



SQUAMISH - LILLOOET
REGIONAL DISTRICT

Area C Zoning Housekeeping Project
Zoning Amendment Bylaw No. 1742-2022

PUBLIC INFORMATION MEETING

January 25, 2023

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PART 1

Purpose



PURPOSE OF AMENDMENTS

1. Align the zoning bylaw with recent changes to the *Agricultural Land Commission (ALC) Act and Use Regulation*.
2. Housekeeping amendments to clarify areas of the zoning bylaw that have caused confusion in the past.
3. Housekeeping amendments to update certain areas of the bylaw.





PART 2

Key Agricultural Changes:

1. Secondary Farm Residence
2. Temporary Farm Worker Housing
3. Agricultural Cannabis Production
4. Cannabis Retail



SECONDARY FARM RESIDENCE

| EXISTING REGULATIONS | PROPOSED CHANGES |
|---|---|
| <p><i>“Farm employee residence”</i> is the term used in the existing Zoning Bylaw.</p> | <ul style="list-style-type: none">• Change <i>“farm employee residence”</i> to <i>“secondary farm residence”</i> wherever it appears.• Replace with new definition for <i>secondary farm residence</i>. |



SECONDARY FARM RESIDENCE

| EXISTING REGULATIONS | PROPOSED CHANGES |
|---|--|
| <ul style="list-style-type: none">• SLRD and Agricultural Land Commission (ALC) application required.• Must register Covenant that requires the residence is only used for farm employees. | <p>Replace existing <i>farm employee residence</i> regulations with the following regulations for a <i>secondary farm residence</i>:</p> <ul style="list-style-type: none">• property must have 'farm' status under the <i>BC Assessment Act</i>;• property must be 4ha or greater;• an existing <i>farm residence</i> on the property must be 500m² or under; and• maximum size of <i>secondary farm residence</i> is 90m² on parcels 40ha or less, or 186m² on parcels over 40ha. |



SECONDARY FARM RESIDENCE

EXISTING REGULATIONS

SLRD & ALC
Application

Farm Employee
Residence

PROPOSED CHANGES

No Application

Secondary Farm
Residence use

STAFF RATIONALE:

Amendments would update language to align with the ALC which now allow this as an permitted use on Agricultural Land Reserve (ALR) land subject to zoning and ALC regulations.



TEMPORARY FARM WORKER HOUSING

| EXISTING REGULATIONS | PROPOSED CHANGES |
|---|--|
| <ul style="list-style-type: none">• SLRD application required.• SLRD requires statutory declaration and covenant to ensure housing is used for farm employees on a temporary basis. | <p>Align bylaw with ALC requirements, including:</p> <ul style="list-style-type: none">• property must have ‘farm’ status under the <i>BC Assessment Act</i>;• restrictive covenant must be registered on the property stating that the temporary farm worker housing shall only be used by temporary farm workers;• an Irrevocable Letter of Credit (ILOC) must be provided to the ALC; and• other stipulations around siting and housing type as described on page 4 of ALC Policy L-26. |



TEMPORARY FARM WORKER HOUSING

| EXISTING REGULATIONS | PROPOSED CHANGES |
|--|--|
| <ul style="list-style-type: none">• SLRD application required.• SLRD requires statutory declaration and covenant to ensure housing is used for farm employees. | <p>SLRD is proposing to maintain the following conditions:</p> <ul style="list-style-type: none">• Must meet standards in the <i>BC Public Health Act</i>, the <i>BC Building Code</i>, and the “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC.”• Geotechnical report from a qualified professional must be submitted to determine the Flood Construction Level (FCL)• Must be sited within the <i>farm residential footprint area</i> (note this may be varied).• Property owners required to file a statutory declaration with the SLRD on an annual basis to confirm that housing building(s) are still being used to house temporary farm workers. |



TEMPORARY FARM WORKER HOUSING

EXISTING REGULATIONS



SLRD
Application

PROPOSED CHANGES



ALC Application
with some SLRD
conditions

STAFF RATIONALE:

Amendments would align the bylaw with ALC requirements (Policy L-26) and add some SLRD requirements to be reviewed at the Building Permit stage. Since we are removing the SLRD application, the conditions we have listed are intended to ensure that the SLRD still has some ability to ensure health and safety standards are being met (i.e., flood protection, BC Building Code, servicing).

