



REQUEST FOR DECISION

Tyughton Creek Estates – OCP Amendment (First and Second Reading)

Meeting Date: June 7, 2023/June 28, 2023

To: SLRD Electoral Area Directors/SLRD Board

Applicant: Tyughton Creek Estates Ltd.

Location: Tyughton Lake, Gold Bridge, Electoral Area A

Legal Descriptions: DISTRICT LOT 4932 LILLOOET DISTRICT; PID: 013-392-093

RGS Designation: N/A	OCP Designation: Residential, Special Planning Area	Zoning: RR2 – Rural Resource Zone (8ha)	ALR Status: N/A	Development Permit Areas: Riparian Protection Wildfire Protection
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RECOMMENDATIONS:

THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be introduced and given first and second readings.

THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be referred to the appropriate First Nations, and provincial agencies including the Ministry of Transportation and Infrastructure, the Ministry of Forests, the Ministry of Water, Land and Resource Stewardship, and Interior Health for comment.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area A Director Sal DeMare with Director Jen Ford as alternate delegate pursuant to Section 469 of the *Local Government Act*, for the consideration of Bylaw No. 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023”.

KEY ISSUES/CONCEPTS:

The SLRD received an Official Community Plan (OCP) Amendment application proposing to remove the Special Planning Area designation on District Lot 4932, Tyughton Lake, Gold Bridge. The property owner would like to subdivide the property into seven single family lots approximately 8 ha in size, which is provided for under the current RR2 - Rural Resource (8ha) Zoning. The property owner is seeking to amend the OCP designation from Residential (Special Planning Area) to just Residential, as there is no intention to intensify development on the property. Thus, the current Special Planning Area policies and related requirements are not

relevant. To enable subdivision as per the existing zoning, District Lot 4932 must be removed from the Special Planning Area.

Removal of the Special Planning Area is aligned with the broader Upper Bridge River Valley OCP update project that is underway. Zoning is in place for the proposed development, and further aspects of the subdivision application can be reviewed as part of the Ministry of Transportation and Infrastructure subdivision referral process.

RELEVANT POLICIES:

[Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996](#)

[Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999](#)

[Squamish-Lillooet Regional District Housing Need and Demand Study, 2020](#)

BACKGROUND:

Project Description

The Owner would like to subdivide the property into seven single family lots approximately 8 ha in size. The current RR2, Rural Resource Zoning will be retained and the lots will be developed in accordance with the Zoning Bylaw with a maximum of two dwelling units per lot. The Development Application states that development of the property will be in keeping with the rural/recreation focus of Tyaughton Lake and its wilderness characteristics. Existing uses include vacant second growth forested land with logging road infrastructure and trail system.

To enable subdivision as per the existing zoning, District Lot 4932 must be removed from the Special Planning Area. Further aspects of the subdivision application will be reviewed as part of the Ministry of Transportation and Infrastructure referral process.

ANALYSIS:

[Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 – Review](#)

OCP Review and Update

The *Electoral Area A Official Community Plan Review and Update* project is already proposing to remove the Special Planning Area designation and policies. The Special Planning Area designation only applies to District Lot 4931 and District Lot 4932; zoning for integrated/intensive residential development is not in place on either parcel at this time.

Current OCP Special Planning Area policies

The OCP includes the following Special Planning Area policies in Section 7 Residential Lands. These policies have been in place since the OCP was first established in 1996. It is noted that the intent of the Special Planning Area designation “is to recognize the potential for possible future development within the next five to ten years”. This time frame has long since passed with no development.

Special Planning Areas

7.21. The intent of the Special Planning Areas is to recognize the potential for possible future development within the next five to ten years. The Special Planning Area designation is a precursor to a Planned Community designation which would accommodate comprehensively planned new development.

7.22. In order for any development to occur on land designated as Special Planning Area, an application to amend the Official Community Plan by redesignating the parcel to Planned Community must be submitted to the Regional District.

The OCP also includes the following policies specific to District Lot 4932.

Gun Lake & Tyaughton Lake

7.15. In all Residential areas of Tyaughton Lake and Gun Lake the minimum parcel area shall be 0.8 hectares, except District Lots 4932 and 4931, where an integrated residential development may be considered and subdivision shall be determined through a comprehensive planning process.

