. The primary aim of the CWRP is to inform government agencies and private land owners of the wildfire risk and appropriate actions to take to reduce that risk. The CWRP identifies areas of high wildfire hazard, which include the Yalakom Valley, West Pavilion, Pavilion Lake, Bridge River, Texas Creek, the Fountain area, and the Duffey Lake Corridor.

While efforts to support wildfire suppression are recognized as critical to the safety of the community, the importance of the natural role of wildfire in the ecosystem is also acknowledged. Many of the native plant species are dependent on wildfire to maintain their natural process. Wildfire supports ecosystem succession, helps to prepare seed beds, recycles

nutrients, maintains a diversity of seral stages across the landscape, controls insect and disease outbreaks, and reduces fuel accumulation.

Fuel accumulation occurs from poor management and over suppression of wildfires, representing a disruption of historical fire regimes (Daniels, Dickson, et. al). The resulting fuel accumulations will pose a significant wildfire threat to existing developments, pointing to a need to find a balance between wildfire suppression, community safety, and ecosystem integrity.

It is important to note that the Wildfire Act makes it an offence to let a wildfire burn out of control and puts a legal duty on landowners, occupiers, and government to report, contain and extinguish wildfires as soon as practicable.

The SLRD's Protective Services Department is working toward programs to address the *natural hazards* that occur in Electoral Area B. The programs will primarily target public education, community workshops, engaging volunteers, and developing evacuation and emergency preparedness plans. Fuel mitigation efforts are also conducted and FireSmart™ initiatives are delivered and supported throughout Area B.

8.2 NATURAL HAZARDS OBJECTIVES

- 8.2.1 To protect life and property by mitigating *natural hazards* where feasible, and discouraging development in areas subject to immitigable *natural hazards*
- 8.2.2 To ensure that appropriate measures are in place for emergency prevention, response, and mitigation.

8.3 NATURAL HAZARDS POLICIES

General Natural Hazard Policies

- 8.3.1 The SLRD Protective Services Department shall work toward:
 - a) Establishing and maintaining plans that identify hazards and risks, recommend mitigation measures, and ensure emergency response plans are in place for each existing and future community. This includes implementation of and updates to:
 - b) SLRD All-Hazards Emergency Response Plan; and
 - c) SLRD Community Emergency Plans.

- d) Identifying locations where community members can evacuate to and wait until emergency service providers can reach them in case of an emergency;
 - e) Reviewing the adequacy of the fire protection infrastructure relative to growth and development;
 - f) Establishing a public information program educating the public on evacuation routes and fire safety;
 - g) Pursuing funding to support the community in its wildfire risk reduction efforts through the FireSmart™ Program;
 - h) Engaging the Ministry of Forests to address wildfire risk, including support of community wildfire protection measures and fuel management on Crown lands; and,
 - i) Engaging BC Hydro to ensure they mitigate the slash hazard on the transmission corridors and coordinate with community FireSmart™ activities.
- 8.3.2 Anticipate areas that will be subject to excess snowmelt/rainfall address erosion/shoring up areas on an annual basis, prioritizing areas that are most in need of mitigation methods.
- 8.3.3 Support updates to hazard mapping as needed. This includes incorporating findings of the Geohazard Risk Prioritization Final Report (BCG Engineering, 2023).

Wildfire Protection Policies

- 8.3.4 Support Development of long-term solutions to sustainably manage organic waste materials (e.g., yard and garden trimmings, fallen branches) as a wildfire mitigation measure.
- 8.3.5 Encourage fuel management as a preventative measure for emergency management.
- 8.3.6 Engage **Ministry of Transportation and Transit** and the **Ministry of Forests** to address wildfire risk and fuel management adjacent to transportation corridors to ensure safe access/egress to and from communities.
- 8.3.7 The provision of fire protection services as supported by local neighbourhoods is encouraged.
- 8.3.8 Urge homeowners to carry out annual wildfire risk assessments and to reduce wildfire threat by measures described in the FireSmart™ BC Homeowner's Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives.

Development Considerations for Hazard Areas

- 8.3.9 Ensure development minimizes and mitigates risks associated with *natural hazards*.
- 8.3.10 As a general guide, development should not be sited in areas with *natural hazards*. Development should be designed to respect natural terrain conditions with minimum disruption to areas of steep slope or *natural hazards*. Where development occurs within or near hazardous areas, suitable development practices shall be followed and alternative development standards will be considered where the modified standards result in less alteration of natural site conditions.
- 8.3.11 A professional geotechnical report shall be required prior to development in areas with identified geotechnical hazards, or where requested by the building inspector. Specifically, official community plan amendment, zoning amendment, and building permit applications typically require detailed geotechnical assessments: to identify areas of risk on a site-specific basis; to provide detailed recommendations to reduce or mitigate risk; and to confirm that the site can be safely used for the intended purpose.
- 8.3.12 Further to 8.3.11, a building inspector may waive the requirement for a geotechnical report.
- 8.3.13 Geotechnical reports should reference the SLRD Geohazard Risk Prioritization Final Report (BCG Engineering, 2023), as updated from time to time.
- 8.3.14 Property owners are required to register a “save harmless” covenant on the title of the property where proposed development is located within an identified geohazard area as per the SLRD Geohazard Risk Prioritization Final Report (BCG Engineering, 2023).
- 8.3.15 Section 219 covenants will be required as appropriate at the subdivision or building permit stage to ensure geotechnical study recommendations are followed over time, and that future property owners are aware of potential site hazards.
- 8.3.16 On slopes exceeding 30% grading and vegetation removal should be minimized.
- 8.3.17 For **zoning amendment** applications involving the subdivision of 10 parcels or more, a Fire Protection Plan prepared by a Qualified Professional (i.e., registered professional forester) may be requested. The Fire Protection Plan should address safe access and evacuation routes, structural protection, and fuel management.



Highway 40 in the winter
Source: SLRD

9. SERVICES, INFRASTRUCTURE AND ASSETS

9.1 INTRODUCTION

The SLRD provides funding for the following Electoral Area B services: Lillooet Fire Protection Area, Tsal'alh - Seton Portage Fire Protection Area, Lillooet Area Rescue Service, 911 Interior Service, recreation facilities (Lillooet Recreation Centre, Lillooet Recreation Commission, and the Lillooet Library), and utilities and services (Seton Portage street lighting, Lillooet Camelsfoot TV and Radio, and Lillooet area refuse grounds) and Lillooet Regional Invasive Species Society (LRISS). Area B also supports LAFS and agriculture within Area B and the District of Lillooet. A tax service has been established with the District of Lillooet and Area B to support agriculture in future.

Solid waste generated within Electoral Area B is diverted to the landfill and Reuse Shed near Lillooet. The Reuse Shed is a building used to store useful items that are diverted from the landfill; residents may drop off items or take items for free. The Lillooet Landfill and Recycling Centre has approximately 65 years of service left. Tsal'alh has a transfer station that serves the band and some of the off-reserve community as well.

Residents of Electoral Area B have shown a great deal of enthusiasm for recycling. Throughout the *plan* area liquid waste is disposed of by individual septic systems. Domestic water is also provided through private systems. There are no community water or sewer systems funded or administered by the *SLRD* within Electoral Area B. New *SLRD*-supported utility services have not been requested by the community.

Most communities within Electoral Area B are supplied with electricity from BC Hydro and with phone service from various service providers. There are some areas without these services, such as the Yalakom Valley, which does not have phone service and uses satellite service for internet.

Lillooet Regional Invasive Species Society (LRISS) was incorporated in 2011 as a non-profit Society and creates partnerships, delivers education, surveys watersheds and removes invasives to protect social, cultural, environmental and economic values in the Lillooet region, including Area B. LRISS is supported as a tax service by the *SLRD*, with extra contributions from Area B in recognition of their valuable work. After the devastating McKay Creek Wildfire of 2021 LRISS embarked on a special project, led by First Nations with expertise from UBC, doing research on restoration and invasive species post severe wildfires.

9.2 SERVICES, INFRASTRUCTURE AND ASSETS OBJECTIVES

9.2.1 To facilitate the safe and cost-effective provision and maintenance of water, sewer, and solid waste services, as appropriate to the community.

9.3 SERVICES, INFRASTRUCTURE AND ASSETS POLICIES

9.3.1 The *Regional District* supports the following process for the administration of future service areas:

- a) Request by residents to establish a service area;
- b) Feasibility analysis funded by the proponents or grants;
- c) Referendum by affected property owners.

Solid Waste Management

9.3.2 The *Regional District* supports the three R's of waste management: reduce, reuse, and recycle.

9.3.3 The *Regional District* supports the maintenance of the Lillooet Recycling Centre and the expansion of diversion options in Lillooet.

9.3.4 A Biosolids Management Plan and Composting Feasibility Study was completed in 2021 in partnership with the District of Lillooet. The SLRD supports diversion of organics from the landfill.

Liquid Waste Management

- 9.3.5 The *Regional District* considers environmental protection of all natural waterbodies to be of high importance, and is therefore a primary consideration in the evaluation of any new development, including the development or expansion of sewer and water systems.
- 9.3.6 All building permit applications shall be subject to Provincial regulations regarding sewage disposal.
- 9.3.7 The *Regional District* encourages the Interior Health Authority to monitor the effects of sewage disposal throughout the *plan* area, to ensure that the appropriate standards are maintained, and to ensure inadequate septic systems are upgraded.
- 9.3.8 The *Regional District* encourages property owners to maintain their septic systems in accordance with best management practices and provincial regulations.



Winter driving on Highway 99 between Pemberton and Lillooet
Source: SLRD

10. TRANSPORTATION

10.1 INTRODUCTION

Transportation to and from communities within Electoral Area B is largely by car or truck via Highways 12, 40 and 99. The poor repair of these highways is seen as being one of the key factors limiting economic growth in the area. All three highways are narrow and in need of upgrades. Highway 12 and 40 require significant structural work to limit rock fall onto the road and stabilize steep slopes. In particular, ‘the Big Slide’ or Texas Creek Slide on Highway 12, between Lillooet and Lytton, poses a significant safety hazard to motorists.

There are no routes specifically designated for commuter cycling within Electoral Area B, or specially designated cycling trails, but there is interest in the community to have safe cycling routes.

The McGillivray Creek Trail between Anderson Lake and Gold Bridge is a locally significant recreation trail that connects Electoral Areas A and B. While it is currently not open to vehicle traffic, it is used by snowmobiles and mountain bikes. Support has been expressed for keeping this trail open to the public for recreation and emergency use.

A small airstrip within the District of Lillooet services Electoral Area B. It is **owned and operated** by the District of Lillooet. While there are no scheduled flights, the airport is viewed as important to future economic development of the area. Airport noise is not known to negatively impact residents of Electoral Area B. Extending the runway to 1500 meters and adding lighting are possibilities for future development. The airport is also important for patient health transfers and serves as a base for **firefighting efforts**.

Public transit is largely absent from Electoral Area B. There is no passenger rail service to Lillooet from southern communities. Mayors and First Nations along the route have all indicated a wish to reinstate the passenger rail service between Vancouver and Prince George. There is a passenger train that runs between Lillooet and Seton Portage – Tsal’alh, which is administered by the Tsal’alh First Nation. Interior Health operates a health bus to Kamloops twice weekly.

Section 473 of the *Local Government Act* states that an official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the *plan*, and policies and actions of the local government proposed with respect to achieving those targets. The strategy for reducing the greenhouse gas emissions within Electoral Area B is in part based on creating a public transit system.

10.2 TRANSPORTATION OBJECTIVES

10.2.1 To support a safe and efficient road network and air transport facilities that allow year-round transportation to and within the area.

10.2.2 To establish a cost effective regional public transit service and decrease greenhouse gas emissions by limiting car travel.

10.2.3 To support the development of a safe active transportation network.

10.3 TRANSPORTATION POLICIES

10.3.1 Road improvement is supported where it is compatible with the social, environmental, and economic goals of the community.

10.3.2 The *Regional District* encourages the **Ministry of Transportation and Transit** to:

- a) continue improvements to Highways 12, 40, and 99 to ensure safe and efficient primary travel corridors throughout the year;
- b) designate and maintain emergency evacuation routes from existing neighbourhoods and future developments;

- c) improve maintenance to the West Pavilion Forest Service Road and Douglas Trail/Highline.
 - a. Establish a unified road signing system to facilitate emergency access and 911 services.
- 10.3.3 During the construction and maintenance of roads, the *Regional District* encourages the **Ministry of Forests** and the **Ministry of Transportation and Transit** to ensure:
- a) bridge spans are adequate to permit and encourage the movement of wildlife, particularly along the Duffey Lake Road;
 - b) wildlife movement corridors are documented and protected; and,
 - c) no roadside pullouts are created at sites that will promote human-wildlife conflicts and wildlife habituation.
- 10.3.4 The *Regional District* supports the maintenance of high visual quality along Highway 99 by requiring a 20-metre vegetated buffer to be retained on lands that abut the highway right of way.
- 10.3.5 The *Regional District* encourages the **Ministry of Forests**, the **Ministry of Environment and Parks**, and the **Ministry of Energy and Climate Solutions** to develop coordinated access management plans to regulate access on forestry and mining roads in and around the *plan* area.
- 10.3.6 The *Regional District* encourages CN Rail to improve its freight and passenger rail service to Lillooet and Seton Portage – **Tsal’alh**.
- 10.3.7 The *Regional District* supports the development of a railway station in Seton Portage, including tourist accommodation and limited *commercial*, on a site-specific rezoning basis.
- 10.3.8 The *Regional District* supports the creation of a regional transit system that connects communities throughout the *SLRD*.
- 10.3.9 The *Regional District* supports the development of a safe, dedicated active transportation network in **Area B**.

Active Transportation

Active Transportation is supported by the SLRD Regional Growth Strategy.

It includes pedestrian, bicycle, e-bike, and other non-motorized forms of transportation.

An effective active transportation network minimizes the distances people need to travel to access essential needs and services, includes safe routes, and end-of-trip facilities at community and regional nodes/hubs.

Part 3: Temporary Use Permits





Snowy backcountry cabin in Electoral Area B
Source: SLRD

1. TEMPORARY USE PERMITS

Section 492 of the *Local Government Act* allows a local government to designate temporary use permit (TUP) areas within a zoning bylaw or official community plan. The bylaw can designate areas where temporary use permit applications may be made to the local government and specify general conditions regarding issuance of temporary use permits in those areas.

A temporary use permit may do one or more of the following:

- allow a use not permitted by a zoning bylaw;
- specify conditions under which the temporary use may be carried on;
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

An application may be made for a temporary *commercial* or *industrial* use for any land within the *plan* area. Refer to the Squamish-Lillooet Regional District's Temporary Use Permits Policy, which can be found on the *SLRD* website, for more information on Temporary Use Permits.

Part 4: Development Permit Areas

Highway 40 in the Bridge River Valley
Source: Sal DeMare





Corn at the Airport Gardens
Source: Ian Routley

1. DEVELOPMENT PERMIT AREAS

1.1 OVERVIEW OF DEVELOPMENT PERMIT AREAS

A *Development Permit Area (DPA)* is an area over which there are specific development guidelines. The authority for Local Governments to establish *DPAs* comes from Section 488 and 489 of the *Local Government Act*. The purpose of *DPAs* is to help ensure that development is consistent with the goals, objectives and policies of the OCP.

Section 488 of the *Local Government Act* allows a local government to designate *development permit areas (DPAs)* for a variety of purposes. The *SLRD* has designated *development permit areas* related to the following within Area B:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Establishment of objectives for the form and character of *commercial, industrial or multi-unit residential* development;
- Establishment of objectives to promote energy conservation; and
- Establishment of objectives to promote water conservation.

On lands in *DPAs*, a DP must be approved by the *SLRD* before a building permit can be

obtained. The authority to issue certain DPs has been delegated to the Director of Planning and Development. This is indicated in each DP Section. Following a review, and pursuant to Section 489 of the *Local Government Act*, conditions or restrictions may be imposed on the development.

For large scale developments, the following conditions or additional requirements may apply:

- Security in the form of an Irrevocable Letter of Credit in the amount of 135% of estimated costs, to be held until the requirements of the permit have been fulfilled to the *SLRD's* satisfaction.
- Additional plans or reports such as survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting development permit guidelines.

Where a proposal is subject to multiple *development permit areas*, guidelines from all applicable *DPA's* shall be taken into account and the more stringent guideline shall take precedent wherever a conflict arises. Where multiple development permits are required, the application fee of each *DPA* applies though separate development permit applications under this section may not be required, provided the guidelines for each *DPA* are addressed in a single development permit application. Development permit fees are set out in the Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014.

Development permits may be issued for phases of development involving several individual buildings or lots where appropriate. The issuance of a development permit does not exempt a development from the requirement for a building permit or any other requirement of a bylaw, statute or regulation.

The provisions of other bylaws may be varied under a development permit as follows:

1. Setbacks from lot lines;
2. Height limits may be increased;
3. As may be described within the specific DP Area Guidelines.

The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is important that these guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other *Board* plans, policies, and regulations, as well as other best practices and design standards.



2. DPA 1: RIPARIAN PROTECTION

Pursuant to Section 488(1)(a) of the *Local Government Act*, the Riparian Protection Development Permit Area is designated as a *DPA* for the protection of the natural environment, its ecosystems, and ecological diversity.

I. Justification and Special Conditions

The purpose of the Riparian Protection DPA is to recognize the range of valuable and sensitive ecological features within Electoral Area B. It will also implement the *Riparian Areas Protection Regulation* enacted under Section 12 of the *Riparian Areas Protection Act*, as required by the Provincial Government.

Implementation of this *DPA* will provide protection for the features, functions, and conditions that are vital in the natural maintenance of ecosystem health and productivity. Where a conflict arises between the Riparian Protection DPA and the Wildfire Protection DPA, the requirements of the Riparian Protection DP shall be given priority. In other words, unless recommended by a *Qualified Environmental Professional (QEP)* and authorized under a Riparian Protection DP, vegetation in the riparian assessment area may not be cleared for fire safety purposes.

The Riparian Protection DPA is intended to mitigate potential impacts of alteration of land or construction adjacent to *waterbodies*.

II. Issuance

The *Board* delegates the authority to issue Riparian Protection Development Permits to the Director of Planning and Development.

III. Area

The Riparian Protection DPA applies to all land within Electoral Area B, including mapped and unmapped streams. This *DPA* consists of the following Riparian Assessment Areas:

- For a stream, a 30 m strip on both sides of the stream, measured from the high-water mark.
- For a *ravine* less than 60 m wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 m beyond the *top of the ravine bank*.
- For a *ravine* 60 m wide or greater, a strip on both sides of the stream measured from the high-water mark to a point that is 10 m beyond the *top of the ravine bank*.

