

A guide to regulations and bylaws: Squamish-Lillooet Regional District (SLRD) Electoral Area C





A Brief Overview

What is the SLRD?

The Squamish-Lillooet Regional District (SLRD) is a local government federation consisting of four member municipalities (District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, District of Squamish) and four unincorporated rural Electoral Areas (A, B, C and D). Headquartered in Pemberton, B.C., the SLRD is governed by a Board of Directors, made up of elected municipal and electoral area representatives.

Did you know?

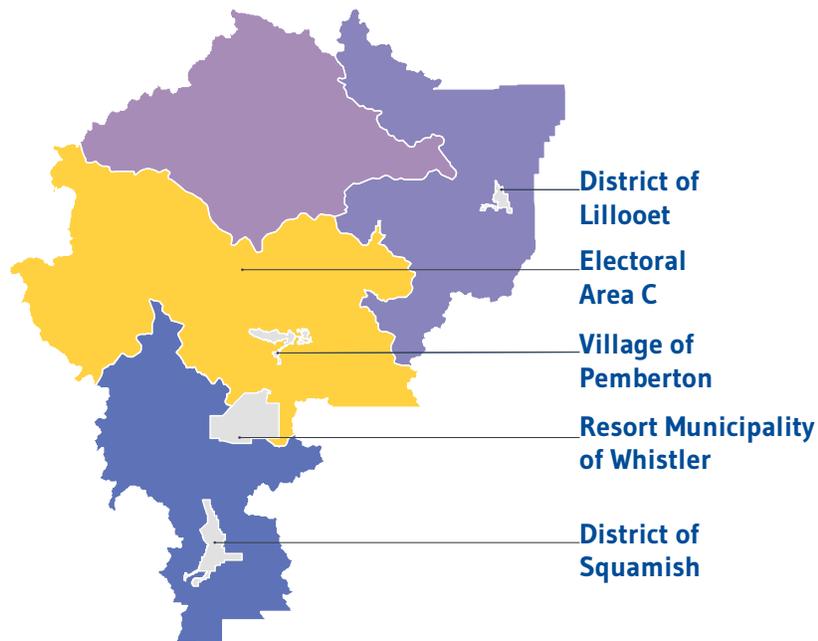


Short term rentals are not permitted unless proper zoning is in place, such as the Residential Tourist Accommodation and Resort Commercial Zones, which permit tourist accommodation uses.

Bed and Breakfasts (B&Bs): Although SLRD zoning bylaws include B&Bs as a permitted use in most zones, it is required that this use must be located on a property that is owner or resident occupied. B&Bs are permitted in a principal residence or a cottage/carriage house on the property, but are not permitted within secondary suites. B&Bs are to be auxiliary uses.

A change of use permit is needed when moving from a single-family dwelling to a single-family dwelling with a B&B. A change of use permit is also required for a cottage or carriage home that will be used as a B&B.

Development Permit Areas (DPAs) are designated to protect the natural environment and farming, and to ensure development is safe and compatible with the surrounding character of the surrounding area



What does the Planning & Building Department Do?

The SLRD's Planning & Building department oversees the areas of Planning, Building and Inspection, Bylaw Enforcement and Mapping. Visit the SLRD website for more information:

<https://www.slrd.bc.ca/planning-building/planning-development-services>

Do you need a Development Permit?

Wildfire Protection and Riparian development permits might be required for your area before construction or land clearing. Visit the SLRD website for more information:

www.slrd.bc.ca/formsandguides



Building Permits & Inspections



Building permits are required in the SLRD to protect the safety and interests of individuals and communities by reviewing and approving building plans before work is initiated. The SLRD strives to ensure that buildings comply with the Building Code, SLRD zoning bylaws and other applicable legislation, including conservation authority approvals and specific requirements under the Environmental Protection Act.