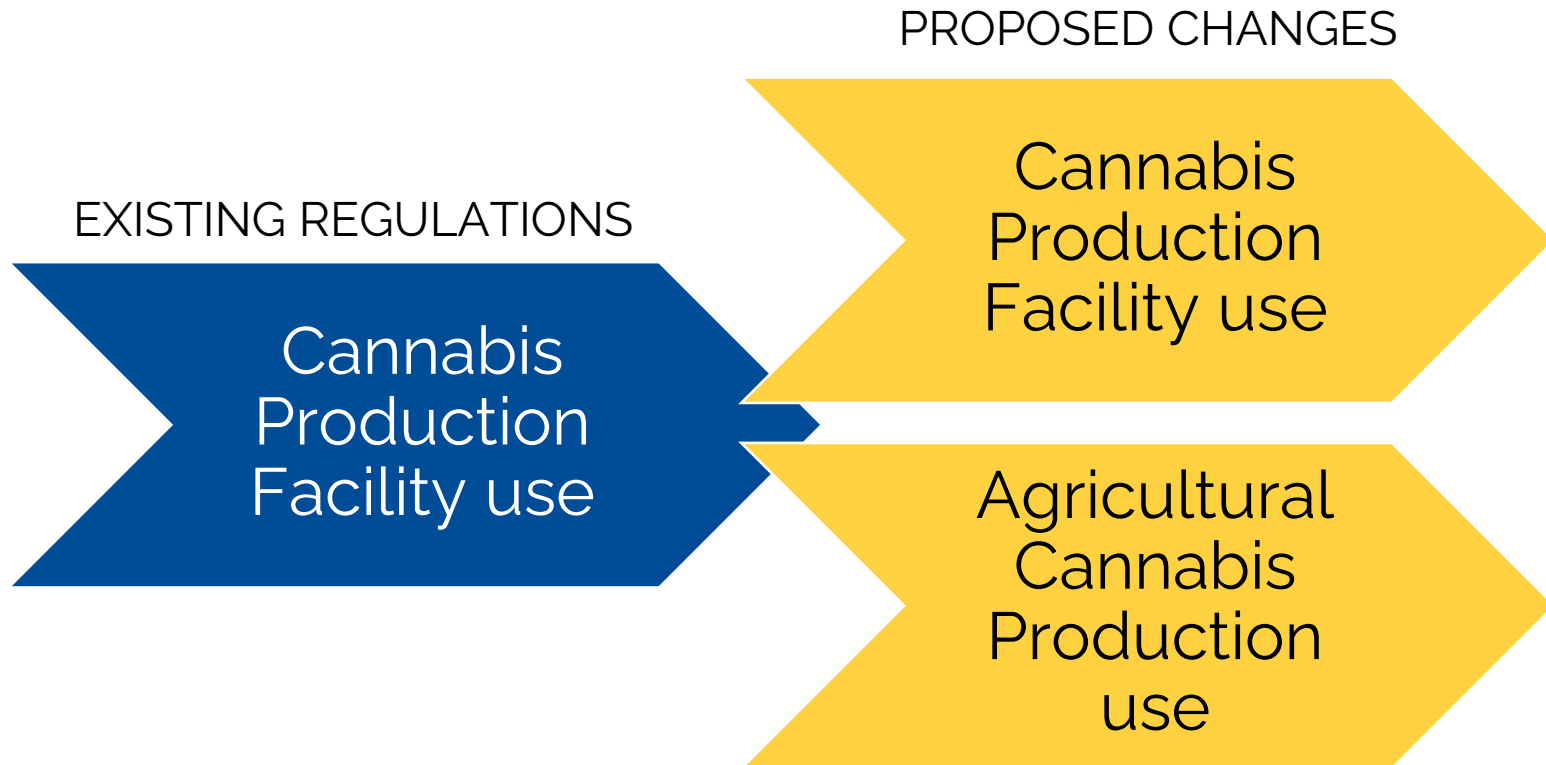


AGRICULTURAL CANNABIS PRODUCTION

| EXISTING REGULATIONS | PROPOSED CHANGES |
|--|--|
| Only industrial-style cannabis production facilities defined in existing bylaw. | <ul style="list-style-type: none">• New definition of <i>agricultural cannabis production</i> that distinguishes it from <i>cannabis production facilities</i>.• Add <i>agricultural cannabis production</i> as a permitted use in the agricultural zone. |



AGRICULTURAL CANNABIS PRODUCTION



STAFF RATIONALE:

Amendments would align the bylaw with new regulations which allow agricultural cannabis production in the ALR. The SLRD cannot prohibit or regulate agricultural cannabis production in the ALR.



CANNABIS RETAIL

| EXISTING REGULATIONS | PROPOSED CHANGES |
|--|---|
| <i>Cannabis retail</i> is explicitly excluded from the definition of <i>farm retail sales</i> . | <ul style="list-style-type: none">• Update definition of <i>farm retail sales</i> to allow for <i>cannabis retail</i> on ALR land.• New provision under Cannabis Retail section of the bylaw stating that <i>cannabis retail</i> is permitted as form of farmgate retail sale subject to provincial licensing and <i>ALCA and Use Regulation</i>. |



CANNABIS RETAIL

EXISTING REGULATIONS

Prohibited as
form of farm
retail sales

PROPOSED CHANGES

Permitted as
form of farm
retail sales

STAFF RATIONALE:

Amendments would align the bylaw with new license which allow cannabis retail as a form of farmgate retail sales on farm land.





PART 3

Key Housekeeping Changes:

1. Gross Floor Area calculations
2. Height regulations
3. Camping definitions