Within the Riparian Protection DPA, land may not be altered and building permits may not be issued until a Riparian Protection Development Permit has been issued, unless otherwise exempted in this *plan*.

IV. Application

A Riparian Protection Development Permit is required for the following development activities located within 30 m of a stream:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
- Construction or erection of buildings and structures Additions to existing buildings and structures that encroach into the Riparian Assessment Area
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors

- Any reconstruction, renovations, repairs, or maintenance to an existing building that will require work to the existing foundation
- Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are equal to or greater than 75% of the building's value above its foundations (and thus considered new development/construction) in accordance with Section 532 of the *Local Government Act*

Riparian Protection Development permit applications are required for the following cases where a reduced application fee will apply, and the *QEP* assessment report may not be required:

1. Works approved by the Department of Fisheries and Oceans Canada (DFO) and/or the Ministry of Environment and Parks, and/or the Ministry of Forests, and/or Ministry of Energy and Climate Solutions, and/or the Ministry of Land, Water and Resource Stewardship.
2. Stream enhancement and fish and wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation, and notification to the *SLRD*.
3. Removal of invasive species on a small scale provided that such works are conducted in accordance with a vegetation management plan prepared by a qualified professional (i.e., landscape architect or similar professional) and measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted immediately in accordance with 'Application' provisions 1 and 2 above. Lillooet Regional Invasive Species Society (LRISS) can be used as a resource for invasive species in Electoral Area B.

V. Exemptions

Riparian Protection Development permits are not required for the following:

1. Development activities located outside of the Riparian Assessment Area. For properties where the distance from the Riparian Assessment Area is questionable, a survey may be required.
2. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property, including removal of hazardous trees.
3. Activities conducted under the Provincial Emergency Program or the *SLRD* Emergency Management Program within 28 days of the emergency incident/event.
4. Removal of trees deemed hazardous by a qualified professional (i.e., registered

professional biologist, professional arborist) that threaten the immediate safety of life and buildings.

5. Agricultural development activities on lands used, or proposed to be used, for a farm operation as defined by the *Farm Practices Protection Act*, except where such activities are done in conjunction with, or in preparation for, non-farm uses.
6. Development activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act*.
7. Subdivision of the land.
8. Where a development consists only of:
 - a) Repairs or other non-structural alterations or additions to a building or other structure, if the structure:
 - i. will remain on its existing foundation and within its existing footprint, and
 - ii. is not damaged or destroyed to the extent described in section 532(1) [*repair or reconstruction if damage or destruction > 75% of value above foundation*] of the *Local Government Act*, or
 - b) The maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed.

A development permit exemption may also be granted where it can be demonstrated that the proposed development is located on that part of a parcel outside the designated Riparian Protection DPA. This determination is based on a report or other certification acceptable to the SLRD by a *Qualified Environmental Professional (QEP)*.

VI. Guidelines – General

1. Every application for a Riparian Protection Development Permit shall be accompanied by plans indicating the following:
 - a) location of all existing and proposed buildings, structures, parking areas, driveways, and utilities;
 - b) extent and nature of existing and proposed landscaping, including details of trees, ground cover, and other permeable and impermeable surfaces.

In order to satisfy the above requirements, staff may require plans including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, and a written description of the proposal, to indicate how the proposed development is meeting the guidelines outlined for this DPA.

2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.
3. It is also important to consider adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistant plantings that should be planted to help reduce the requirements for outdoor watering.
4. In some cases, additional information may be required to determine the impact of a proposed activity, including but not limited to:
 - Transportation Study
 - Archaeological Assessment or Impact Study
 - Economic Impact Analysis
 - Agricultural Impact Assessment
5. As part of the Riparian Protection Development Permit application process, a *QEP* report must be submitted to, and approved by, the Ministry of Water, Lands, and Resource Stewardship in accordance with the guidelines outlined in this section. Where it has been determined that the Riparian Areas Protection Regulation (RAPR) applies, the *SLRD* cannot issue a Riparian Protection Development Permit without Provincial approval.
6. Where applicable, all development must be consistent with the provincial Riparian Areas Protection Regulation (RAPR).
7. A *Qualified Environmental Professional (QEP)* must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the Riparian Areas Protection Regulation (RAPR) and the RAR Assessment Methodology Guidebook.
8. The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the *SLRD*.
9. A Development Permit shall not be issued without notification via RARNS, or from the Department of Fisheries and Oceans Canada and/or the **Ministry of Environment and Parks**, and/or the **Ministry of Forests**, and/or the Ministry of Land, Water and Resource Stewardship that they have been notified of the proposed development and provided with an acceptable copy of the *QEP* assessment report, or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.

10. Where the *QEP* report proposes a Harmful Alteration, Disruption, or Destruction (HADD) or serious harm to fish habitat pursuant to Section 35(2) of the *Canada Fisheries Act*, the development permit shall not be issued unless approval under the authority of Section 4(3) of the RAR is received from the DFO. The *SLRD* may consider providing comments to the DFO in regards to a proposed approval under the authority of Section 4(3) of the RAR.
11. The *SLRD* may, when considering comments to the DFO on a proposed approval under Section 4(3) of the RAR, require additional information from the *QEP* and other senior levels of government.
12. The applicant shall be requested to provide an explanatory plan of the Streamside Protection and Enhancement Area (SPEA).
13. The property owner shall implement all measures necessary to maintain the integrity of the SPEA as specified in the *QEP* report, and such measures as may be included as conditions of the development permit.
14. Where a mapped or unmapped stream in Electoral Area B is found not to be subject to the RAR, a report prepared by a *QEP*, generally following the RAR methodology shall be required to be submitted to the *SLRD*.
15. Where necessary Provincial approvals have been obtained, a Riparian Protection Development Permit shall be issued if a *Qualified Environmental Professional (QEP)* carries out an assessment and certifies in the assessment report for that proposal that he or she is qualified to carry out the assessment, that the assessment methods required by provincial regulations have been followed, and the *QEP* provides their professional opinion that:
 - a) if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or,
 - b) if streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption, or destruction of natural features, functions, and conditions that support fish life processes in the riparian assessment area.

VII. Guidelines – Restoration and Remediation

Where development has occurred in violation of this *Development Permit Area*, the following guidelines shall apply:

1. A *Qualified Environmental Professional (QEP)* must be retained at the expense of the applicant for the purpose of preparing a report outlining the necessary remediation and restoration work.
2. The *QEP* must certify that they have carried out a remediation assessment, that they are qualified to carry out such an assessment, and that all applicable provincial regulations have been followed.
3. The report must outline how to mitigate the damage done by any clearing and site development, and how to restore the area to its previous condition.
4. Any cleared areas must be replanted with native riparian vegetation at the applicant's expense.
5. Buildings and structures constructed in violation of this *DPA* may be subject to removal at the applicant's expense in order to restore the integrity of the riparian area.

All development permits issued may require that:

- Areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit.
- Works be constructed to preserve, protect, restore, or enhance watercourses, or other specified natural features of the environment in accordance with the permit.
- Natural watercourses be surveyed and returned to the Crown.
- Protection measures be implemented, including that trees or other vegetation be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect banks.
- An explanatory or reference plan be prepared by a BC Land Surveyor that delineates the identified streamside protection and enhancement area (SPEA).



McKay Creek wildfire burning
Source: Ian Routley

3. DPA 2: WILDFIRE PROTECTION

Pursuant to Section 488(1)(b) of the *Local Government Act*, the Wildfire Protection Development Permit Area (DPA) is designated for the protection of development from hazardous conditions.

I. Justification

To ensure new developments in Electoral Area B are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities.

II. Issuance

The *Board* delegates the authority to issue Wildfire Protection Development Permits to the Director of Planning and Development.

III. Area

The Wildfire Protection DPA applies to all lands within Electoral Area B.

IV. Application

A Wildfire Protection Development Permit is required for development activities that involve any of the following:

- Construction of, addition to or alteration of a building or other structure, where a building permit is required.

V. Exemptions

A Wildfire Protection Development Permit is not required for:

1. additions to existing buildings where the total area of the additions is less than 50m²;
2. renovations within an existing building that are not roofing related (note: roof renovations require non-combustible construction materials as per Section 7.2.1);
3. where a covenant is registered on title requiring property owners to comply with the Wildfire Protection DPA guidelines;
4. a temporary use being carried on under a Temporary Use Permit issued by the *Board*;
5. gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, pruning of trees and shrubs (including *tree cutting*), planting of vegetation and minor soil disturbance that does not alter the general contour of the land, except where such activities would occur within a covenant area as described on the land title of the subject property;
6. the clean up of accumulations of fallen branches, leaves, dry grass and needles from the ground on the property, only where that combustible material is located outside a covenant area as described on the land title of the subject property;
7. where exempted by the building inspector.

VI. Guidelines – General

1. The following general guidelines apply:
 - a. A development permit shall be issued only if non-combustible roofing materials that conform to Class A or Class B fire resistance as referenced in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles) and if two or more of the following measures identified in the BC FireSmart™ BC Homeowner’s Manual and BC Building Code are indicated in the application (implemented to the greatest extent possible):
 - i. Non-Combustible Zone (0 – 1.5 metres from face of building) – implement all of the following: non-combustible siding (including but not limited to cement board, slate, metal, plaster, stucco, and other concrete products, excluding decorative trim, soffit, fascia, and similar features); *fire resistant* windows (exterior windows, windows within exterior doors, and skylights shall be tempered, multilayered glazed panels, or glass block), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces), screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh;

- ii. Zone 1 (1.5 – 10 metres) – implement *fire resistant* landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to BC FireSmart™ BC Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around the entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and/or
 - iii. Zone 2 (10 – 30 metres) – implement coniferous tree spacing (spacing trees at least 3 metres apart), remove all branches to a height of 2 metres from the ground, and remove combustible materials.

 - b. Applications for a Wildfire Protection Development Permit shall be accompanied by plans indicating the following, as necessary, to show how the requirements under (a) are being implemented in the proposed development:
 - i. Location of all existing and proposed buildings and structures, parking areas, and driveways;
 - ii. Extent and nature of existing and proposed landscaping, including details of trees and ground cover (how Zone 1 and/or Zone 2 are implemented to the greatest extent possible); and
 - iii. The exterior materials of existing and proposed structures.

 - c. Applicants are encouraged to review and comply with the FireSmart™ BC Guidelines and the fuel management recommendations outlined in the *SLRD Electoral Area B Community Wildfire Resiliency Plan*.

 - d. Applicants are encouraged to remove all debris from land clearing (clean wood and vegetation) and take it to an appropriate facility to be composted.
2. Where building construction and/or vegetation fuel management is proposed to take place within a Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Riparian Protection DPA Guidelines.
 3. It is the applicant's responsibility to comply with all other relevant Bylaws, Acts, and Regulations.



Picking from a garden overlooking Seton Lake, 1944
 Source: Nikkei National Museum, 2018.6.2.2.50

4. DPA 3: FARMLAND PROTECTION

Pursuant to Section 488(1)(c) of the *Local Government Act*, the Farmland Protection Development Permit Area is designated as a *DPA* for the protection of farming.

I. Justification and Special Conditions

Electoral Area B has some high-quality arable land and a diverse range of agricultural activities including ranching, haying, organic fruit and vegetable production, and cannabis and hemp production. It is the intention of this *development permit area* to regulate development activities adjacent to the Agricultural Land Reserve and active farming properties in order to reduce the conflicts between agricultural and non-agricultural uses.

II. Issuance

The *Board* delegates the authority to issue Farmland Protection Development Permits to the Director of Planning and Development for the following instances:

- Applications involving buildings and structures with a maximum *Gross Floor Area* (GFA) of 1,000 m².

Applications involving buildings and structures with a *Gross Floor Area* (GFA) of greater than 1,000 m² require approval of the *Board*.

III. Area

The Farmland Protection DPA applies to all lands within 300m of the Agricultural Land Reserve (ALR).

IV. Application

A Farmland Protection DP is required prior to the commencement of any of the following:

- Major removal, alteration, disruption or destruction of vegetation for, or in relation to, a non-farm use within the Agricultural Land Reserve that would require an application to the Agricultural Land Commission
- Major disturbance of soils within 300 m of the Agricultural Land Reserve (ALR), where the deposit or removal of soil totals more than 10 cubic metres of soil in a calendar year
- Residential development within 300 m of the Agricultural Land Reserve (ALR)
- *Commercial* development within 300 m of the Agricultural Land Reserve (ALR)
- *Industrial* development within 300 m of the Agricultural Land Reserve (ALR)
- Additions that require a building permit to existing single family dwellings within 300 m of the Agricultural Land Reserve (ALR)
- Subdivision within 300m of the Agricultural Land Reserve (ALR)

V. Exemptions

A Farmland Protection Development Permit is required for the following cases where a reduced application fee will apply:

- Works approved by the **Ministry of Environment and Parks**, and/or the **Ministry of Forests**, and/or **Ministry of Energy and Climate Solutions**, and/or Ministry of Land, Water and Resource Stewardship.

A Farmland Protection Development Permit is not required for:

1. *Institutional uses*
2. Forestry practices associated with a provincially approved Community Forest pursuant to the *BC Forest Act*
3. Development of single-family dwellings that are greater than 300 m from the Agricultural Land Reserve (ALR)
4. Buildings having a *gross floor area* of less than 10 m²
5. Renovations within an existing building
6. Reconstruction or replacement of an existing building or structure within the *DPA*, provided the new building or structure is not located closer to an Agricultural Land Reserve (ALR) or RAR boundary
7. Agricultural uses and buildings on properties classified as farm under the *BC Assessment Act*

8. The removal of invasive species including, but not limited to those identified by the Lillooet Regional Invasive Species Society (LRISS) and/or Provincial regulations
9. A temporary use being carried on under a Temporary Use Permit issued by the *Board*
10. Soil deposit and/or removal activity that has been issued a valid soil deposit/removal permit by the *SLRD*
11. Minor soil disturbance where the deposit or removal of soil totals less than 10 cubic metres of soil in a calendar year
12. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property
13. Activities conducted under the Provincial Emergency Program or the *SLRD* Emergency Management Program
14. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, pruning of trees and shrubs (including *top of the ravine bank*), planting of vegetation and minor soil disturbance that does not alter the general contour of the land, except where such activities would occur within a covenant area as described on the land title of the subject property.
15. The clean up of accumulations of fallen branches, leaves, dry grass and needles from the ground on the property, only where that combustible material is located outside a covenant area as described on the land title of the subject property.

VI. Guidelines – General

1. Applications for a development permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines.
2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.
3. It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistant plantings that should be planted to help reduce the requirements for outdoor watering.
4. In some cases, additional information may be required to determine the impact of a proposed activity, including but not limited to:

- Transportation Study
- Archaeological Assessment or Impact Study
- Economic Impact Analysis
- Agricultural Impact Assessment.

VII. Guidelines – Protection of Farming

Development on a parcel, or any portion of a parcel thereof, that is within 300 m of the Agricultural Land Reserve (ALR) and immediately abutting an ALR boundary, shall consider the following guidelines.

1. Subdivision design should minimize potential impacts to farmland by avoiding increased access to agricultural lands.
2. Road ends that end at the ALR should be avoided, except as necessary for farm access.
3. Subdivision design should consider creating parcel sizes that can accommodate an appropriate buffer to be established on the non-farm side of the ALR.
4. Undeveloped spaces with landscaped or retained naturally occurring vegetation should be established along the ALR boundary.
5. Principal use structures or dwellings should generally be located at least 30 m from the ALR boundary.
6. Buffers should be designed as follows:
 - A continuous landscaped strip of not less than 15 m
 - Established within 30 m of the ALR boundary, and not closer than 2 m to the ALR boundary
 - Existing native vegetation within 30 m of the ALR boundary should be retained.
 - Non-native species may be removed and replaced with suitable native species
 - The buffer should contain a mixture of coniferous and deciduous species
 - The buffer should be approximately 6 m in height. Appropriate species should be determined with a landscape architect or similar qualified professional.
 - If vegetation is planted to establish the buffer, it should consist of native species only.
7. Where an existing natural feature such as a watercourse or *ravine* provides a physical separation within 30 m of the ALR boundary, the width of the buffer may be reduced or not required. Applications should provide sufficient information, such as photographs, site plans, reports from a qualified professional, etc. to show how the natural feature is

providing the equivalent effect of some or all of the 15 m buffer.

8. Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans prepared in consultation with a qualified professional such as an agrologist, forester, or landscape architect that provide recommendations for ensuring the type and density of the plantings, or retained vegetation provide a suitable buffer to mitigate the potential negative effects of agricultural and non-agricultural activities occurring on adjacent lands.
9. Applicants must consult “A Guide to Edge Planning” and similar documents as published and updated by the Ministry of Agriculture and Food for further information with respect to buffering along the *agriculture* edge.



Honeycrisp apples growing in Area B
Source: Scott Taylor

5. DPA 4: INTENSIVE DEVELOPMENT FORM AND CHARACTER

Pursuant to Section 488(1) (e), (f), (h), (i), and (j) of the *Local Government Act*, the Intensive Development Form and Character *Development Permit Area* is designated as a *DPA* for the establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of *commercial, industrial, or multi-unit residential* development, establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions.

I. Justification and Special Conditions

It is the intention of this *development permit area* to ensure that intensive residential, *commercial*, and *industrial* development is consistent with the natural beauty and character of Area B and well suited to the surrounding environment. This includes consideration for green building design features that incorporate principles for energy and water conservation, as well as a reduction in greenhouse gas emissions. Where a conflict arises between the Intensive Development Form and Character *DPA* and the Wildfire Protection *DPA*, the requirements of the Wildfire Protection *DP* shall be given priority.

Applications shall be accompanied by plans indicating the following:

- Location of all existing and proposed buildings & structures, parking areas, and

- driveways.
- Extent and nature of existing and proposed landscaping and surfacing, including details of trees, ground cover, and other permeable and impermeable surfaces.
- The exterior materials of existing and proposed structures.

II. Issuance

The *Board* delegates the authority to issue Intensive Development Form and Character Development Permits to the Director of Planning and Development for the following instances:

- Applications involving buildings and structures with a maximum *Gross Floor Area* (GFA) of 1,000 m².

Applications involving buildings and structures with a *Gross Floor Area* (GFA) of greater than 1,000 m² require approval of the *Board*.

III. Area

The Intensive Development Form and Character DPA applies to all lands within Electoral Area B.