The Squamish-Lillooet Regional District Building Bylaw sets out the rules and regulations for issuing permits to build in Electoral Areas. Building Permits are valid for three years. Failure to obtain a Building Permit can result in construction delays, a notice on the title and or legal action.

Work that requires a building permit:

- Construction, renovation, alteration to a building, or part of a building;
- Changing the use of a building;
- Finishing previously unfinished areas such as basements or enclosing a carport or porch area;
- Demolishing all or a portion of any building or structure;
- Moving any building, structure or mobile home onto or within the Regional District;
- Placing a previously manufactured home or housing structure on any land;
- Installing solid fuel appliances, fireplaces and chimneys;
- Installing a fire sprinkler system;
- Installing or altering any plumbing works or services;
- Constructing a farm building;
- Constructing or altering a retaining wall 1.2 metres or more above finished grade.

Required Inspections in the SLRD:

It is the owner's responsibility to call for the following required inspections:

- Footings/Foundation;
- Dampproofing/Draintile;
- Sewer & Water test & Installation (Plumbing);
- Underground Plumbing (Under slab);
- Pre-slab (Building);
- Rough in Plumbing (Above Slab);
- Framing;
- Tub & Shower Installation and Testing;
- Insulation/poly vapour barrier;
- Solid Fuel Appliance/ Fireplace/Chimney;
- Plumbing & Buildings Finals;

For Electoral Area C (Rural Pemberton through to D'Arcy), building inspection services are available on Tuesday.

To book an inspection, please contact the Planning and Building Assistant at 1-800-298-7753 extension 241 at least two days in advance of the day the Building Inspector is in your area. For more information, check out the SLRD website at www.slrd.bc.ca/building-inspection

SLRD Soil Deposit and Removal Bylaw

Did you know that a permit is required to deposit or remove 10 m³ or more of soil in a year? This regulatory bylaw applies throughout the SLRD and is in place to:

- protect topsoil, agricultural lands, riparian areas and watercourses;
- prevent the introduction, establishment and spread of invasive species.



Agricultural Land Reserve



The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as a priority use. Farming is encouraged, and non-farm uses are controlled. Land, tourist accommodation and agri-tourism accommodation uses within the Agricultural Land Reserve is subject to the Agricultural Land Commission Act, ALR Use Regulation, and ALR General Regulations. For more information, visit the ALC website: <https://www.alc.gov.bc.ca/resources/the-alc-act-and-alr-regulations/>

Gatherings for an Event on land in the Agricultural Land Reserve (ALR):

The information provided below outlines the SLRD and Agricultural Land Commission's conditions for public Non-Farm Use events for up to 150 people:

- The farm must be located on land classified as a farm under the Assessment Act;
- No construction of new permanent buildings and no renovations of permanent buildings. Events are not permissible in farm buildings unless they have been upgraded and approved for assembly use, and any required upgrade construction is approved by the Agriculture Land Commission. Temporary tent structures are allowed.
- A maximum event total public attendance of 150
- Events cannot last more than 24 hours
- Parking must be provided on the property
- A maximum of 10 events per calendar year

The SLRD is planning to introduce a permitting process to regulate these events and ensure that events are safe, mitigation measures are in place and neighbours are notified of events. Stay tuned!

Visit the SLRD website for further information:

<https://www.slrld.bc.ca/planning-building/planning-development-services/policies-plans/agriculture-planning/agricultural-land-reserve>

Do you have concerns?

Any concerns about property in the ALR can be directed to ALC Compliance and Enforcement. Complete the Compliance and Enforcement Land Use Activity Report Form, found on the ALC website here: <https://www.alc.gov.bc.ca/>





Pemberton Valley Dyking District

The Pemberton Valley Dyking District (PVDD) is an autonomous local government body responsible for providing flood protection services to the Pemberton Valley. Almost all the farm drainage in this area uses the PVDD ditch system. The system is integral to keep the land farmable and productive. Please reach out to the PVDD if you are performing any ditching works, installing culvert crossings or any other drainage works.