4. Other minor amendments



GROSS FLOOR AREA (GFA) CALCULATIONS

| EXISTING REGULATIONS | PROPOSED CHANGES |
|---|--|
| Gross Floor Area (GFA) calculation is somewhat unclear in what is included/excluded and how to calculate GFA for different uses. | <ul style="list-style-type: none">• Update definition of <i>gross floor area</i> to specify that it is calculated on a per building basis rather than per lot.• Create separate GFA calculations for principal buildings, accessory buildings, carriage houses, and cottages. |



EXISTING GFA: PRINCIPAL BUILDINGS

Gross Floor Area (GFA) includes:

- common, utility, and occupied portions of the building;
- enclosed balconies, verandas, porches, patios, decks or breezeways;
- basement space in excess of 90m²;
- garage space in excess of 60m².

Gross Floor Area (GFA) excludes:

- basements; with a total gross floor area of less than or equal to 90m²;
- garage space up to and including 60m²;
- carports;
- crawl spaces;
- unenclosed balconies, verandas, porches, patios, or decks **not exceeding 10%** of the allowable gross floor area of the single family dwelling;
- attics.



PROPOSED GFA: PRINCIPAL BUILDINGS

Gross Floor Area (GFA) includes:

- common, utility, and occupied portions of the building;
- *enclosed* balconies, verandas, porches, patios, decks or breezeways;
- *unenclosed balconies, verandas, porches, or decks that exceed 20% of the allowable gross floor area of the principal building;*
- *unenclosed patios at grade, where attached to a building or structure;*
- *basement* space in excess of 90m²; and
- *garage* space in excess of 60m².