IV. Application

An Intensive Development Form and Character DP is required prior to the commencement of any of the following:

- Construction or erection of *commercial* buildings and structures
- Construction or erection of *industrial* buildings and structures, including but not limited to *cannabis production facilities*
- Construction or erection of three or more *multiunit residential* development units
- Additions to existing *commercial, industrial, and multi-unit residential* buildings and structures that require a building permit

Exemptions

An Intensive Development Form and Character Development Permit is required for the following cases where a reduced application fee will apply:

- Works approved by the *Ministry of Environment and Parks*, and/or the *Ministry of Forests*, and/or *Ministry of Energy and Climate Solutions*, and/or Ministry of Land, Water and Resource Stewardship.

An Intensive Development Form and Character Development Permit is not required for:

1. *Institutional uses*

2. Forestry practices associated with a provincially approved Community Forest pursuant to the *BC Forest Act*
3. Development of single family dwellings
4. Buildings having a gross *floor area* of less than 500m²
5. Renovations within an existing building that do not involve any exterior modifications or any additional parking
6. Additions to existing buildings that are less than 50m²
7. Replacement of a sign face
8. Agricultural uses and buildings on properties classified as farm under the *BC Assessment Act*
9. The removal of invasive species including but not limited to, those identified by the Lillooet Regional Invasive Species Society (LRISS) and/or Provincial regulations
10. A temporary use being carried on under a Temporary Use Permit issued by the *Board*
11. Soil deposit and/or removal activity that has been issued a valid soil deposit/removal permit by the *SLRD*
12. Minor soil disturbance where the deposit or removal of soil totals less than 10 cubic metres of soil in a calendar year
13. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property
14. Activities conducted under the Provincial Emergency Program or the *SLRD* Emergency Management Program
15. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, pruning of trees and shrubs (including *tree cutting*), planting of vegetation and minor soil disturbance that does not alter the general contour of the land, except where such activities would occur within a covenant area as described on the land title of the subject property.
16. The clean up of accumulations of fallen branches, leaves, dry grass and needles from the ground on the property, only where that combustible material is located outside a covenant area as described on the land title of the subject property.

V. Guidelines – General

1. Applications for a development permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines.
2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as

well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.

3. It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistant plantings that should be planted to help reduce the requirements for outdoor watering.
4. In some cases, additional information may be required to determine the impact of a proposed activity, including but not limited to:
 - Transportation Study
 - Archaeological Assessment or Impact Study
 - Economic Impact Analysis
 - Agricultural Impact Assessment.

VI. Guidelines – Form and Character, Energy and Water Conservation, Greenhouse Gas Emission Reduction

1. Building Form & Character:

- a. Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, and suit the physical character and terrain of the site.
- b. Buildings shall be designed for human scale and visual interest in all elevations.
- c. Buildings shall incorporate techniques and treatments that emphasize the transition between inside and outside (e.g., operable windows, overhead rolling doors, canopies, trellises, and recessed entrances).
- d. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - i. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers)
 - ii. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes)
 - iii. Detailing that creates a rhythm and visual interest along the line of the building.
 - iv. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades
 - v. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways

- e. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers)
- f. Box-shaped tilt-up concrete or metal structures may be considered for *industrial* buildings.

2. Building Materials:

Use sustainable, green, healthy building materials, and source locally where possible:

- a. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
- b. Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
- c. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- d. Use high performance windows.
- e. Use low volatile organic compound (VOC) building products.

3. Energy Efficient Building Design:

Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the *DPA* objectives.

- a. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
- b. The orientation and siting of buildings and structures should take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Building design shall incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, windows, skylights and atriums.
- c. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
- d. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed

adjustable external shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.

- e. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar panels.
- f. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
- g. Buildings should have units with exterior ventilation (operable windows on at least two sides) to encourage passive cooling through cross ventilation.
- h. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
- i. Select materials and colours in building and roof construction that minimize heat absorption.
- j. Select materials that encourage thermal massing and seasonal thermal energy storage.

4. Site Design and Landscaping:

- a. Application of *green infrastructure* and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
 - i. rain gardens, rain barrels/cisterns
 - ii. vegetated swales
 - iii. bioretention cells
 - iv. permeable pavement
 - v. green roofing
- b. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- c. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- d. Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces.
- e. Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- f. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- g. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- h. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- i. Avoid the use of high retaining walls adjacent to public spaces.
- j. The following buffering considerations apply for *industrial* uses only:

- i. Buffering of *industrial* uses is important in order to ensure that these uses are not at odds with adjacent uses.
- ii. Any federally required metal fencing shall be buffered with native planting.

5. Planting and Vegetation Management:

- a. Retain existing native mature trees and shrubs in setback areas where feasible.
- b. Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.
- c. Plant deciduous trees to increase summer shading and plant coniferous trees to block winter wind.
- d. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- e. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- f. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.
- g. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
- h. Encourage planting materials and integrated planting tools that reduce the need for pesticide use (e.g., utilize companion planting).
- i. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.
- j. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- k. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

6. Universally Accessible Design:

- a. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
- b. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.
- c. Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the

sake of architectural convenience.

- d. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

7. Lighting and Signage:

- a. Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.
- b. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
- c. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- d. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- e. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
- f. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
 - i. Signs mounted flush with building facades;
 - ii. Wood carved and/or hand painted hanging signs above pathways;
 - iii. Signs painted on windows, especially retail display windows and upper floor office windows.

8. Solid Waste:

- a. Recycling and composting collection may not be available in all areas. Applicants should consult with the *SLRD* to determine availability of composting and recycling options in their area.
- b. Waste storage (i.e., garbage storage, as well as recycling and composting storage where applicable) must be located within a building, or in a separate building and designed to the standards outlined in the **diversion** storage technical design guidelines.
- c. Adequate space for source-separation of garbage, recyclables, and compost should be provided.
- d. Make areas for waste storage sufficiently large and easily accessible by users and waste removal trucks, with planned capacity for expansion if necessary.
- e. Waste storage should be sited in a convenient, well lit, universally accessible location in a central area or at the rear of the development.
- f. Waste storage options must be located within wildlife proof enclosures. Sufficient space must be provided in each enclosed garage, or other fully enclosed space, for bear-resistant garbage, composting and recycling containers

as applicable.

- g. Neighbourhood waste buildings should be provided for all new development, where feasible.

9. Vehicle Parking:

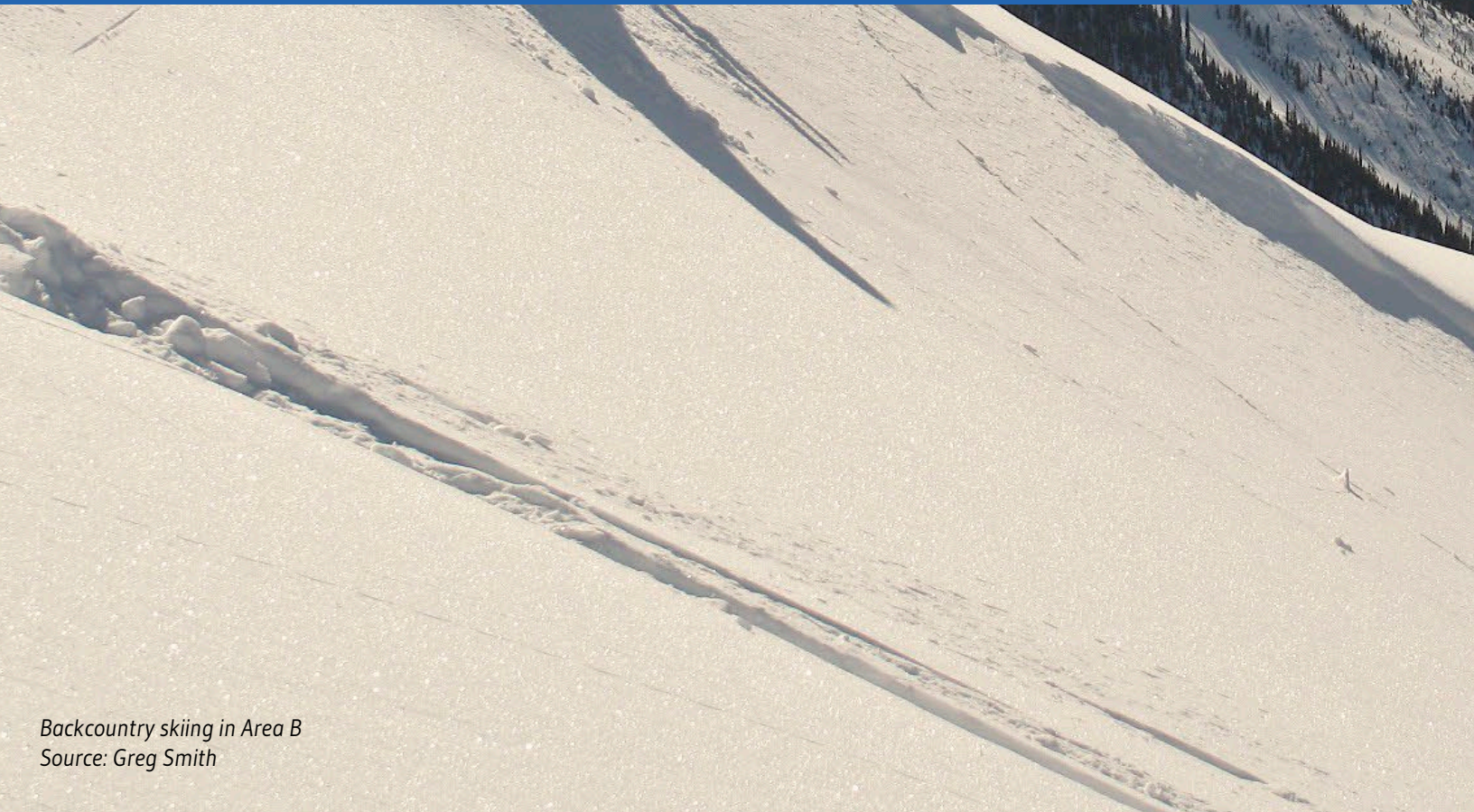
- a. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- b. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting *green infrastructure* methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.
- c. Ensure adequate space for delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

10. Transit Facilities:

- a. Provide weather-protected transit stops and lay-bys for intensive residential and *commercial* developments, where appropriate and aligned with transit plans.



Part 5: Sub-Area Plans





Pavilion Lake Sub-Area Plan

*Locally grown strawberries
Source: Vivian Birch-Jones*

Table of Contents

1. INTRODUCTION	103
1.1 GUIDING PRINCIPLES.....	104
2. COMMUNITY POLICIES	104
2.1 GENERAL.....	104
2.2 PUBLIC ACCESS	105
2.3 IMPLEMENTATION	105
3. LAND USE DESIGNATION POLICIES.....	106
3.1 RESIDENTIAL	106
3.2 RESORT COMMERCIAL	107
3.3 AGRICULTURE	107
3.4 COMMUNITY WATERSHED PROTECTION AREA	108
3.5 PARK	108

1. INTRODUCTION

Pavilion Lake is a physical feature, a geographic location, a human settlement, a cultural landscape, and a spiritual homeland. It attracts swimmers, divers, boaters, fishing enthusiasts, and naturalists, and supports unique ecological features, such as some of the largest freshwater microbialites (coral-like sedimentary structures formed by algal mat organisms) in the world.

The lake is also licensed as a water supply for the Diamond S Ranch (also known as Blue Goose), a historically significant agricultural operation that covers hundreds of acres near the northern boundary of the *plan* area. Steep limestone walls and forested hillsides surrounding Pavilion Lake create an impressive canyon that provides outstanding rock and ice climbing opportunities, a natural canvas for remarkable displays of sunlight and shadows, and a sense of calm seclusion.

The *plan* area (see Map 4) falls within the traditional territory of the Ts'kw'aylaxw people, who are part of the Secwepemc (Shuswap) and St'át'imc (Interior Salish) Nations. The Ts'kw'aylaxw own the Sky Blue Water Resort, a collection of rustic lakefront cabins and facilities for recreational tourists. The SLRD understands that the Ts'kw'aylaxw First Nation plans to redevelop commercial and tourist commercial infrastructure in the region.

Pavilion's history of non-indigenous uses began when roads and railway lines linking the BC interior plateau to the Fraser Canyon and the coast were built through the area. These transportation corridors engendered roadhouses, early settlement, and some of BC's first large ranches. Today, Pavilion Lake is home to a small community of year-round residents, and is a destination for many more seasonal residents, tourists, and recreational visitors. Two areas of settlement along the northern shore of the lake are best described as small-lot residential subdivisions with permanent and semi-permanent dwellings.

Existing parks cover most of the *plan* area. Marble Canyon Park includes a small campground and is set between two small lakes Turquoise and Crown. The Park straddles both the Thompson-Nicola Regional District and the Squamish-Lillooet Regional District. It is popular with fishermen and birders. Nestled in the rugged Pavilion Mountain Range, the limestone canyon in which Marble Canyon Park is located, is a rather rare geological formation in British Columbia. In April 2001 local ecological, recreational, and cultural attributes were officially recognised and protected through the addition of Pavilion Lake to Marble Canyon Provincial Park. Communication and cooperation between the SLRD and the Ministry of Environment and Parks is thus a key element in any land use decisions for Pavilion Lake area.

The community of Pavilion Lake is not large, nor is it experiencing notable growth. The prospect of significant development pressure within the *plan* area is remote. To reflect the local context, this sub-area plan covers a small geographic area, it addresses a limited range of local issues, it is

restricted in its scope to a short list of basic planning principles, land use designations, and policies, and it has a simple goal:

‘To preserve the natural and scenic characteristics of Pavilion Lake, and respect the quiet, rural lifestyle enjoyed by the community of permanent and seasonal residents who live in the area.’

1.1 GUIDING PRINCIPLES

Any future development in the *plan* area must be incremental, carefully considered, and only permitted to the extent that it reflects and supports the principles of this *plan*. These principles include:

- a) Pavilion Lake is part of the Ts’kw’aylaxw First Nation traditional territory. Its spiritual and cultural significance to local indigenous people must be respected.
- b) The ecological integrity of Pavilion Lake is a key community priority.
- c) The quality and quantity of the local water supply must be protected.
- d) Existing water tenures must be recognized, respected, and preserved.
- e) Public access to Pavilion Lake should be managed to allow for recreational use by locals and visitors while minimising conflicts with adjacent landowners.
- f) Community planning will respect and support **Ministry of Environment and Parks** management directions for the Marble Canyon Provincial Park.

The remainder of the *plan* is divided into two sections: community policies and land use designation policies.

2. COMMUNITY POLICIES

2.1 GENERAL POLICIES

- 2.1.1 The *Regional District* will work with landowners to identify local land use issues and develop practical strategies to address these issues, **including hazards such as debris flows and wildfire risk.**
- 2.1.2 The *Regional District* will communicate with the **Ministry of Environment and Parks** to ensure that local government land use decisions are consistent with park management objectives.

- 2.1.3 The *Regional District* supports the Ts'kw'aylaxw Nation's plans to redevelop a *commercial* node at District Lot DL 89 (Although District Lot 89 falls outside the sub-plan area, proposed facilities are expected to meet future demands for neighbourhood *commercial* services.)
- 2.1.4 *Industrial* development is not considered appropriate within the *plan* area. Proponents of *industrial* activity will be encouraged to seek alternative locations.
- 2.1.5 In conjunction with the community and Provincial agencies, the *Regional District* supports the development of a recreation management plan for Pavilion Lake, addressing motorized recreation, public access, dock construction, campgrounds, **public washrooms**, water quality, wildlife habitat, **and educational signage**.

2.2 PUBLIC ACCESS POLICIES

Existing public rights-of-way enable visitors and locals to reach the lake without crossing private land. These areas encourage equal access to all public access points in order to reduce the potential impacts of intensive use.

- 2.2.1 All existing public road rights of way should be equally accessible and available for use by residents and visitors, assuming site specific approval from the **Ministry of Transportation and Transit**.
- 2.2.2 The *Regional District* will work with the **Ministry of Environment and Parks**, **Ministry of Transportation and Transit**, and local residents to provide appropriate signage and maintenance of 'public access' areas.

2.3 IMPLEMENTATION POLICIES

- 2.3.1 To ensure consistency with the goal and principles of the sub-area plan, the following implementation measures are adopted:
- a. The Pavilion Lake Sub-Area Plan will be distributed to local First Nations and provincial agencies for reference.
 - b. The Pavilion Lake Sub-Area Plan will be available to property owners and local residents for reference.
 - c. If requested by the **Ministry of Environment and Parks**, the *Regional District* will participate actively in Park Management discussions.
 - d. Community Plan amendments will be considered in consultation with local residents and property owners, the Ts'kw'aylaxw Nation, and Provincial agencies.

- e. The *SLRD* will consider reviewing the Pavilion Lake Sub-Area Plan in conjunction with ongoing OCP updates.

3. LAND USE DESIGNATION POLICIES

This section describes the five land use designations within the *plan* area. The boundaries of these land use designations are outlined on **Map 4**.

3.1 RESIDENTIAL LANDS

The Residential designation applies to fee simple lands surrounding **Pavilion Lake**, including settled small-lot subdivisions and larger undeveloped parcels. The goal of the Residential designation is to accommodate development of a form, density, and location that meets future housing needs without compromising the rural character of the existing community.

I. RESIDENTIAL POLICIES

- 3.1.1 The creation of additional waterfront parcels for residential use on Pavilion Lake is not supported.

Number of Dwellings

- 3.1.3 The *Regional District* strongly discourages any further development of multiple dwellings on individual parcels; this type of development contravenes existing zoning, presents health and ecological concerns, and is not supported by the community.
- 3.1.4 The *Regional District* will work with local residents to achieve compliance with land use regulations regarding the number of dwellings on individual parcels.
- 3.1.5 The *Regional District* encourages owners of parcels with multiple dwelling units to consult with Interior Health to address local sewage disposal concerns.
- 3.1.6 Any future zoning changes should not allow more than 1 dwelling unit to be located on parcels that are smaller than 1 hectare.
- 3.1.7 Any future zoning changes should not allow more than 2 dwelling units to be located on parcels that are larger than 1 hectare.

3.2 RESORT COMMERCIAL LANDS

The Resort Commercial designation applies to Sky Blue Water Resort. This designation supports the Ts'kw'aylaxw Nation's continued ownership of the resort, including potential future development to accommodate demand for recreational use and lake access.

I. RESORT COMMERCIAL POLICIES

- 3.2.1 New development at the Sky Blue Water Resort should be designed to reflect the principles contained within this *plan*, and the creation of these designs should involve the **Ministry of Transportation and Transit** to ensure that proper traffic management plans and studies are in place.
- 3.2.2 Development that facilitates increased use of the Resort should adopt best practices for sewage treatment to minimize potential impacts on the lake ecology.