The PVDD will come out and help evaluate the works and their interface with the valley drainage. This valley is very flat and even seemingly small works can have large effects on neighbouring properties. It is the PVDD's goal to ensure that all future works be done in a manner that keeps the land in a productive state for the future. For more information, visit the PVDD website: <https://www.pvdd.ca/>



Hazards in the SLRD



The SLRD is a unique area where various geological changes occur. To help mitigate risks, many regions in the SLRD require a hazard assessment and professional geotechnical sign-off before building permit issuance. The Building Inspector may require a report certified by a professional engineer with experience in geotechnical engineering. The report's purpose would be to assess the terrain/hazards of the subject property and, if necessary, recommend mitigative measures to reduce risk so development can proceed.

FireSmart

Electoral Area C is an intense wildfire area, and risks are high. Check out the BC FireSmart Manual to learn how you and your neighbours can reduce the hazards of Wildfire: <https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/emergency-preparedness-response-recovery/embc/preparedbc/homeowner-firesmart.pdf>

For more information on the FireSmart program click here: <https://www.slrld.bc.ca/emergency-program/preparedness/firesmart-program>

Learn More

Check out the Guidelines for Hazard Assessment: <https://www.slrld.bc.ca/sites/default/files/pdfs/building-inspection/Hazard%20Guideline.PDF>



Additional Information



Learn more about updates in electoral area C and access information about frequently requested items.

New Wildfire Protection Development Permit Area (DPAs)

Electoral Area C was the only area within the SLRD not covered by a Wildfire Protection DPA. The objective of the Wildfire Protection DPA is to ensure new developments in Electoral Area C are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities. Implementation of the Wildfire Protection DPA will limit damage to property, should wildfires occur.

Aligned with BC FireSmart best practices, new BC Building Code terminology and knowledge around the need for community-level “FireSmarting” as well as the need for increased wildfire protection to support climate change mitigation/adaptation

Visit the SLRD website to learn more: <https://www.slrd.bc.ca/planning-building/planning-development-services/development-applications-approvals/application-forms-and-guides>

Recreational Vehicles & Tiny Homes

A recreational vehicle may be parked/stored on a property, but is not meant to be used for permanent or rental dwelling purposes. A recreational vehicle may be used as temporary* living or sleeping quarters, but cannot be connected to services associated with a principal dwelling.

* Temporary means a total of less than four consecutive weeks in a calendar year.

A tiny home on wheels/trailers is considered a recreational vehicle. A tiny home sited on a permanent foundation is considered a dwelling unit, and is subject to zoning, septic approval and building permits. Visit the SLRD website to learn more:

https://www.slrd.bc.ca/sites/default/files/planning_guides/Tiny%20Homes_Communications%202019.pdf

SLRD Web Map

Your Access to Planning & Development Information

Use GIS to view and analyze information about a particular piece of land or features on the landscape.

- Conduct a property search
- Generate a property report
- Find other property information (such as whether or not your property is in the Agricultural Land Reserve or a Development Permit Area)

Consult the Guide to Getting Started with the SLRD Web Map here: <http://www.slrd.bc.ca/planning-building/mapping>, for basic tips on how to begin using the web map.