7.16. In order for any further development to occur on District Lots 4932 and 4931, an application to amend the Official Community Plan by redesignating the parcels to Planned Community shall be submitted to the Regional District. A development plan shall accompany each application and the development plan must address the items listed under Policy 7.22.

13.4. An integrated residential development may be considered for District Lots 4932 and 4931. Pursuant to section 941 of the Local Government Act, at the time of subdivision a public waterfront park shall be provided.

- Policies 7.15 and 7.16 are no longer relevant as intensive/integrated residential development is not supported nor contemplated for District Lot 4932.
- Policy 13.4 is only applicable for subdivision applications involving lots smaller than 2ha (the proposed subdivision is for 8ha parcels).
- Amendment Bylaw No. 1819-2023 proposes to remove reference to District Lot 4932 from these policies.
- Consideration of broader amendments relevant to the above sections will be brought forward as part of the Electoral Area A OCP Review and Update project.

Electoral Area A Zoning Bylaw No. 670, 1999 – Review

Under the RR2 Zoning, the minimum parcel size is 8 hectares and two single-family dwellings or a duplex are permitted.

- Removal of the Special Planning Area designation does not impact the zoning or current development rights on the property. The proposed subdivision is aligned with the 8 hectare minimum parcel size permitted under the zoning.

SLRD Housing Needs and Demand Study (2020) – Review

The SLRD Housing Need and Demand Study was completed in February 2020. Key recommendations for Area A include:

- *The OCP's housing policies related to Gold Bridge and Bralorne encourage the development of multifamily housing and affordable housing. Support local organizations in engaging with resource sector stakeholders seeking to build worker housing to imagine longer-term, multifamily, and affordable housing solutions.*
 - *Provide a revitalization grant for Gold Bridge and Bralorne to encourage property owners to renovate and rent or sell homes.*
 - *Consider allowing triplexes and fourplexes in the R1 zone where affordability is provided. Utilize restrictive covenants to restrict use as affordable rental or affordable homeownership and ensure affordability in perpetuity for residents.*
 - *Consider allowing employee housing in the C4 zone.*
 - *Consider allowing housing as a secondary use in zones C1, C2, and C3 if affordable units are provided.*
- It is noted that housing recommendations are directed to the Rural Communities of Gold Bridge and Bralorne. Additional infill opportunities are suggested for the Residential Zone and Commercial Zones, not the Rural Resource Zones.
 - Removal of the Special Planning Area designation does not preclude future considerations of density on the subject parcel (or subdivided parcels). Servicing and geotechnical constraints favour smaller-scale densification where appropriate, rather than Planned Community designation/development (to date Planned Community designations have been implemented in Howe Sound and WedgeWoods Estates, where community servicing and infrastructure is in place).

Development Permit Areas and other Site Considerations

Riparian setbacks, geotechnical hazard areas and wildfire zones have been factored into the proposed subdivision and site layouts. Further details associated with the geotechnical, riparian and wildfire constraints, as well as waterfront access will be addressed through the subdivision application and SLRD Riparian Protection and Wildfire Protection Development Permits.

REGIONAL IMPACT ANALYSIS:

Impacts of removal of the Special Planning Area designation on District Lot 4932 will be local.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give first and second readings to Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023, initiate the referral process and schedule the electronic public hearing.

Option 2

Revise as per Board direction and give first and second readings to the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023 as revised, initiate the referral process and schedule the electronic public hearing.

Option 3

Give first reading to the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023 and initiate the referral process.

Option 4

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

Option 5

Reject the OCP amendment application.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating referral process and scheduling the electronic public hearing for Amendment Bylaw No. 1819-2023.

ATTACHMENTS:

Appendix A: Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023.

Appendix B: [Development Application – Site Plan and Development Statistics](#)

Prepared by: C. Dewar, Senior Planner

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

Approved by: C. Dalton, Chief Administrative Officer

Jen Ford
Chair

Angela Belsham
Corporate Officer

Tyaughton Lake Rd

DISTRICT LOT
4932 LILLOOET
DISTRICT

Tyaughton
Lake

Schedule 1



Residential (Special Planning Area) to Residential



1:8,000