3.3 AGRICULTURE LANDS

All lands designated as Agriculture coincide with the boundaries of the Agricultural Land Reserve (ALR). This designation includes two tracts of land on the northeast side of Pavilion Lake. Land within the ALR is regulated by the Agricultural Land Commission (ALC). The purpose of the ALC is first and foremost to preserve agricultural land in the province and encourage the establishment and maintenance of farms. Provisions of the *Agricultural Land Commission Act and Regulations* take precedence over local government land use bylaws.

I. AGRICULTURE POLICIES

- 3.3.1 Land designated Agriculture is intended for agricultural uses. Agricultural uses include the growing, rearing, producing, and harvesting of agricultural products, the sale of agricultural products, agritourism activities, as well as greenhouses and nursery uses.
- 3.3.2 All uses and subdivision of land within the Agricultural Land Reserve shall be in accordance with the *Agricultural Land Commission Act and Regulations*.
- 3.3.3 To promote the sustainability of the agricultural community, exclusions from the Agricultural Land Reserve and further subdivision of lots within the Agricultural Land Reserve are generally not supported.
- 3.3.4 To protect the water quality of Pavilion Lake, agricultural practices should be compliant with Provincial and Federal acts and regulations.

3.4 COMMUNITY WATERSHED PROTECTION AREA LANDS

The Community Watershed Protection Area designation covers the rocky and forested slopes that rise to the northeast and southwest sides of the lake, to the height of land that forms the *plan* area boundary. This is intended to reflect the local importance of a safe drinking water supply by discouraging activities that could lead to the contamination of streams or groundwater. This watershed is not formally recognized under the *Forests and Range Practices Act*.

I. COMMUNITY WATERSHED PROTECTION POLICIES

- 3.4.1 Land in the Community Watershed Protection Area designation should remain undeveloped.
- 3.4.2 The *Regional District* encourages the **Ministry of Forests** to limit activities within this designated in order to protect scenic values, recreational potential, and water quality.

3.5 PARK LANDS

This designation applies to the Pavilion Lake addition to Marble Canyon Provincial Park. It is intended to support BC Parks in managing the sensitive environment and special features as described in the park's Management Direction Statement.

I. PARK POLICIES

- 3.5.1 The *Regional District* will cooperate with the **Ministry of Environment and Parks** to ensure that land uses adjacent to the park are consistent with park management objectives.
- 3.5.2 Public recreational use of Pavilion Lake should be managed to ensure that the ecological features and water quality of the lake are protected.



Seton Portage Sub-Area Plan

Seton Portage
Source: SLRD

Table of Contents

1. INTRODUCTION	111
1.1 PLAN AREA BOUNDARY	112
1.2 GUIDING PRINCIPLES.....	113
2. GENERAL PLAN AREA POLICIES	114
2.1 COMMUNITY GROWTH AND CHARACTER.....	114
2.2 ECONOMIC DEVELOPMENT	115
2.3 COMMUNITY SERVICES	115
2.4 INFRASTRUCTURE	116
2.5 IMPLEMENTATION AND MONITORING	116
3. LAND USE DESIGNATION POLICIES.....	116
3.1 RESIDENTIAL AND RURAL RESIDENTIAL.....	117
3.2 RESOURCE MANAGEMENT.....	118
3.3 COMMERCIAL.....	118
3.4 INDUSTRIAL	118
3.5 COMMUNITY WATERSHED PROTECTION AREA	118
3.6 PARK	119

1. INTRODUCTION

Seton Portage is a small community of approximately of residents situated between Anderson and Seton Lakes. According to the 2021 census, the total population is 30 and the population is decreasing over time. Adjacent to Seton Portage, on the northwest shore of Seton Lake, is the Tsal'alh Indian Reserve, home to 320 members of the Seton Lake Band. There are also a number of small settlements, lake-accessed properties, and agricultural operations bordering either side of Anderson and Seton Lakes. These are remote communities, accessible via D'Arcy and the Douglas Trail (Highline Road), or via Lillooet and the Mission Mountain Road and Highway 40.

The *plan* area is situated in the bio geoclimatic transition zone between the moist Coast Mountain environment and the drier climate of the Interior Plateau. The area is surrounded by steep mountain valleys. The land mass that is now the community of Seton Portage was formed between 8,000 and 20,000 years ago when a landslide came down from the surrounding peaks to create a blockage in what was once a single lake.

Historic Context

Within the *plan* area, there is evidence of human habitation dating back nearly 7000 years. The region was inhabited by the St'át'imc Nation, attracted by the mild climate and abundant fish and game. In the mid-1800s, spurred by both the Klondike and Cariboo gold rushes, Seton Portage functioned as a major transportation hub. Miners traveled along the historic Douglas Trail route, following Harrison, Lillooet and Anderson Lakes to Seton Portage, then on to Lillooet.

In the early part of the 20th Century, the area provided a transport linkage to the gold claims in Bralorne and Gold Bridge using the Mission Mountain route. At the same time, the Pacific Great Eastern Railway was constructed from D'Arcy to Lillooet, providing a new link between Seton Portage and the Lower Mainland. The next significant development for Seton Portage occurred with the construction of the Mission Mountain hydro-electric generation project in the 1950s. The Bridge River was dammed, creating the Carpenter Reservoir. Water from the reservoir was diverted into penstocks constructed under Mission Mountain, and finally released into Seton Lake after powering a series of large turbines.

Wildfires have impacted the region and will continue to do so. Post-wildfire geo-hazards typically involve debris floods, rockfall, debris flows, and snow avalanches. The Casper Creek Wildfire of 2023 damaged considerable forested area surrounding Seton Portage and increased the chances of future debris flows.

Current Context

Today, Seton Portage and the Anderson/Seton Lake area remains the home of the Tsal'alh First Nation, centered around the Tsal'alh community. A number of the people are still involved in traditional hunting, fishing, and trapping practices, serving as important reminders of the subsistence lifestyle that once dominated the region. The First Nation owns many businesses and properties in the area, forming a core part of the local economy.

The non-Indigenous population of the area is comprised of retirees, seasonal residents, and those employed in the tourism, agriculture, forestry, rail, and hydro sectors. The Tsal'alh Development Corporation (TDC) completed construction of Lil'tem' Mountain Hotel in 2016. This hotel has an outdoor gathering area. The historic Highline Pub and Restaurant also offer accommodations and services in Seton-Portage. TDC also manages an RV campground and a picnic site. Tsal'alh manages a year-round daily commuter train service back and forth to the community of Lillooet – this is a short but scenic train journey along Seton Lake that is also enjoyed by visitors and tourists.

The Seton Portage Historic Park commemorates the location of the first railway in British Columbia. At 0.7 hectares, it is also the smallest provincial park in all of BC. The park offers opportunities for day-use picnicking and is maintained by the Seton Portage and Shalalth District Chamber of Commerce.

An SLRD Fire Hall, that also accommodates the ambulance service, is located in Seton Portage. The community recognizes the need for improved emergency services. As of 2025, a long-term agreement for fire protection is being established, with Tsal'alh taking the lead and the resident volunteers serving as part of that larger service.

The Chamber of Commerce in Seton Portage is an established, active community group.

While there are no lands within the Agricultural Land Reserve in Seton Portage, private gardens and fruit trees are abundant.

Loss of the train service, for passengers to Vancouver and north as far as Prince George, has negatively impacted this community. The daily rail shuttle between Seton and Lillooet is maintained by Tsal'alh through an agreement with CN railway.

1.1 PLAN AREA BOUNDARY

The boundary for the Seton Portage Sub-Area Plan comprises a significant portion of SLRD Electoral Area B (See **Map 2**). It includes the community of Seton Portage, the surrounding watershed, and most of the rural residential properties along Anderson and Seton Lakes. The *plan* area is bordered to the southwest by the Electoral Area C boundary near the southern tip of Anderson Lake, to the south by the height of watersheds that drain into Anderson and Seton Lakes, to the east by the extent of rural residential properties on Seton Lake and to the north by the Electoral Area A boundary.

The OCP was originally intended to focus on the community of Seton Portage, however many of the residents with fee simple and Crown lease properties on Anderson and Seton Lakes expressed a desire to be included in the *plan*, as they share many similar land use concerns.

1.2 GUIDING PRINCIPLES

The community of Seton Portage is not developing rapidly, nor is it expected to see significant development in the near future. Therefore, the goal of the Seton Portage Sub-Area Plan is:

*‘To maintain the quiet, rural residential lifestyle of the Seton Portage, **Tsal’alh**, Anderson Lake, and Seton Lake communities, while providing for some low-impact development.’*

The community of Seton Portage, property owners on Anderson and Seton Lakes, and the *Regional Board* are generally supportive of the following as common objectives to guide future development on both private and public land within the *plan* area:

- a. To respect the spiritual and cultural significance of the traditional territory of the **Tsal’alh**, which comprises a significant portion of the *plan* area. This includes following, as closely as possible, the recommendations put forward in the St’át’imc Draft Land Use Plan.
- b. To improve communications between the **Indigenous and non-Indigenous** communities in the *plan* area and between both of these groups and the Squamish Lillooet Regional District.
- c. To maintain legal, viable road access to the communities via the Highline Road/ Douglas Trail, Mission Mountain Road, and Highway 40.
- d. To **consider the provision of** public boat access to Anderson Lake at Seton Portage.
- e. To work with the **Ministry of Forests** and BC Hydro to protect the area from the threat of wildfire, particularly in the **Wildland Urban Interface (WUI)** zone.

- f. To create and maintain a Bear Smart waste management system for the Seton Portage community.
- g. To work towards establishing an emergency response plan for the entire *plan* area, as part of the *SLRD's* emergency plan.
- h. To promote the protection of ecological integrity throughout the *plan* area.
- i. To ensure the economic viability of the Seton Portage community.
- j. To maintain existing opportunities for additional rural residential development, while considering geotechnical risks and hazards.

2. GENERAL PLAN AREA POLICIES

2.1 COMMUNITY GROWTH AND CHARACTER POLICIES

- 2.1.1 The *Regional District* will work with landowners to identify local land use issues and develop practical strategies to address these issues.
- 2.1.2 The *Regional District* supports preservation initiatives for cultural and historical assets within the *plan* area. This includes potential heritage designations or an acknowledgement that certain areas need to remain undisclosed in order to maintain their preservation.
- 2.1.3 The *Regional District* does not support the sale of vacant Crown land for residential development within the *plan* area.
- 2.1.4 Any growth and development on private land within the community of Seton Portage should adhere to the principles of Smart Growth, specifically:
 - a. Strengthen and direct development towards existing communities; and,
 - b. Protect and preserve green space and sensitive areas.
- 2.1.5 *Commercial* and residential development that involves increased use of lakefront properties on either Anderson or Seton Lakes should adopt best practices for sewage treatment to minimize potential impacts on the ecology of the lakes.
- 2.1.6 The *Regional District* will work with the **Ministry of Forests** to improve communication and education on forest fire hazards, particularly with respect to signage, the level of fire danger, and the appropriate periods for campfires.
- 2.1.7 Although the provincial Agricultural Land Reserve designation was removed from land around Seton Portage in 1986, the *Regional District* continues to support agricultural activities in this area.

2.2 ECONOMIC DEVELOPMENT POLICIES

- 2.2.1 The *Regional District* supports the return of passenger rail service to the communities of D'Arcy, Seton Portage, and Lillooet.
- 2.2.2 The *Regional District* will assist in attempting to secure the development of legal water access in the form of a beach, mooring, dock, and boat ramp on Anderson Lake close to Seton Portage **if supported by the community through an engagement process**. Water access onto Seton Lake is also a project supported by the *Regional District*.
- 2.2.3 In order to promote economic diversification and the development of the tourism industry, the *Regional District* will support the development of a strategy and infrastructure that will encourage low impact tourism activities that reflect the values of this *plan*.
- 2.2.4 The *Regional District* supports the development of *home-based businesses* and home-based industries that are self-contained, as a means to further promote economic diversity in the Seton Portage community.
- 2.2.5 The *Regional District* supports measures taken to ensure the sustainability and vitality of the economy in Seton Portage, as long as they do not create a negative aesthetic impact on the community.

2.3 COMMUNITY SERVICES POLICIES

- 2.3.1 The *Regional District* will work with Chief and council of the **Tsal'alh First Nation** and the community of Seton Portage to create a more effective communication link between the residents of the Seton Portage, **Tsal'alh** and the *SLRD*. The creation of a Local Community Commission, as provided for in Section **243** of the *Local Government Act*, is a possible means to secure this link.
- 2.3.2 The *Regional District* will work with the community to establish more effective waste diversion mechanisms, including the potential provision of a recycling depot and by making household composters available to the community for purchase at a subsidized rate. **This waste management approach will consider the mitigation of wildlife attractants.**
- 2.3.3** The *Regional District* will work with the Tsal'alh / Seton Fire Department on emergency planning for the *plan* area. This will follow the implementation of a 9-1-1 service across Electoral Areas A & B, and will likely be put forward in conjunction with the creation of an *SLRD*-wide Emergency Response Plan.

- 2.3.4 If the opportunity presents itself, the *Regional District* will look to form new parks or create facilities within existing parks to provide for recreational amenities within the community of Seton Portage **in collaboration with Tsal'alh First Nation**.

2.4 INFRASTRUCTURE POLICIES

These policies apply to all existing access roads (Highline Road/ Douglas Trail, Mission Mountain Road), transmission lines, and trail corridors.

- 2.4.1 The *Regional District* will support community efforts to provide secure, year-round access to the community of Seton Portage via the Highline Road/Douglas Trail and the Mission Mountain Rd.
- 2.4.2 The *Regional District* will support lobbying of the **Ministry of Forests** and the **Ministry of Transportation and Transit** to make certain that they follow their legislated obligations for maintenance of access roads.
- 2.4.3 The *Regional District* will support requests to BC Hydro to follow through with its obligations to reduce the fire hazard under power lines by eliminating slash and debris piles.
- 2.4.4 The communities within the *plan* area support an extension of the proposed Sea to Sky Trail from Horseshoe Bay to D'Arcy through to Seton Portage and on to Lillooet. The route will provide recreational access through the area, following existing roadways and potential crown land trail easements.

2.5 IMPLEMENTATION AND MONITORING POLICIES

To ensure consistency with the goal and principles of the OCP, the following implementation measures are adopted:

- 2.5.1 The Seton Portage Sub-Area Plan will be distributed to local First Nations and Provincial agencies for reference, and will be made available to **the Seton Portage Chamber of Commerce**, property owners and local residents.
- 2.5.2 *Plan* amendments will be considered in consultation with local residents and property owners, the **Tsal'alh First Nation**, and Provincial agencies.

3. LAND USE DESIGNATION POLICIES

This section describes the five land use designations within the *plan* area. The boundaries of these land use designations are outlined on **Map 2**.

3.1 RESIDENTIAL AND RURAL RESIDENTIAL LAND POLICIES

- 3.1.1 Future development must be of a form, density, and location that meets future housing needs without compromising the rural character of the existing community.
- 3.1.2 **Damage from wildfires and increased geotechnical hazards must be considered in any development proposals.**
- 3.1.3 Residential development will be discouraged in the **Wildland Urban Interface (WUI)** zone, or within areas that could be threatened in the event of significant forest fire activity.
- 3.1.4 The *Regional District* encourages owners of water-access lots on Anderson Lake to make legal arrangements for storage of cars and boat trailers in D'Arcy.
- 3.1.5 Subdivisions to create lots accessible by water only are discouraged.
- 3.1.6 Minimum residential lot sizes are applicable only to the extent that site specific environmental factors allow for, including slope and natural features, access to the site, and the ability to service a parcel with water and sewer.

Residential

- 3.1.7 The minimum lot size permitted for a newly created parcel on lands designated as Residential shall be 0.8 hectares.
- 3.1.8 Subdivision to create a distinct village core through parcels smaller than 0.8 hectares may be considered as part of a comprehensive planning/**zoning amendment** process.

Rural Residential

- 3.1.9 The minimum lot size permitted for a newly created parcel on lands designated as Rural Residential shall be 8 hectares.

3.2 RESOURCE MANAGEMENT LAND POLICIES

- 3.2.1 All Crown land within the OCP area that is not an Indian Reserve or within the Community Watershed Protection Area designation, is designated Resource Management.
- 3.2.2 The *Regional District* will work with the Ministry of Forests to address the issue of increasing fuel load and wildfire hazard on Crown land.
- 3.2.3 Where appropriate, the *Regional District* will advocate to relevant Provincial ministries to address flood control and debris flow issues arising from significant forest fire activities.

3.3 COMMERCIAL LAND POLICIES

- 3.3.1 To contribute to the community economic vitality, additional development on Commercial designated parcels is supported.

3.4 INDUSTRIAL LAND POLICIES

- 3.4.1 There are no industrial designations within the Seton Portage and Anderson/Seton Lakes OCP. However, should an *industrial* development proposal come forward, it will be dealt with through a site-specific zoning amendment process, including a public hearing.

3.5 COMMUNITY WATERSHED PROTECTION AREA LAND POLICIES

This designation pertains to crown land within the drainage of watersheds that are known sources of drinking water within the *plan* area. This watershed is not officially recognized under the under the *Forests and Range Practices Act*.

- 3.5.1 Land in this designation should remain undeveloped.
- 3.5.2 The *Regional District* will work with the Ministry of Environment and Parks to establish provincial watershed protection designations for the areas designated Community Watershed Protection Area in this *plan*.
- 3.5.3 Activities that could lead to the contamination of streams or ground water and ultimately lead to an unsafe drinking water supply are discouraged.

- 3.5.4 *Commercial* motorized recreation tenures should not be issued in areas under this designation.
- 3.5.5 Independent Power Projects are not supported within this designation.
- 3.5.6 The *Regional District* encourages the **Ministry of Forests** and the **Ministry of Energy and Climate Solutions** to limit activities in the area designated as Community Watershed Protection Area so that scenic values, recreational potential, and water quality are protected.

3.6 PARK LAND POLICIES

Seton Portage Historic Provincial Park is located on the south side of the Seton River, on the main road through the community. The park was established on March 29, 1972 by the British Columbia Railway. It commemorates the first stretch of railway constructed in the province. In 1861, three miles of railway track were constructed to transport miners and their provisions between Anderson and Seton Lakes. A continuation of the railway line to Lillooet was completed in 1915. **The park is managed by the Seton Portage Chamber of Commerce, with washrooms and picnic sites.**

- 3.6.1 The *Regional District* will cooperate with **rail operators** to ensure that land uses adjacent to **Seton Portage Historic Provincial Park** are consistent with park management objectives.