Current Projects

<p>Lil'wat Mainstreet Development</p>	<p>Zoning and OCP amendment application proposes a Village type mixed-use commercial and residential development on vacant land within the Mount Currie commercial area, including 36 affordable non-market units and 17 moderate income affordable market units.</p> <p>The project directly addressed recommendations from the recently completed SLRD Housing Need and Demand Study (2021). The zoning and OCP amendment bylaws have received third reading</p> <p>For more information: https://www.slrd.bc.ca/planning-building/planning-development-services/current-projects/lilwat-main-street-development-zoning-and-ocp-amendment-application</p>
<p>Area C and Pemberton Agricultural Area Plan</p>	<p>The Pemberton and Area C Agricultural Area Plan was initiated by the SLRD in 2008, with the support of the Investment Agriculture Foundation, and was adopted by the SLRD in 2012. It is intended to inform future decisions related to agriculture, and provide guidance in decision making and priority setting related to agriculture in the valley. For further information, click here: https://www.slrd.bc.ca/planning-building/planning-development-services/policies-plans/agriculture-planning/agricultural-area-plans/area-c-and-pemberton-agricultural-area-plan</p>
<p>Pemberton Valley ALUI Update</p>	<p>Agrologists toured the Pemberton Valley in summer 2019 to collect information on crops, irrigation, livestock, and land-use for farming areas in the region. The Ministry of Agriculture, SLRD, and the partnership for Water Sustainability in BC partnered to update the Agricultural Land Use Inventory (ALUI) and Water Demand Model (WDM), which were last completed in 2009.</p> <p>To access the results of the findings, click here: https://www.slrd.bc.ca/node/5382#overlay-context=node/5382</p>
<p>Wildfire Preparedness for Farmers and Ranchers</p>	<p>Wildfire preparedness is important for farmers and ranchers in the SLRD and throughout BC. To access further resources to support farm/ranch wildfire preparedness, prevention and mitigation, click here: https://www.slrd.bc.ca/node/5057</p>

Updates to Civic Addressing

The Addressing Bylaw (Civic Addressing Regulatory Bylaw No. 1124, 2009) was recently updated to require all new civic address signs to be larger and more visible.

Property owners may elect to request, on a cost recovery basis, that the Regional District supply a civic address sign. Cost for compliant signs are expected to be between \$70-\$80 but may vary based on manufacturer requirements.

To access the bylaw click here: <https://www.slrd.bc.ca/inside-slrd/bylaws/civic-addressing-regulatory-bylaw>



Electoral Area C Noise Bylaw

The bylaw regulates noise in Electoral Area C which unduly disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of reasonable persons at or near the source of such noise or sound. In addition, the following specific prohibitions apply:

<p>Any amplified music or singing or speech or sounds made by instrument, radio, stereophonic equipment or other device which is audible outside the premises on the real property from where the music or speech originates which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public outside of the following hours, unless written approval is obtained from an <i>Authorized Person</i>.</p>	<p>MONDAY - SATURDAY Before 7:00 am or After 11:00 pm</p>	<p>SUNDAY & STATUTORY HOLIDAY Before 9:00 am or After 11:00 pm</p>
<p>Any construction noise or vibration, which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public outside of the following hours, unless written approval is obtained from an <i>Authorized Person</i>.</p>	<p>MONDAY - SATURDAY Before 7:00 am or After 8:00 pm</p>	<p>SUNDAY & STATUTORY HOLIDAY Before 9:00 am or After 4:00 pm</p>

Visit the SLRD website for further information or to access the bylaw in full:

<http://www.slrld.bc.ca/planning-building/planning-development-services/regulatory-bylaws/noise-bylaws>

Contact the Planning & Building Department

SLRD Bylaw Department

The SLRD has a Bylaw Enforcement Officer and a ticketing system in place. The Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has a Compliance and Enforcement team. Depending on the nature and location of the concern, complaints may be directed to either the SLRD or FLNRORD or both.

General Inquiries

Have any further inquiries for the Planning and Building Department? Contact the department through email at planning@slrd.bc.ca or phone at 604-894-6371

SLRD Bylaw Enforcement

- Complete the SLRD Bylaw Enforcement Witness Report, found on the SLRD website here: <http://www.slrld.bc.ca/services/bylaw-enforcement>
- Submit your complaint form to the SLRD by email: bylawenforcement@slrd.bc.ca

RCMP Compliance and Enforcement

- The Whistler RCMP Detachment handles compliance and enforcement in Electoral Area C
- Individuals can call 604-894-6634 or 9-1-1 during an emergency