Gross Floor Area (GFA) excludes:

- *basements* in *principal buildings* with a total *gross floor area* of less than or equal to 90m²;
- *garage* space in *principal buildings* up to and including 60m²;
- *carports*;
- *crawlspace*s;
- *unenclosed patios at grade, where unattached to a building or structure (as this is considered landscaping);*
- *unenclosed balconies, verandas, porches, or decks not exceeding 20% of the allowable gross floor area of the principal building;*
- *rooftop patios*; and
- *attics*.



PROPOSED GFA: PRINCIPAL BUILDINGS

EXISTING REGULATIONS

Up to 10%
excluded for
unenclosed
balconies,
verandas,
porches, patios,
or decks

PROPOSED CHANGES

Increased
balcony
exclusion to
20%

Clarification
for patios at
grade

Added
rooftop
patios as an
exclusion

STAFF RATIONALE:

Proposed GFA amendments are needed to clarify different scenarios for balconies, patios, decks, etc. These would actually be less restrictive than they are under existing bylaw.



EXISTING GFA: ACCESSORY BUILDINGS

excluding carriage houses

| <i>Total Parcel Area</i> | <i>Max. Permitted Combined GFA of Accessory Buildings</i> | <i>Max. Number of Accessory Buildings</i> |
|--------------------------------|---|---|
| less than 2,000 m ² | 150 m ² | 2 |
| 2,000 m ² to 1 ha | 200 m ² | 3 |
| > 1 ha to 4 ha | 300 m ² | 4 |
| > 4 ha | 350 m ² | 5 |

**CD1 zone has its own accessory building regulations:*

- Maximum of two accessory buildings, one with maximum GFA of 200m² and a second with maximum GFA of 20m².*



PROPOSED GFA: ACCESSORY BUILDINGS

excluding carriage houses

Gross Floor Area (GFA) includes:

- common, utility, and occupied portions of the *building*;
- *enclosed balconies*, verandas, porches, patios, decks or *breezeways*;
- *unenclosed balconies*, verandas, porches, or decks of the accessory building;
- *unenclosed* patios at grade, where *attached* to a *building* or *structure*;
- *carports*; and
- *garage* space.

Gross Floor Area (GFA) excludes:

- *crawlspace*s;
- *unenclosed* patios at *grade*, where unattached to a *building* or *structure* (as this is considered landscaping);
- rooftop patios; and
- *attics*.



PROPOSED GFA: ACCESSORY BUILDINGS

EXISTING REGULATIONS

Density & max. size
for accessory
buildings
established but not
clear on how to
calculate GFA

PROPOSED CHANGES

Includes almost
entire building

Only a number
of minor
exclusions

STAFF RATIONALE:

Under current regulations, GFA for accessory buildings technically do not have any exclusions and Table 3.3.1 is used to determine GFA allowance. These amendments are intended to formalize exclusions such as crawlspaces and attics that should be excluded for every building.



EXISTING GFA: CARRIAGE HOUSES

CD1 zone allows the following related to density of carriage houses:

- No more than one dwelling and one auxiliary dwelling unit within a single family dwelling or carriage house.
- GFA of principal dwelling shall be reduced by total GFA of auxiliary dwelling unit (up to 90m²).
- Maximum GFA of carriage house is 200m², with no more than 90m² dedicated to auxiliary dwelling unit.



PROPOSED GFA: CARRIAGE HOUSES

Gross Floor Area (GFA) includes:

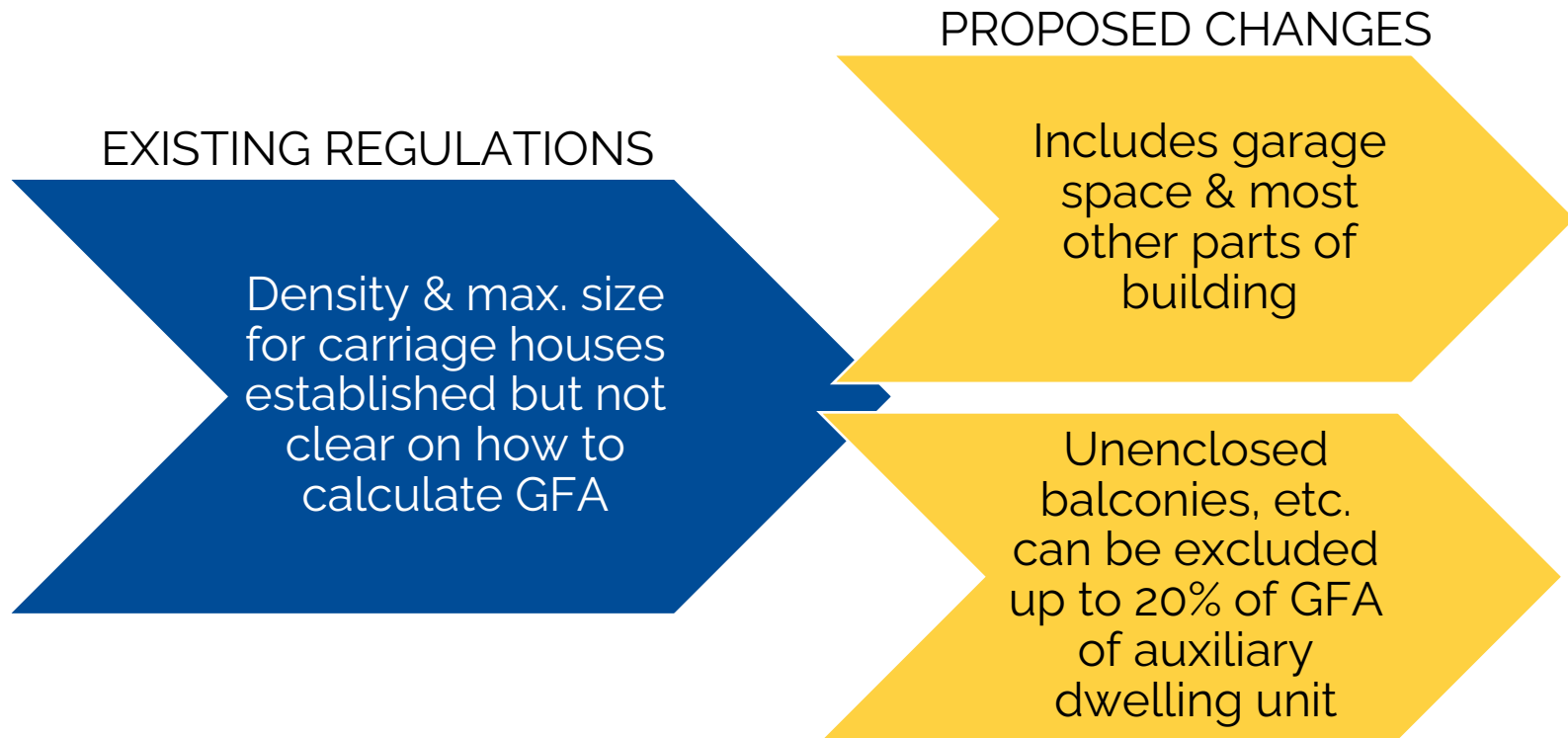
- common, utility, and occupied portions of the *building*;
- *enclosed* balconies, verandas, porches, patios, decks or *breezeways*;
- *unenclosed* balconies, verandas, porches, or decks that exceed 20% of the allowable gross floor area of the *auxiliary dwelling unit*;
- *unenclosed* patios at grade, where *attached* to a *building* or *structure*;
- *carports*;
- *garage* space.

Gross Floor Area (GFA) excludes:

- *crawlspace*s;
- *unenclosed* patios at *grade*, where unattached to a building or structure (as this is considered landscaping);
- *unenclosed* balconies, verandas, porches, or decks not exceeding 20% of the allowable gross floor area of the *auxiliary dwelling unit*;
- rooftop patios; and
- *attics*.