Local Coffee for sale at the HUB
Source: SLRD

Yalakom Valley Sub-Area Plan

Table of Contents

1. INTRODUCTION	122
2. GENERAL PLAN AREA POLICIES	123
<u>2.1 COMMUNITY GROWTH AND CHARACTER</u>	<u>123</u>
<u>2.2 BIODIVERSITY AND ECOLOGICAL SUSTAINABILITY</u>	<u>124</u>
<u>2.3 COMMUNITY SERVICES, INFRASTRUCTURE, AND TRANSPORTATION</u>	<u>126</u>
<u>2.4 ECONOMIC DEVELOPMENT</u>	<u>127</u>
<u>2.5 RECREATION, TOURISM, AND ACCESS</u>	<u>128</u>
3. LAND USE DESIGNATION POLICIES.....	129
<u>3.1 RESOURCE MANAGEMENT POLICIES</u>	<u>129</u>
<u>3.2 COMMERCIAL AND INDUSTRIAL POLICIES</u>	<u>130</u>
<u>3.3 AGRICULTURE POLICIES</u>	<u>130</u>
<u>3.4 COMMUNITY WATERSHED PROTECTION AREAS POLICIES.....</u>	<u>131</u>
<u>3.5 PARKS AND PROTECTED AREAS POLICIES.....</u>	<u>131</u>

1. INTRODUCTION

The Yalakom River and Antoine Creek Watersheds, located approximately thirty kilometres northwest of Lillooet on Highway 40, are the geographical area to which the Yalakom Valley Sub-Area Plan applies (see [Map 3](#)). The *plan* area consists of approximately 75,000 hectares of land. The elevational range is 400 metres to nearly 3000 metres. The topography consists of highly incised, steep valleys in the southern portion of the area, with benchlands along the lower Yalakom River and Bridge River. The northern Yalakom Watershed has gentler terrain and long ridges in transition to the Fraser Plateau. The geology is highly variable and complex. Nearly 25 per cent of the area is alpine. Fred Antoine and Nine Mile Ridge are parks in the Yalakom area that protect and showcase some unique alpine areas.

Similar to other communities in the northern half of Electoral Area B, the climate in the Yalakom Valley is very dry throughout the year due to the rain shadow effect of the Coast Range. The valley exhibits some of the hottest, driest ecosystem types in British Columbia along the low elevation benches. Over the last thirty-five years, residents have noticed changes in local climate with more variable conditions, including timing of seasons, temperature, and precipitation.

In 2021, the McKay Creek wildfire threatened the Yalakom Valley, and in 2023 the Casper Creek and Gun Lake wildfires burned over 50 structures and impacted communications systems. An active fire society exists and fire smarting is conducted by the community, in collaboration with BC Wildfire Service and Lillooet Tribal Council. In the spring of 2024, a Xwísten Cultural Burn took place on St'át'imc traditional territory. Crews from Xwísten, T'it'q'et and the BC Wildfire Service worked together to conduct the 150-hectare burn. Project objectives included community wildfire protection and introducing fire back into the ecosystem as a part of the Xwísten community's ongoing field management. The project combined both aerial and hand ignition.

The Yalakom Valley Community Society has organized a Wildfire Protection Society to coordinate the residents' readiness for wildfire outbreaks. Many residents have taken fire suppression courses through the Ministry of Forests, and several have first-aid training. A system is in place to ensure proper reporting of wildfires and notification of residents. Residents are interested in working with the Ministry of Forests and Lillooet Tribal Council to explore methods of controlled burning near homes in order to protect the community from wildfire. The community obtained the FireSmart(TM) Canada Neighbourhood Recognition in 2024 for their continued mitigation efforts. An active FireSmart™ Committee is in place.

2. GENERAL PLAN AREA POLICIES

2.1 COMMUNITY GROWTH AND CHARACTER

The Yalakom community is a diverse **small community** making up the latest wave of settlement, which has been ongoing since 1897. The community has maintained a steady population of approximately seventy permanent residents. Settlement has affected only a small part of the Yalakom River and Antoine Creek Watersheds, mostly on the benchlands along the rivers in the southern part of the watersheds. Through the OCP planning process residents expressed their feelings of connectedness to the land and commitment to protecting the wilderness values that make their community uniquely spectacular. Homesteads have developed using principles of sustainability and self-reliance. Families grow large gardens and produce a significant percentage of organic food locally.

Sustainable practices are a high priority for this area. Solar power panels on roofs and straw bale construction are examples of sustainable living practices that have been implemented.

I. COMMUNITY GROWTH AND CHARACTER POLICIES

- 2.1.1 The present character of the community, a small, rural community living at the edge of wilderness, should be maintained.
- 2.1.2 The pattern of slow community growth should be maintained.
- 2.1.3 The healthy, caring social relations among all community members and the good relations with surrounding communities should continue to be emphasized.
- 2.1.4 The *plan* area shall be considered a 'Dark Night Sky Zone', and those activities that contribute light pollution are discouraged in order to maintain ideal conditions for local and visiting astronomers **and as an environmentally aware measure**.
- 2.1.5 Honouring and accommodating aboriginal title, rights and traditional uses, while ensuring community values and privacy are respected, is **supported**.

Cultural Heritage

- 2.1.6 Studies to assess and locate cultural and historical sites and features in the *plan* area are supported.
- 2.1.7 Preservation initiatives for cultural or historical sites and features in the *plan* area are supported.

2.2 BIODIVERSITY AND ECOLOGICAL SUSTAINABILITY

The biodiversity of Yalakom Valley is considered high in relation to the wider bioregion. Biodiversity is defined by the Yalakom community as the diversity of ecosystem types, plants, animals, and other organisms that live in an area, and the evolutionary and functional processes that link all of them, allowing them to adapt to biophysical and ecological conditions over time.

The Yalakom community is supportive of Ecosystem-Based Conservation Planning (EBCP). EBCP is a method of ecosystem protection, maintenance, restoration and human use that as the first priority maintains and restores natural ecological integrity, including biological diversity, across the full range of spatial and temporal scales. At the same time, EBCP guides ecologically and culturally sustainable communities and their economies by providing a comprehensive picture of the ecosystem and the ecological limits for human uses. (In this definition, the word natural describes a condition which reflects pre-industrial ecological characteristics and includes indigenous management systems.)

Yalakom Valley residents have an EBCP for the Yalakom Valley and adjacent areas along the Bridge River. The analysis was carried out with the assistance of the Lillooet Tribal Council and the technical expertise of the Silva Forest Foundation. The results of the research were incorporated into the St'át'imc Draft Land Use Plan (Nxeitmenlhcálha Iti Tmícwa).

The Yalakom Ecological Society (YES) is an established community group that works on watershed and environmental issues. YES works with Tribal Council, Xwísten, fisheries and the Ministry of Environment and Parks and actively supports the protection of the environment and consideration of wildlife and habitat in any and all developments in the area. YES was also instrumental in the establishment of the two parks in the area.

I. BIODIVERSITY AND ECOLOGICAL SUSTAINABILITY POLICIES

Collecting a database of ecosystem types and the associated plant and animal communities is ongoing. Regular bird counts are conducted and the community works closely with visiting wildlife biologists and participates in studies and research to document wildlife and support habitat protection.

2.2.1 All permanent and temporary residents, as well as other parties conducting land use activities within the Yalakom River and Antoine Creek Watersheds, are encouraged to apply the following Ecosystem-Based Conservation Planning principles:

- a. focus on what to protect, before deciding what to use;

- b. recognize the interdependent relationships between ecosystems, cultures and economies;
 - c. apply the precautionary principle to all plans and activities;
 - d. protect, maintain and, where necessary, restore ecological connectivity, and the full range of composition, structure, and function of enduring features, natural plant communities, and animal habitats and ranges.
 - e. facilitate the protection and restoration of indigenous land use;
 - f. ensure that any planning process is inclusive of the known range of values and interests;
 - g. provide for diverse, ecologically sustainable, community-based economies; and,
 - h. practice adaptive management.
- 2.2.2 In all activities, protect the water quality, quantity, and timing of flow for all rivers, streams, lakes, ponds, and springs, including temporary flows. The community's first priority is protecting waterbodies and the riparian areas within domestic use watersheds and along the Yalakom River itself.
- 2.2.3 All permanent and temporary residents, as well as other parties conducting land use activities within the Yalakom River and Antoine Creek Watersheds, are encouraged to continue to study and educate themselves about the biodiversity and changing ecological conditions of the area.
- 2.2.4 Awareness and protection of rare or endangered plants, animals, and ecotypes is encouraged.
- 2.2.5 Continued development of the Yalakom Valley Ecosystem-Based Conservation Plan is encouraged.

Pesticides

- 2.2.6 As the Yalakom Community is opposed to pesticide use within the *plan* area, all land users are encouraged to apply natural pest control measures, such as those approved for organic farming.
- 2.2.7 All corporations, contractors, and provincial agencies and are strongly encouraged to notify the Yalakom Community Council of pesticide use within the *plan* area, including information on the location and timing of the pesticide application.

2.3 COMMUNITY SERVICES, INFRASTRUCTURE, AND TRANSPORTATION

Water supply and liquid waste management systems within the Yalakom Valley are all private systems. Some water supplies are shared among neighbours through private agreements. The water supplies are typically untreated surface water, used for both domestic and agricultural purposes. The community values the unchlorinated, unfluoridated water and wishes to continue to hold responsibility for protecting and conserving the resource. Solid waste and recycling is brought to *SLRD* landfill in Lillooet by individual residents.

Highway 40, the Yalakom Road, and Barton and Osterlund Roads are the primary routes through the Yalakom community. Within the sub-plan area, Highway 40 is largely paved. The other primary routes are Ministry of Transportation and Transit maintained gravel roads. All other roads within the sub-plan area that are used to access residences are private roads maintained by the owner or, Forest Service Roads.

Other than road maintenance, there are no provincial services provided within the *plan* area. Local children meet the school bus (provided by the School District #74) at Highway 40 and attend schools in Lillooet. The community lacks reliable telephone service. Some residents have satellite phones and satellite internet. There are no BC Hydro or Telus services in the area.

I. COMMUNITY SERVICES, INFRASTRUCTURE AND TRANSPORTATION POLICIES

- 2.3.1 The *Regional District* supports the development and maintenance of a local or regional recycling program.
- 2.3.2 The *Regional District* supports the development of multi-purpose community hall within the *plan* area.
- 2.3.3 The *Regional District* encourages BC Hydro to establish a protocol and warning system for downstream communities in the event of an emergency affecting Terzaghi or La Joie Dams.

Yalakom Road and Highway 40

- 2.3.4 The *Regional District* encourages the Ministry of Transportation and Transit to:
 - a. improve Yalakom Road through additional grading and use of a water truck in conjunction with the grader;

- b. coordinate road maintenance with the school bus schedule in order to ensure safe travelling conditions for school children;
- c. refrain from applying pesticides or road salt in the Yalakom Valley;
- d. improve road signage with consultation with the community;
- e. refrain from depositing fill at two locations adjacent to Highway 40 switchbacks where the slopes are unstable.

2.4 ECONOMIC DEVELOPMENT

Mining and timber extraction continue to be important economic activities in the Yalakom Valley. Hunting and recreational pursuits are also significant economic generators. The community wish to ensure that these economic activities are not detrimental to ecological and community sustainability, and believes that diverse, smaller-scale economic activities are more suitable for the *plan* area than large-scale operations. High Mountain Organics is an example of a small-scale cannabis farm that markets to the local store in Lillooet, BC and elsewhere.

I. ECONOMIC DEVELOPMENT POLICIES

- 2.4.1 The use of the Yalakom EBCP principles to create an ecologically sustainable, community-based economy is supported.
- 2.4.2 The continued diversification of the local economy is supported, particularly with organic farming, eco-certified wood products, trades, crafts, and *home-based businesses* that focus on ecological and community sustainability.
- 2.4.3 Ecological restoration projects to address the effects of human land use and climate change are supported.
- 2.4.4 Further development of local food production capacity and self-sufficiency is encouraged.
- 2.4.5 Yalakom community residents are encouraged to reduce community-level greenhouse gas emissions by:
 - a. using alternative transportation methods (for example, carpooling and developing local public transit),
 - b. reducing the need to commute (for example, by creating *home-based businesses*),
 - c. using renewable energy sources for homes and vehicles,
 - d. increasing energy efficiency to the greatest extent possible, and,

- e. sharing resource and implementing Smart Growth principles.

2.5 RECREATION, TOURISM, AND ACCESS

In order to support responsible recreation, Xwísten First Nation maintains an information station on the Yalakom road to the north to screen visitors and provide education about the area.

I. RECREATION, TOURISM, AND ACCESS POLICIES

Recreation

- 2.5.1 Maintaining the current spectrum of outdoor recreation activities is encouraged, with the proviso that closing roads and preventing motorized access to alpine areas is supported where necessary to maintain and improve these activities.
- 2.5.2 The low impact, *non-motorized outdoor recreation* opportunity areas proposed by the draft Lillooet LRMP, particularly for the entire Shulaps Range, are supported.
- 2.5.3 Directing recreational use to existing sites, such as Lac La Mare, Burkholder, Beaverdam, Ore Creek Recreation Sites, is supported.
- 2.5.4 Provincial agencies are encouraged to protect highly valued trails from irresponsible, motorized use.
- 2.5.5 Provincial agencies are encouraged to provide education to recreational visitors to encourage responsible enjoyment of both mid-country and backcountry areas, and signage for grazing, logging, or other *industrial* activities.

Tourism

- 2.5.6 The development of services for tourists and backcountry recreationists is supported, particularly locally owned establishments that provide food and services, and create an outlet for locally made products, and showcase the community's local culture.
- 2.5.7 Backcountry *commercial* recreation operators are encouraged to uphold the EBCP principles and consult with experienced local tourism operators and the Yalakom Community Council regarding appropriate land use, locations of critical wildlife habitat, ecologically sensitive areas, and hazardous areas.

Access

- 2.5.8 The *Regional District* encourages the Integrated Land and Resource Registry (ILRR) to:

- a. initiate a comprehensive access management planning process for the plan area **in consultation with YES**;
- b. implement the recommendations of previous access management agreements developed through the Yalakom Local Resource Use Plan (YLRUP) and the draft Lillooet LRMP;
- c. maintain existing Wildlife Act motor vehicle closures, including those closures in restricting motorized access above 1920 meters at China Head Mountain, Nine Mile Ridge, Red Mountain to French Mountain, and Hog Mountain;
- d. improve enforcement efforts and access controls to prevent motorized vehicles from destructive, irresponsible use of backcountry areas;
- e. implement seasonal access closures in the Upper Yalakom Valley to protect the migration routes of two distinct herds of California Bighorn Sheep (radio collar studies have shown that the size of these herds has declined in recent years); and,
- f. improve information availability and local signage to advise all users of the locations of private properties and encourage respect for local residents' peace and quiet enjoyment.

3. LAND USE DESIGNATION POLICIES

3.1 RESOURCE MANAGEMENT POLICIES

- 3.1.1 Maintaining the current zone of **Rural Resource 5 (RR5)** is supported.
- 3.1.2 Zoning amendment applications to decrease the minimum lots size for newly created lots or increase the permitted number of dwellings will be considered on a case-by-case basis, in consultation with the Yalakom Community.

Management of Natural Resources

- 3.1.3 As the community lives on the edge of a wilderness area with many species of wildlife, residents are encouraged to develop their homes in manner that conserves native species and their habitats, especially species at risk, while applying Bear Smart practices.
- 3.1.4 The *Regional District* encourages individuals and corporations conducting resource management activities within the *plan* area to:
 - a. consult with the **Yalakom Ecological Society (YES)** and the Lillooet Tribal Council;

- b. follow the principles and management directions found within the Official Community Plan, the Yalakom EBCP, and the St'át'imc Draft Land Use Plan (NxeKmenlhkálha Iti Tmícwa);
 - c. emphasize conservation, sharing of our resources, and community-based *resource extraction* and processing.
- 3.1.5 While the development of alternative energy sources is encouraged, independent power project proposals that do not reflect the principles of the OCP are opposed.
- 3.1.6 Other than power lines that directly serve residences (25 kV), the construction of major power line corridors (69 kV or greater) within the *plan* area is opposed.
- 3.1.7 The designations in the St'át'imc Draft Land Use Plan of Antoine, Fred, Ore, Applespring and Terry Creek watersheds as non-*industrial* use areas where water conservation and protection is the primary consideration is supported.

3.2 COMMERCIAL AND INDUSTRIAL POLICIES

There are no lands designated as Commercial or Industrial within the *plan* area.

I. COMMERCIAL AND INDUSTRIAL POLICIES

- 3.2.1 Should a *commercial* development proposal come forward, proponents are encouraged to consult with the community and consider ecosystem-based conservation planning principles as part of the **zoning amendment** application process.

3.3 AGRICULTURE POLICIES

There are no lands designated as Agriculture within the sub-plan area.

In the Yalakom Community most gardens and farms adhere to sustainable, organic principles. The community is opposed to the use of deleterious substances that would threaten or impair the ability to grow organic food crops. Local farmers emphasize the importance of soil building and reducing reliance on fossil-fuel-based fertilizers. **Food sovereignty and self-sufficiency are held in high value and demonstrated in the Yalakom community.**

The community actively works with LRISS controlling such weeds as Cuscuta (dodder) and other noxious invasives that are harmful to farming and the environment.

I. AGRICULTURE POLICIES

- 3.3.1 Property owners are encouraged to consult with the community and consider ecosystem-based conservation planning principles in the development of any large-scale farming operations or water diversions for irrigation.
- 3.3.2 The *plan* area is considered by the residents to be a 'genetically modified organism free zone', and so those activities that may bring genetically modified organisms into the valley are discouraged.
- 3.3.3 Conservation of soil, arable land, and irrigation water sources is encouraged.
- 3.3.4 Any water reservoirs constructed for agricultural purposes should also be designed with capacity and recovery rates considerate of fire protection.
- 3.3.5 Efforts to control the establishment and spread of noxious weeds, particularly those employing alternative methods to pesticide, are encouraged, and funding applications for weed control shall be supported where able.

3.4 COMMUNITY WATERSHED PROTECTION AREAS POLICIES

Please see Electoral Area B OCP general policies on Community Watershed Protections Areas.

- 3.4.1 Members of the Yalakom community are encouraged to apply for formal protection of Community Watershed Protection Areas that are not recognized under the *Forests and Range Practices Act*.

3.5 PARKS AND PROTECTED AREAS POLICIES

Fred Antoine Provincial Park includes the watersheds of Fred Creek and Antoine Creek in the Camelsfoot Range. The park encompasses 8,230 ha (20,236 acres) of steep, rugged terrain, and dry forests. Mount Duncan (2,185 m/7,169 ft) is the tallest of the park's three peaks.

Yalakom Park provides extensive representation of the Camelsfoot Range. The park protects the whole of the undeveloped basin of Yalakom Creek and much of Nine Mile Ridge. It has a landscape of old-growth, dry and riparian forest as well as high elevation aspen stands, alpine grasslands and krummholz forest. Thick metamorphosed sedimentary rocks forming scarp and dip slope topography. Yalakom also contains multiple Bighorn sheep, mountain goat and mule deer migration corridors.

Map 8 shows recreation sites, trails, and Parks and Protected areas within the *plan* area.

- 3.5.1 The following management directions for Protected Areas are supported:
- a. respecting the aboriginal title and rights of the St'át'imc Nation;
 - b. maintaining the areas as wilderness to be left in a natural, undisturbed condition;
 - c. allowing *non-motorized* cultural and recreational opportunities while protecting the access to and quality of domestic water supplies and the privacy of local residents;
 - d. maintaining a single road through the Fred & Antoine Creeks Proposed Protected Areas to allow access to private land located in Antoine Creek; and,
 - e. enabling community participation in resource management and planning.
- 3.5.2 In consultation with the community, further designation of protected areas to protect the ecology of the *plan* area, especially species at risk and their habitats, is supported.

Part 6: Administration and Implementation



*Horseback riding at Paradise Creek
Source: Greg Smith*



Raspberry picking
Source: Vivian Birch-Jones

1. AMENDING THE PLAN

An OCP is not intended to be a static document, but adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the *SLRD Board*, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the Official Community Plan should occur every five to ten years.

2. IMPLEMENTING ZONING BYLAWS

The current zoning within the *plan* area is the Electoral Area B Zoning Bylaw No. 1300-2013 (as amended from time to time). Applications for amendments to the implementing zoning bylaw should be reviewed with respect to the policies of this *plan*, and only approved if they are consistent with the policies of this *plan*.

3. DEVELOPMENT APPROVAL INFORMATION

Pursuant to Section 484 of the *Local Government Act*, all of Electoral Area B is declared a Development Approval Information Area. This designation allows the *Regional District* to require

an applicant to provide information in support of an application for a Development Permit, or an OCP or Zoning Amendment, or Temporary Use Permit. This information must be provided at the applicant's expense.

The purpose of establishing a Development Approval Information Area is to ensure that appropriate studies and information are provided to the *Board* for them to properly consider an application.

The Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014 (DAIFN) has been adopted by the *Board* and includes procedures and policies with regard to the process for requiring development approval information under Section 484 of the *Local Government Act*. The DAIFN bylaw also sets out procedures regarding requests for reconsideration of Development Approval Information requirements.

The Bylaw also specifies the matters for which additional on-site and off-site information will be required, including but not limited to:

- Determination of the location and extent of sensitive ecosystems;
- Transportation study, including traffic patterns and flows;
- Parking study;
- Infrastructure analysis, including evaluation of local infrastructure capacity;
- Public facilities evaluation, including inventory of facilities such as schools and parks, and future demand estimates;
- Archaeological assessment or impact study;
- Noise impact analysis;
- Determination of the location of areas of geotechnical concern;
- Demonstration that proposed sewage and water servicing, whether they are propose to be on-site or community systems, meet the requirements of *SLRD* Proof of Water and Wastewater Disposal Policy No. 42-2025 and applicable government agencies;
- Consideration is given to wildfire interface hazards in the planning of residential clusters;
- Demonstration of the need for additional residential parcels;
- Market Analysis;
- Sustainability Information.

Development Approval Information submission should provide sufficient information to identify both positive and negative impacts, and should specify appropriate measures to mitigate, minimize, or avoid negative impacts.

Part 7: Glossary



GLOSSARY

The following terms appear in *italics* throughout the bylaw:

Accessory Use, Building, or Structure means a use, building or structure, not including a cottage, accessory and subordinate to a principal building or use located on the same parcel

Affordable Housing means a segment of the housing market where a proportion of housing is targeted at or reserved for people who are unable to compete effectively in the existing market housing in the area

Agriculture means a farm use as defined by the *Agricultural Land Commission Act* and Use Regulation

Backcountry Tourism Guest Staging means *commercial* use of land that is subject to a *commercial* recreation tenure issued by the Province of British Columbia to congregate paying guests for the purpose of facilitating motorized open land recreation, including but not limited to helicopter accessed recreation, all-terrain vehicle tours, jet boating, and snowmobiling

Board means the Board of Directors of the Squamish-Lillooet Regional District

Cannabis Production Facility means the growing, cultivation, storage, distribution or destruction of cannabis as lawfully permitted and authorized

Commercial Use means the use of land for *commercial* uses including retail, service, and office uses, restaurants and tourist accommodation

Community Watershed means a watershed that has a drainage area no greater than 500 km², and that is licensed for community water use by the Water Management Branch of the Ministry of Water, Land and Resource Stewardship, including municipal and other water works as defined in the Water Act

Development Permit Area (DPA) means an area designated within this Official Community Plan where guidelines have been established for various purposes as permitted by the *Local Government Act*. These could include protection of the natural environment, the protection of development from hazardous conditions, the protection of farm land, revitalization of *commercial* areas, or the form and character of buildings

Dispersed Outdoor Recreation means low intensity recreation activities that generally occur throughout a large area and are not confined to a specific place, such as hiking, primitive camping, hunting, fishing, horseback riding, and cross-country skiing

Environmentally Sensitive Areas means any fragile or rare portion of a landscape, and includes wetlands, riparian areas, grasslands, woodlands, older forests, cliffs, bluffs, and sparsely vegetated lands

Floor Area means the total *floor area* of all floors in a building measured to the outer limits of the building, including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, and excluding areas used to elevate the building above the flood construction level in a flood hazard area, *accessory* parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery and equipment

Green Infrastructure means any rainwater management technique or practice employed with the primary goal of preserving, restoring, or mimicking natural hydrology. *Green infrastructure* includes, but is not limited to, the use of soil and vegetation to promote percolation, evapotranspiration, and filtration through the restoration of natural landscape features (wetlands, forests, etc.) and/or application of rain gardens, permeable pavements, rainwater harvesting etc.

Home-Based Business means an occupation or professional practice carried on for remuneration that is incidental to the residential use of a dwelling unit, where no goods or commodities may be offered for retail sale or wholesale other than those produced on the premises

Industrial Use means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot. Examples of industrial uses include *cannabis production facilities*, automotive repair shops, and hydro-electric facilities

Institutional Use means the use of land for a public and/or social purpose rather than a *commercial* use or purpose. *Institutional uses* include governmental, religious, charitable, philanthropic, or other similar uses

Intensive Recreation means recreation requiring high use visitor services and facilities, such as developed camp and picnic grounds, ski hills, golf courses, and other sites or areas requiring continuous recreation management and facilities

Mixed Use Neighbourhoods are those neighbourhoods where residents can live, recreate, shop, and work. The land use zoning should allow for a mix of *commercial*, residential, *industrial*, institutional, etc cetera.

Multiunit Housing or Residential means a building containing two or more principal dwelling units (e.g., duplex, townhouse, apartment)

Natural Hazard means any hazard found in nature

Non-Combustible Construction Material means a material that has increased resistance to combustion, including Class-A asphalt shingles, slate, clay tile, metal, cement, plaster, stucco, and other concrete products

Non-Motorized Outdoor Recreation means activities such as hiking, primitive camping, hunting, fishing, horseback riding, and backcountry skiing

Plan means the Official Community Plan of Electoral Area B or Sub-Area Plans contained within the Official Community Plan of Electoral Area B, as applicable

Qualified Environmental Professional (QEP) means an applied scientist or technologist, acting alone or together with another *qualified environmental professional*, where (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association, (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (c) the individual is acting within that individual's area of expertise

Ravine means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1

Regional District (SLRD) means the Squamish-Lillooet Regional District

Resource Extraction means the harvesting of timber and extraction of mineral and aggregate resources, including the associated mitigation and reclamation activities and related transportation

Silviculture means the science and art of growing and tending forest crops, including improvement of natural stands or plantations with the intention of increasing yield by techniques such as planting, thinning, brushing, weeding, liming, and fertilization

Top of the Ravine Bank means the first significant break in a *ravine* slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the *ravine* that could be developed

Tree Cutting means to top a tree or cut its main stem or trunk to the extent that the tree is substantially damaged, but does not include ordinary pruning of a tree

Visual Quality Objective means the degree of acceptable alteration from the characteristic visual landscape, as determined by the Ministry of Forests, which is used as a basis for deciding what forest harvesting and *silviculture* activities are recommended in an area

Appendices



*Little beekeepers
Source: Spray Creek Ranch, Lillooet
Agriculture and Food Society*



*Beehives
Source: Spray Creek Ranch, Lillooet
Agriculture and Food Society*

SCHEDULE B: MAPS

The following maps have been created with the most current GIS data available. Prior to acting on any of the cadastral or Agricultural Land Reserve data, please confirm the boundaries with the BC Land Title and Survey Authority and the Agricultural Land Commission as appropriate.

Map 1: Electoral Area B Land Use Designations

Map 2: Seton Portage Sub-Area Plan and Detail

Map 3: Yalakom Valley Area

Map 4: Pavillion Lake Area

Map 5: Flood and Steep Creek Hazards

Map 6: Surface Erosion Potential

Map 7: Critical Wildlife Habitat

Map 8: Parks, Protected Areas, Recreation Sites and Trails

WORKS CITED

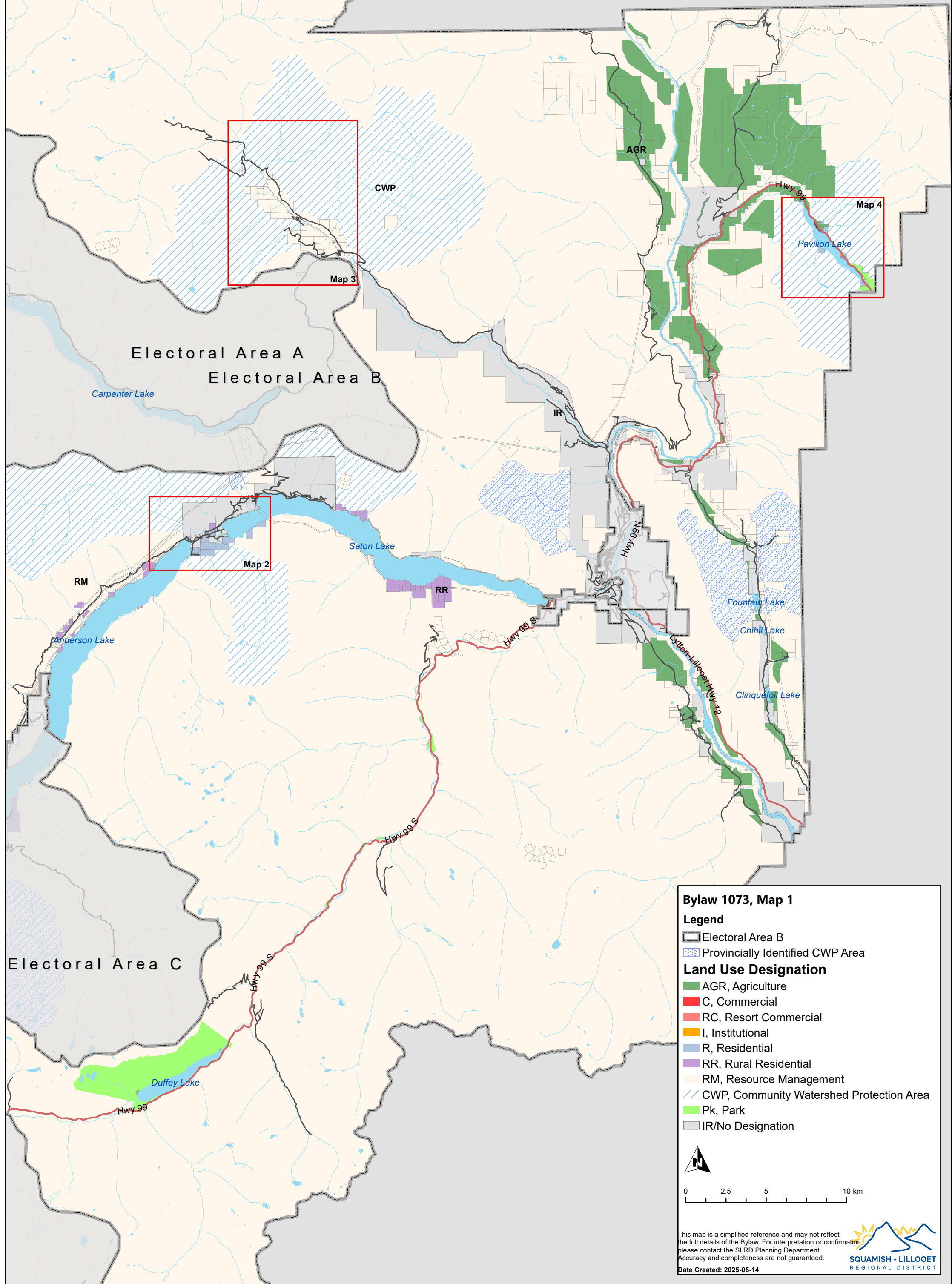
Daniels, L.D., Dickson-Hoyle, S. and al. 2023, The 2023 wildfires in British Columbia, Canada: impacts, drivers, and transformations to coexist with wildfire.

Honoring the Truth, Reconciling for the Future: Summary of the Final Report of the Truth and Reconciliation Commission of Canada. The Truth and Reconciliation Commission of Canada, 2015.

Truth and Reconciliation Commission of Canada: Calls to Action. The Truth and Reconciliation Commission of Canada, 2015.

“What Is Intangible Cultural Heritage? - UNESCO Intangible Cultural Heritage.” *Intangible Cultural Heritage*, ich.unesco.org/en/what-is-intangible-heritage-00003.

Map 1: Electoral Area B Land Use Designations



Bylaw 1073, Map 1

Legend

- Electoral Area B
- Provincially Identified CWP Area

Land Use Designation

- AGR, Agriculture
- C, Commercial
- RC, Resort Commercial
- I, Institutional
- R, Residential
- RR, Rural Residential
- RM, Resource Management
- CWP, Community Watershed Protection Area
- Pk, Park
- IR/No Designation