PROPOSED GFA: CARRIAGE HOUSES



STAFF RATIONALE:

Under current regulations, GFA for carriage houses technically do not have any exclusions as the maximum size for carriage house is 200m² and auxiliary dwelling unit portion is 90m². No exemptions are listed here but with general GFA calculation regulation, there has been confusion about this calculation. These amendments are intended to formalize specific inclusions and exclusions that should apply for carriage houses.



PROPOSED GFA: COTTAGES

A cottage must meet the following regulations:

- The maximum gross floor area for a cottage shall be 140m².
- The maximum height for a cottage shall be 5 m.
- A cottage shall not include a garage as part of the building.
- The following shall be excluded from the *gross floor area* of a cottage:
 - *crawlspace*s;
 - *unenclosed* patios at *grade*, where unattached to a *building* or *structure* (as this is considered landscaping);
 - *unenclosed* balconies, verandas, porches, or decks not exceeding 20% of the allowable *gross floor area* of the *cottage*;
 - rooftop patios; and
 - *attics*.



PROPOSED GFA: COTTAGES

EXISTING REGULATIONS

Only specifies that
garage cannot be
part of cottage
building

PROPOSED CHANGES

Full list of GFA
exclusions for
cottages

STAFF RATIONALE:

All buildings should have certain GFA exclusions (i.e., crawlspaces, attics). These amendments will specify these exclusions and add some that are specific to cottages.



PROPOSED HEIGHT: FLOOD CONSTRUCTION LEVEL

Proposed change for Height Calculation and Flood Construction Level Regulation:

For those buildings and structures sited within a floodplain, the height shall be calculated from the **top of the flood construction level**, as determined by a geotechnical engineer/professional, rather than the lower of the average natural or average finished grade.

- ~~Except in the AGR1, I1, I2, and I3 zones, the height of principal buildings and structures shall not exceed 11 m.~~



PROPOSED HEIGHT: FLOOD CONSTRUCTION LEVEL

EXISTING REGULATIONS

Provision that limits height for all but AGR1, I1, I2, and I3 zones to 11 m.

PROPOSED CHANGES

Remove this provision since individual zones will now have their own height regulations

STAFF RATIONALE:

Original intent of this provision likely was not really for it to be used as a general height restriction. Individual height regulations are needed and will make this provision redundant.



PROPOSED HEIGHT: RURAL & RESIDENTIAL ZONES

Proposed height for R1, RR1, RR2, RR3 Zones:

| | |
|--|-----|
| Maximum height for <i>single family dwelling</i> | 9m |
| Maximum height for <i>duplex</i> (applies to R1 & RR1 zone only) | 9m |
| Maximum height for <i>farm buildings</i> | 15m |
| Maximum height for <i>accessory buildings and structures</i> | 6m |



PROPOSED HEIGHT: TOURIST COMMERCIAL ZONE

Proposed height for TC Zone:

| | |
|---|-----|
| Maximum height for <i>single family dwelling</i> | 9m |
| Maximum height for <i>duplex</i> | 9m |
| Maximum height for <i>tourism accommodation</i> and indoor recreation | 10m |
| Maximum height for <i>farm buildings</i> | 15m |
| Maximum height for <i>accessory buildings and structures</i> | 6m |



PROPOSED HEIGHT: RURAL, RESIDENTIAL, AND TOURIST COMMERCIAL ZONES

EXISTING REGULATIONS

No consistent
height restrictions

PROPOSED CHANGES

Consistent height
restrictions
depending on
building type

STAFF RATIONALE:

Need consistent height regulations but should also take into consideration different types of buildings and context of different zones. 11m restriction under Height and Flood Construction Level was never intended as a general height restriction.