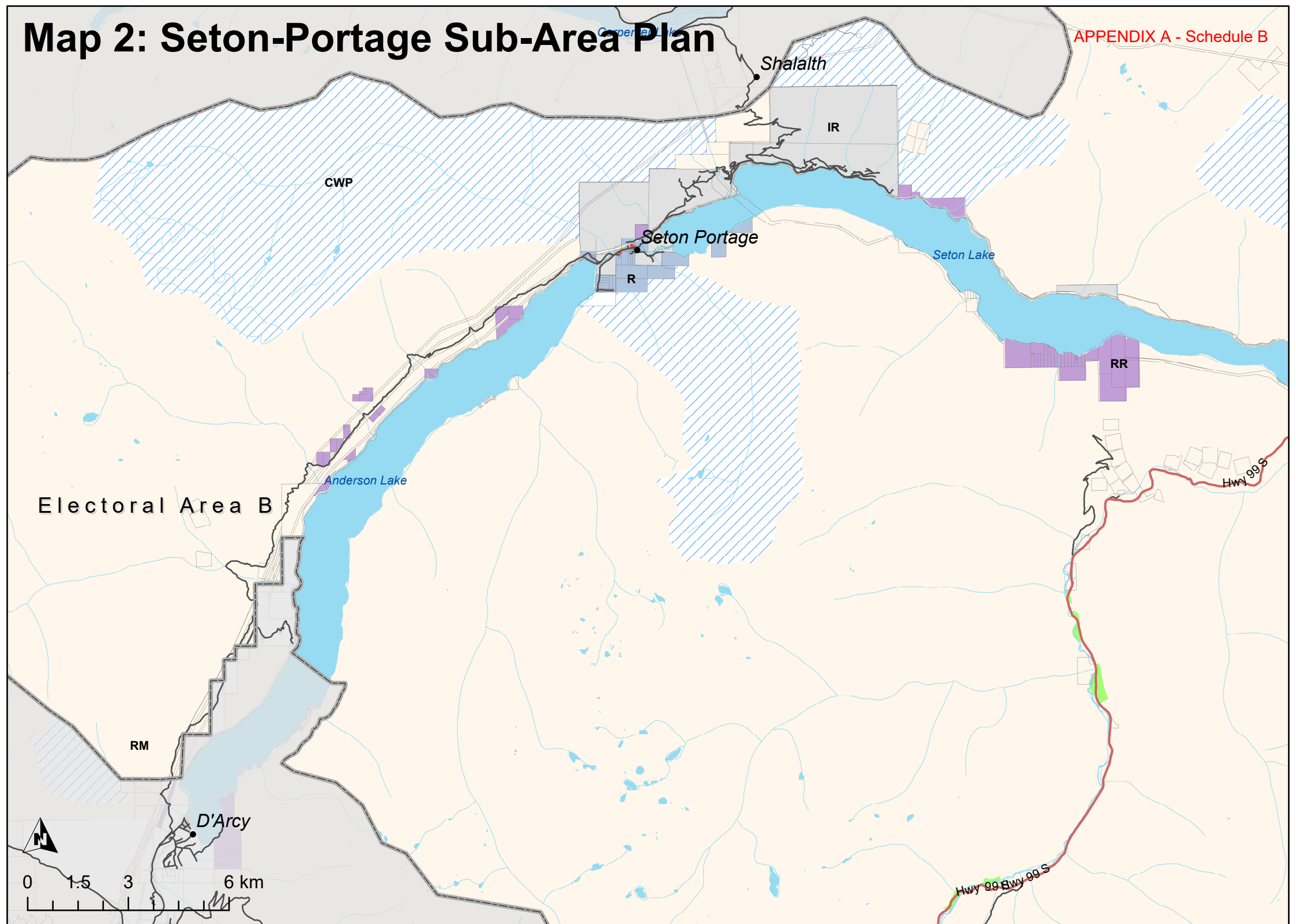
0 2.5 5 10 km

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

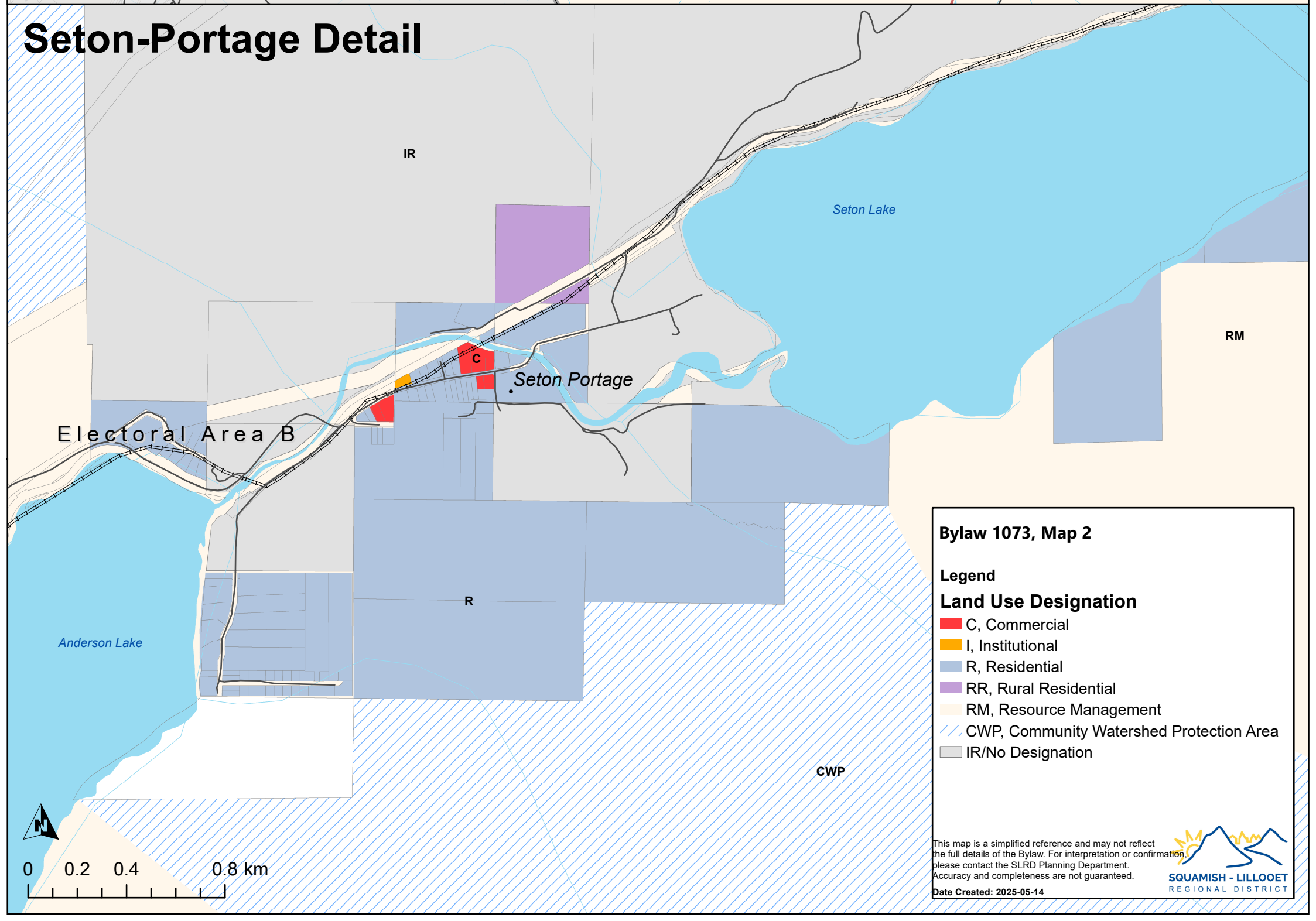
SQUAMISH - LILLOOET
REGIONAL DISTRICT

Date Created: 2025-05-14

Map 2: Seton-Portage Sub-Area Plan



Seton-Portage Detail



Bylaw 1073, Map 2

Legend

Land Use Designation

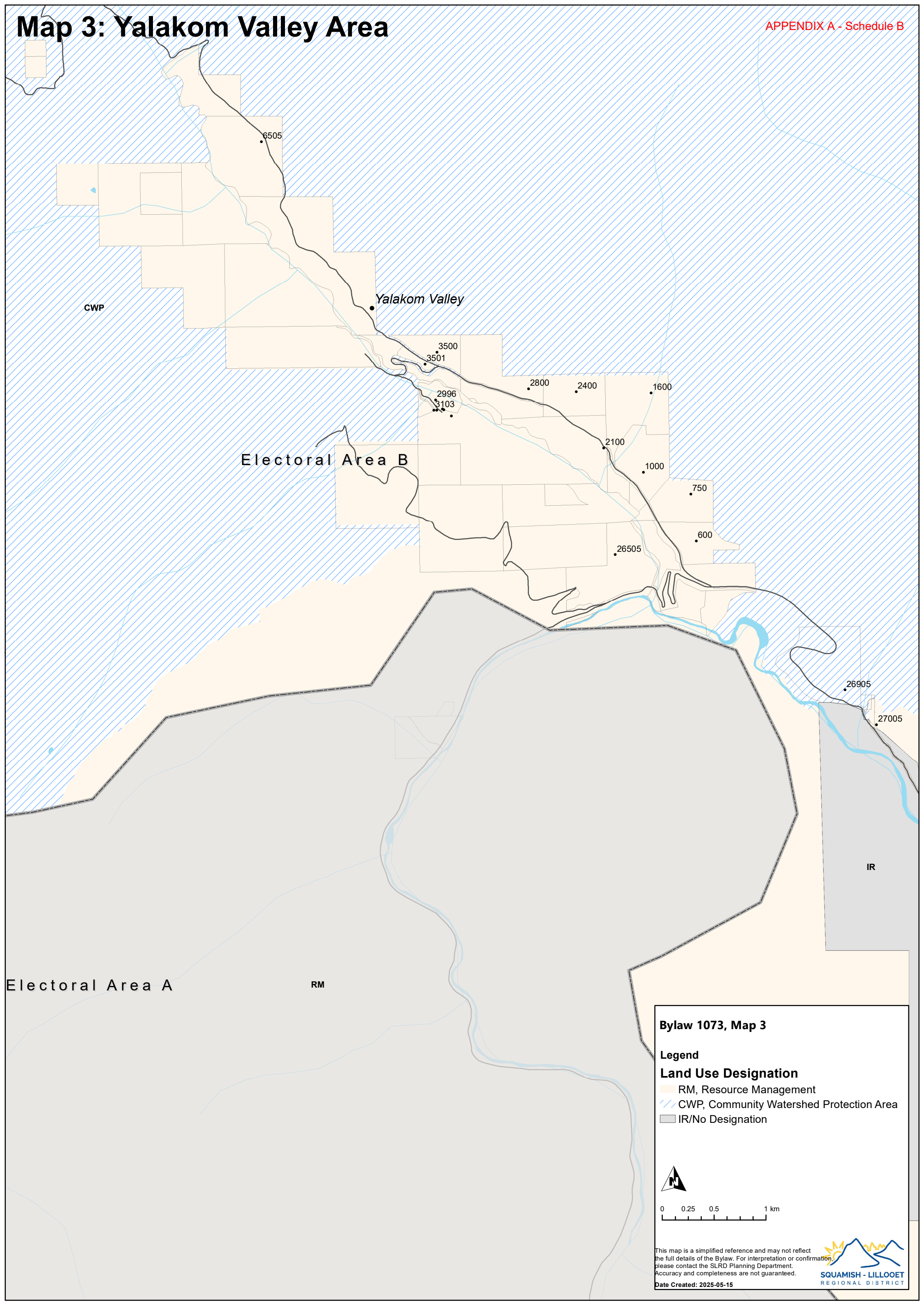
- C, Commercial
- I, Institutional
- R, Residential
- RR, Rural Residential
- RM, Resource Management
- ▨ CWP, Community Watershed Protection Area
- IR/No Designation

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

Date Created: 2025-05-14



Map 3: Yalakom Valley Area



Bylaw 1073, Map 3

Legend

Land Use Designation

- RM, Resource Management
- CWP, Community Watershed Protection Area
- IR/No Designation



0 0.25 0.5 1 km

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

Date Created: 2025-05-15



Map 4: Pavilion Lake Area

AGR

Pavilion Lake

Pavilion Lake

Electoral Area B

RM

R

RC

Pk

CWP

Bylaw 1073, Map 4

Legend

Land Use Designation

- AGR, Agriculture
- RC, Resort Commercial
- R, Residential
- RM, Resource Management
- CWP, Community Watershed Protection Area
- Pk, Park



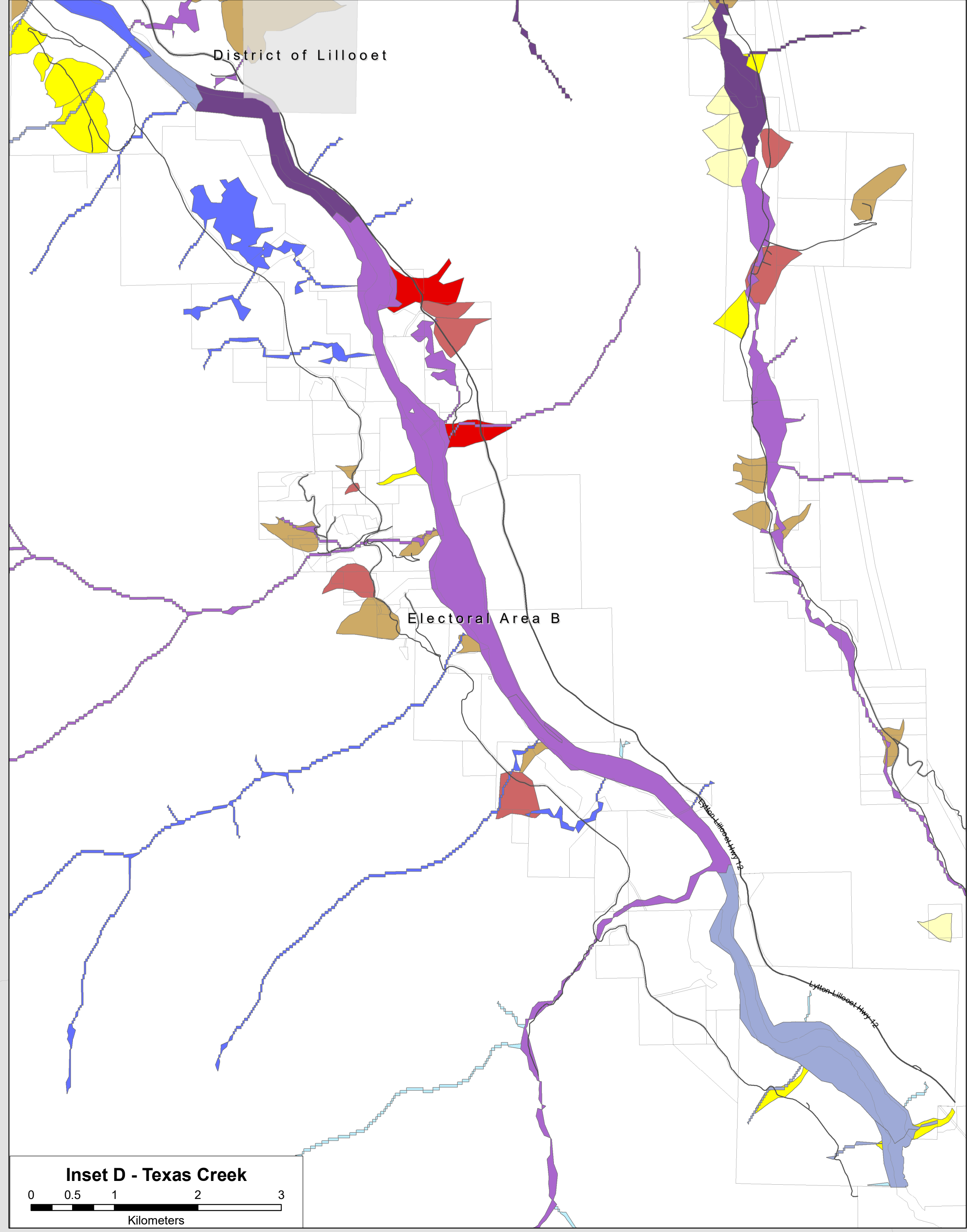
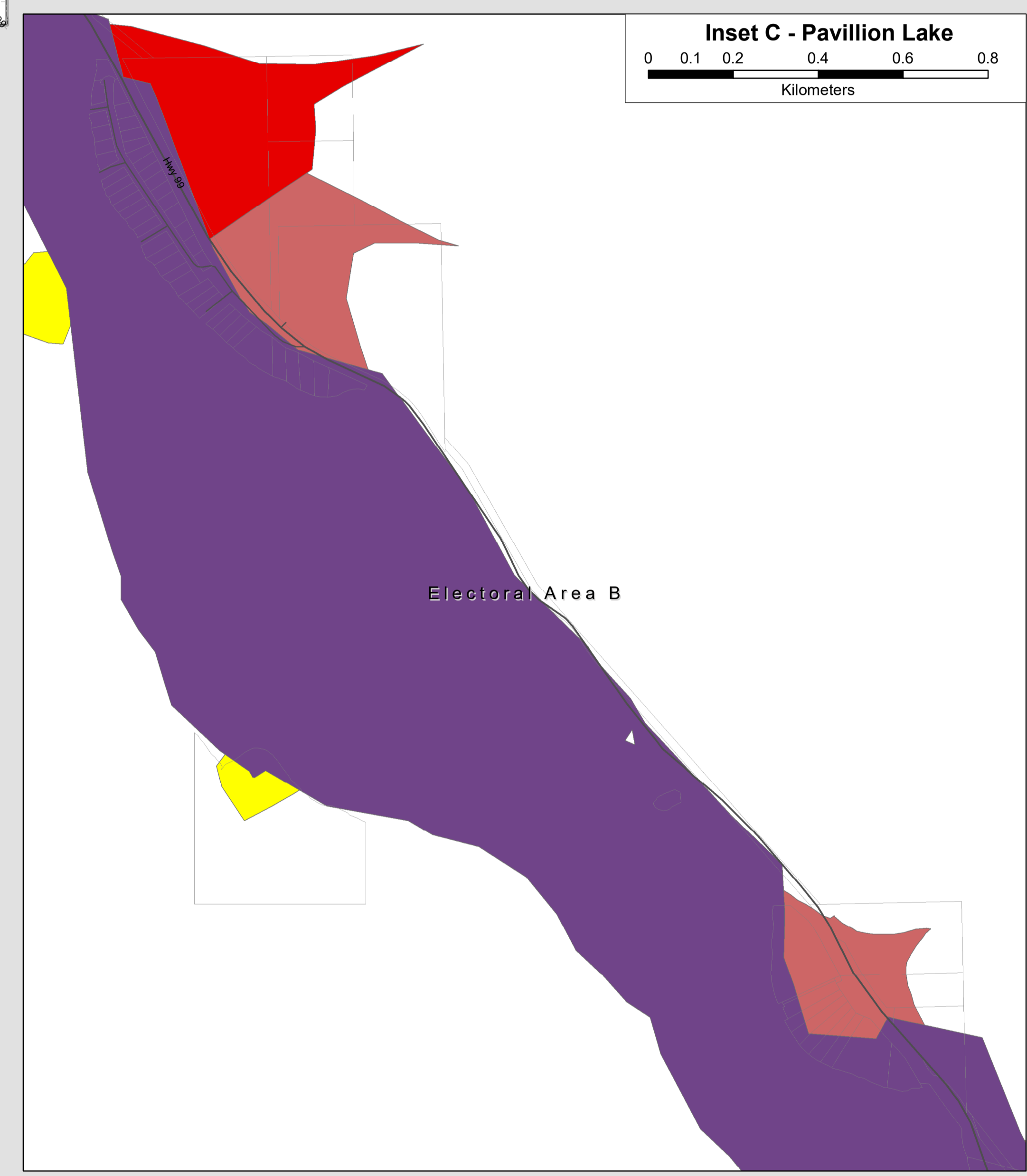
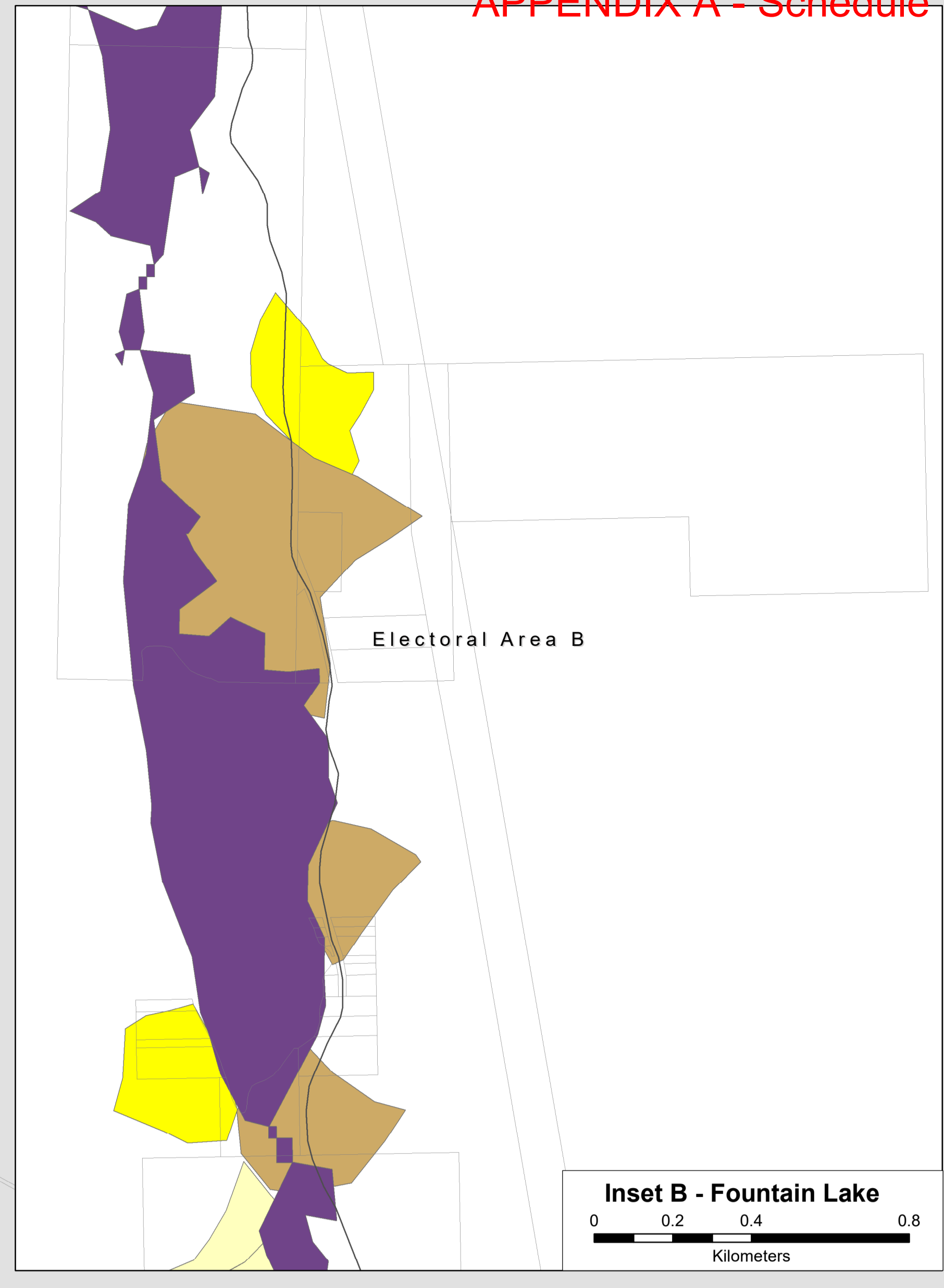
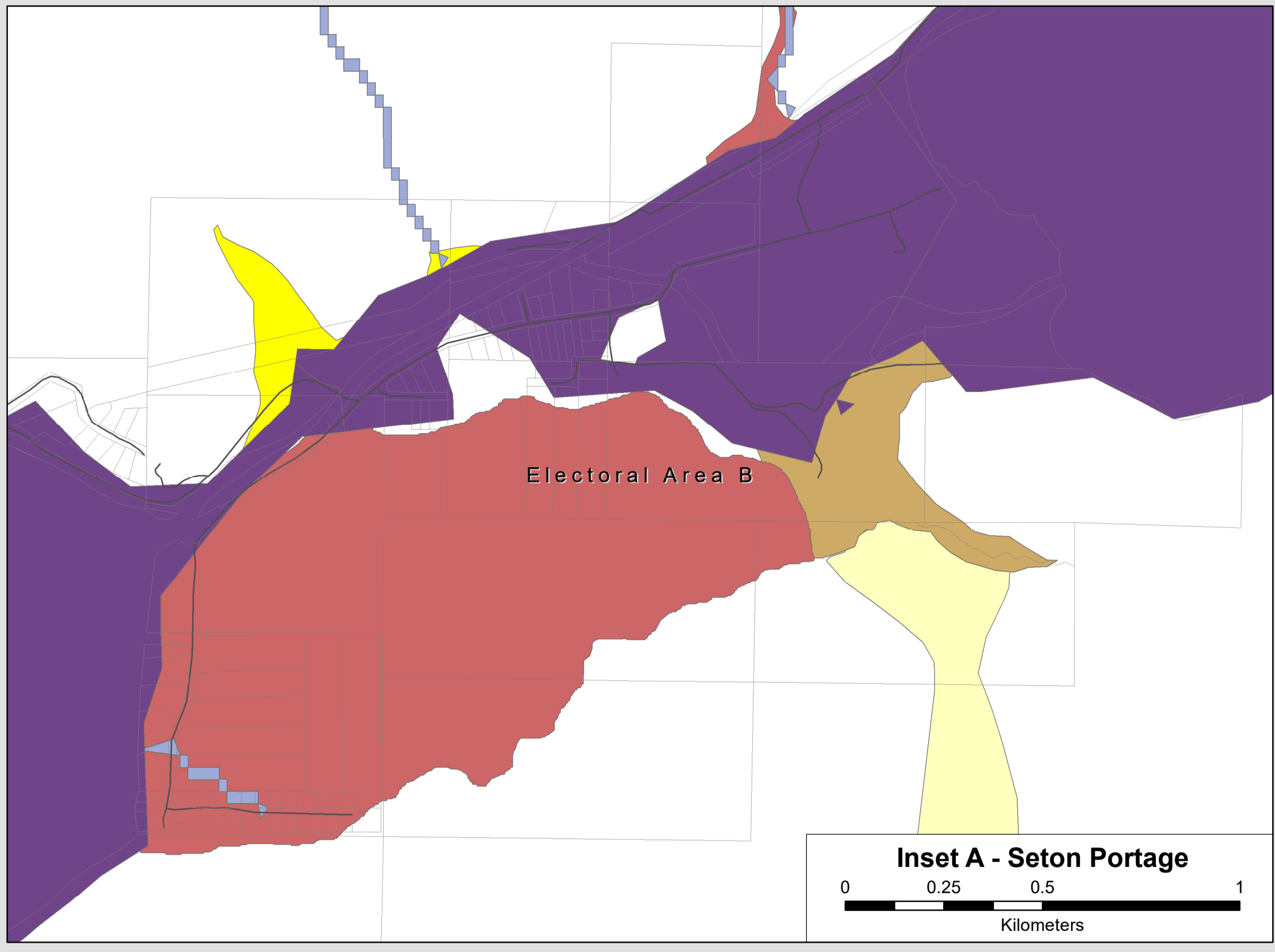
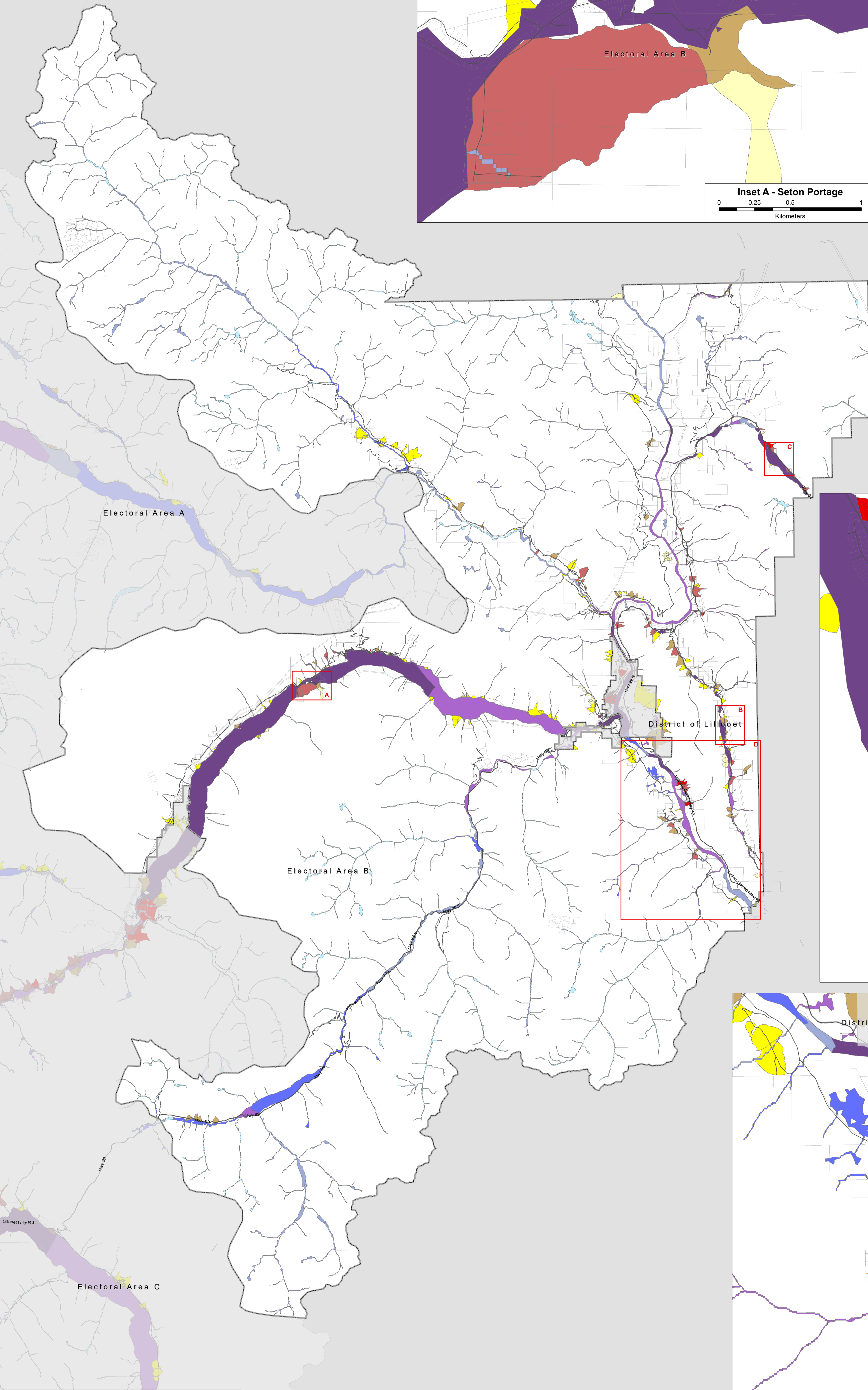
0 0.15 0.3 0.6 km

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

Date Created: 2025-05-14



Map 5: Flood and Steep Creek Hazards



Bylaw 1073, Map 5
This map shows known hazards identified through the 2023 BGC Regional Geohazard Risk Assessment Report.

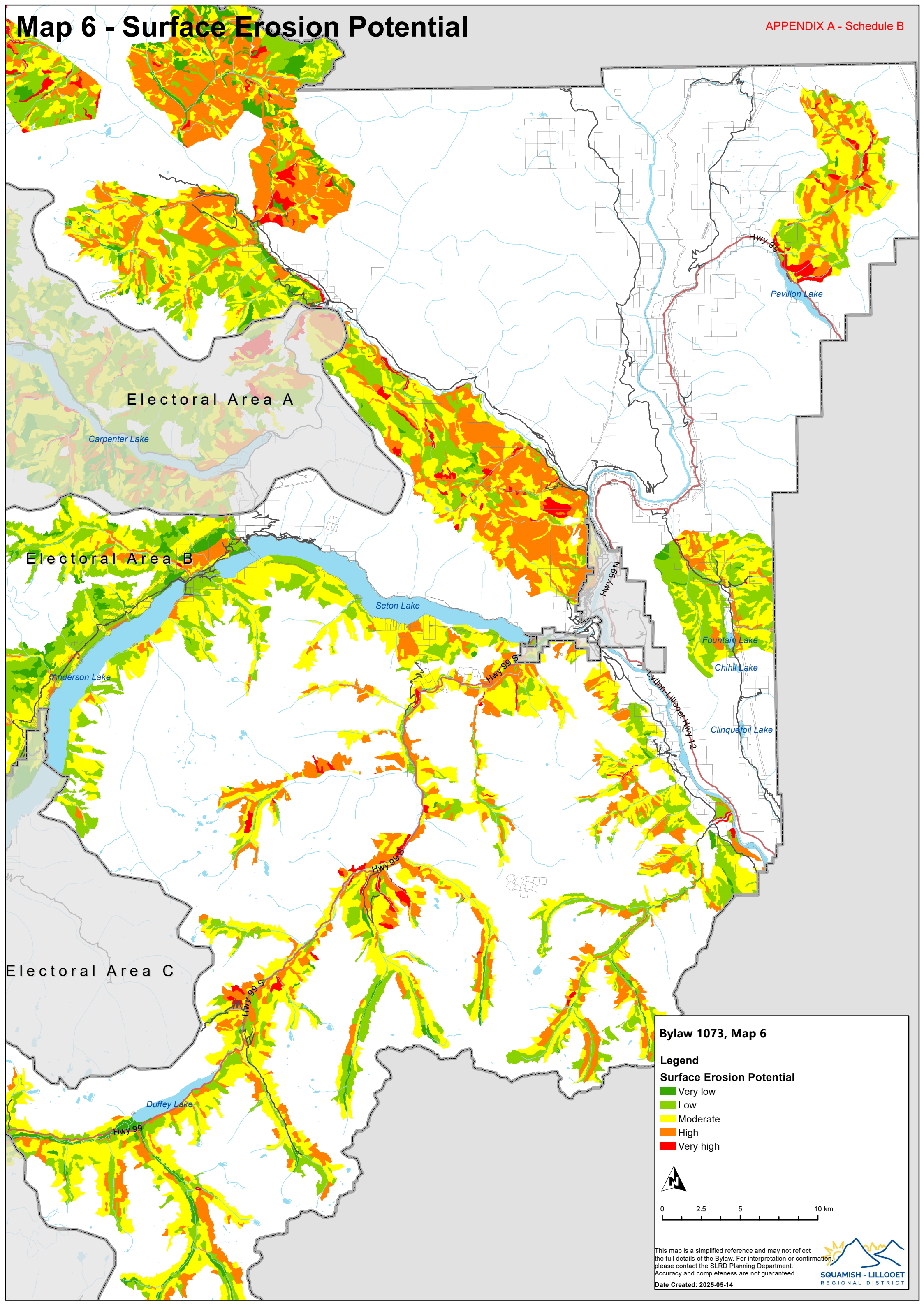
Legend
Clearwater Flood Hazard Exposure Rating
 Very Low (light blue)
 Low (medium blue)
 Moderate (dark blue)
 High (purple)
 Very High (dark purple)
Steep Creek Hazard Exposure Rating
 Very Low (yellow)
 Low (light brown)
 Moderate (dark brown)
 High (red)
 Very High (dark red)

Scale: 0 2.5 5 10 km

Disclaimer: This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

SQUAMISH - LILLOOET REGIONAL DISTRICT
Data Created: 2023-05-15

Map 6 - Surface Erosion Potential



Bylaw 1073, Map 6

Legend

Surface Erosion Potential

- Very low
- Low
- Moderate
- High
- Very high

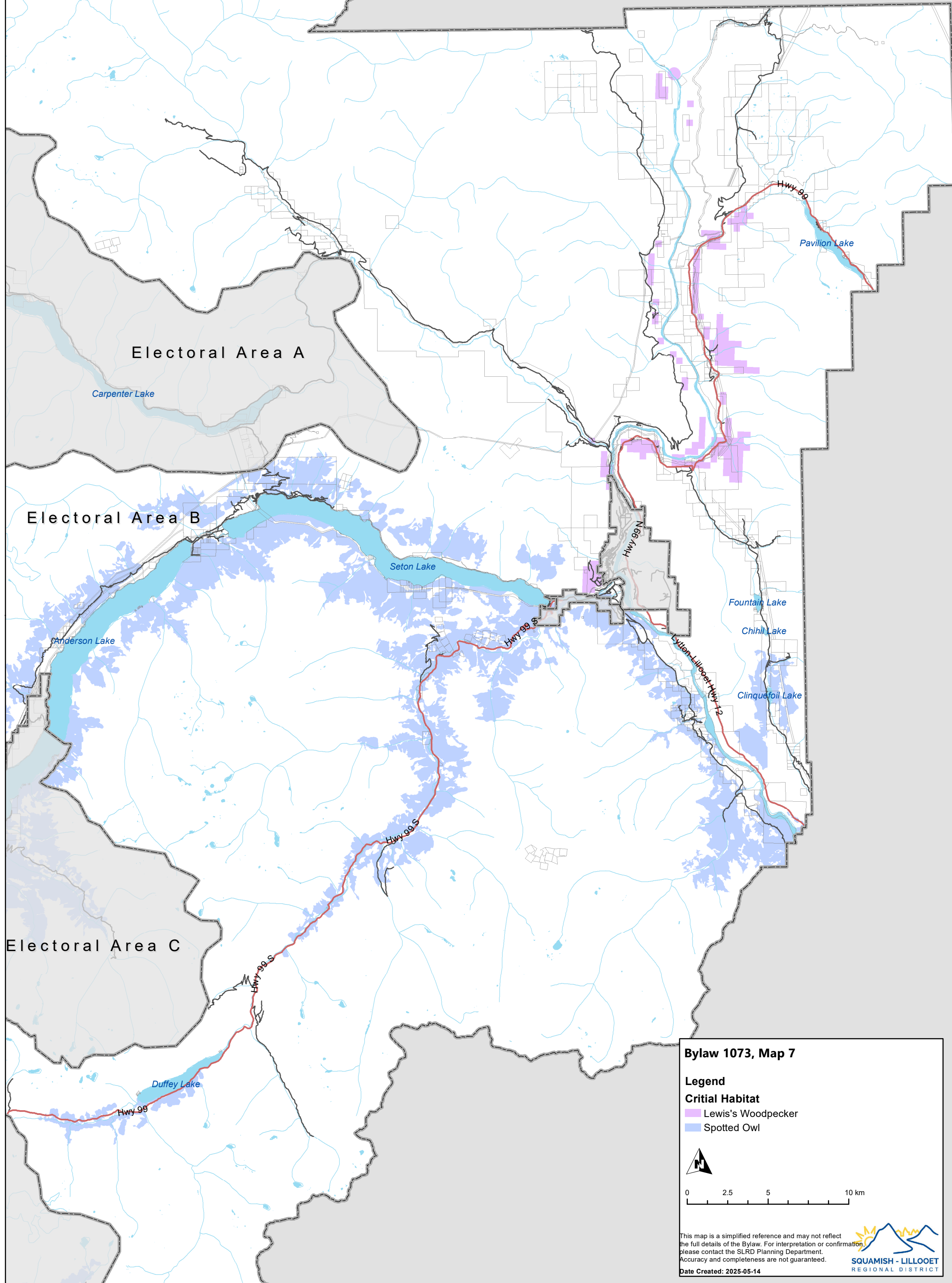


0 2.5 5 10 km

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

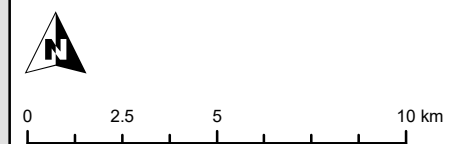
Date Created: 2025-05-14

Map 7 - Critical Wildlife Habitat



Bylaw 1073, Map 7

- Legend**
- Critical Habitat**
- Lewis's Woodpecker
 - Spotted Owl



Map 8 - Parks, Protected Areas, Recreation Sites and Trails

EDGE HILLS PARK

FRED ANTOINE PARK

Electoral Area A

Electoral Area B

Electoral Area C

STEIN VALLEY PARK

Pavilion Lake

Carpenter Lake

Seton Lake

Fountain Lake

Anderson Lake

Chihli Lake

Clinquefoil Lake

Duffey Lake

Bylaw 1073, Map 8

Legend

- ▲ Recreation Sites
- Trails
- Parks and Protected Areas



0 2.5 5 10 km

This map is a simplified reference and may not reflect the full details of the Bylaw. For interpretation or confirmation, please contact the SLRD Planning Department. Accuracy and completeness are not guaranteed.

Date Created: 2025-05-14