PROPOSED HEIGHT: CD1 ZONE

Proposed height for CD1 Zone (WedgeWoods Estates):

| | |
|--|-----|
| Maximum height for <i>single family dwelling</i> | 10m |
| Maximum height for <i>carriage house</i> | 7m |
| Maximum height for <i>accessory buildings and structures</i> | 6m |



PROPOSED HEIGHT: CD1 ZONE

EXISTING REGULATIONS

Provision that limits height for all but AGR1, I1, I2, and I3 zones to 11 m

PROPOSED CHANGES

Specific height restrictions that consider zoning and building type

STAFF RATIONALE:

The topography in this area may make it difficult to meet a height of 9m. Staff feel that 10m is a sufficient maximum height for a single family dwelling in the CD1 Zone as only 15% (9 out of 61 permits) have been over 10m in height.



PROPOSED HEIGHT: AGRICULTURAL ZONE

Proposed height for AGR1 Zone:

| | |
|--|-----|
| Maximum height for <i>farm residence</i> | 9m |
| Maximum height for <i>secondary farm residence</i> | 9m |
| Maximum height for <i>temporary farm worker housing</i> | 8m |
| Maximum height for <i>farm buildings</i> | 15m |
| Maximum height for <i>accessory buildings and structures</i> | 6m |



PROPOSED HEIGHT: AGRICULTURAL ZONE

EXISTING REGULATIONS

Already have
regulations in place
that restrict height
for different uses

PROPOSED CHANGES

Increased height
limit for farm
residence and
secondary farm
residence

STAFF RATIONALE:

Proposing to increase height limits for farm residence and secondary farm residence to align with increase for single family dwellings in residential zones.



PROPOSED HEIGHT: INDUSTRIAL ZONES

Proposed height for I1 and I2 Zone:

| | |
|---|-----|
| Maximum height for <i>single family dwelling</i> | 9m |
| Maximum height for all other <i>buildings</i> and <i>structures</i> | 12m |



PROPOSED CAMPING DEFINITIONS

Amend *recreational vehicle* definition to clarify that:

1. RVs are designed to travel or to be transported on a highway.
2. RVs must be connected to wheels that can be used for conveyance on or off the highway, meeting either CSA Z-240 RV or CSA Z241 Park Model standards.

Add the following *camping unit* definition:

“means a tent, tent trailer, truck camper, travel trailer, fifth wheel, recreational vehicle, motor home and any other conveyance designed to travel on a publicly maintained road, which is constructed and intended or equipped to be used as a temporary living or sleeping quarters. Camping unit does not include park model trailers or tiny homes where sited on a permanent foundation.”



RVS AND TINY HOMES

Type I:

Permanent - Dwelling Unit



Type II:

Portable - Recreational Vehicle



PROPOSED CAMPING DEFINITIONS

EXISTING REGULATIONS

Somewhat unclear
where tiny homes
on wheels fit

PROPOSED CHANGES

Clearly states that a
tiny house on
wheels are
considered an RV -
All RVs require
factory designation

STAFF RATIONALE:

Amendments are just intended to clarify how we have already been defining these.



OTHER MINOR AMENDMENTS

Add the following as uses permitted in all zones:

- Horticulture
- Wireless Communication Facility
- Day Nursery (rural, residential, and tourism commercial zones only)

New or amended definitions:

- Structure – exclude unenclosed swimming pools and hot tubs from the definition of a structure.
- Attached definition added to differentiate between attached and unattached.
- Wireless Communication Facility definition updated to clarify that we cannot prohibit this use.
- Retaining wall regulations updated to clarify siting related to property lines.



NEXT STEPS

1. Compile and analyze initial public input
2. Summarize comments from this Public Information Meeting and referrals
3. Bring back to future SLRD Board Meeting for consideration
4. Give 2nd reading and schedule Public Hearing
5. After a public hearing, the Board may, without further notice or hearing:
 - a. adopt or defeat the bylaw, or
 - b. alter and then adopt the bylaw, provided that the alteration does not
 - alter the use;
 - increase the density;
 - without the owner's consent, decrease the density of any area from that originally specified in the bylaw;
 - alter the bylaw in relation to residential rental tenure in any area.



STAY TUNED

Keep an eye out on the project webpage for updates:
www.slrd.bc.ca/areaczoninghousekeeping





PART 5

Discussion

