



REQUEST FOR DECISION
1793 Reid Road (Area C) – Zoning
Amendment Bylaw No. 1430-2015;
Reduction of Minimum Parcel Size

Meeting Date: September 30, 2015

To: SLRD Board

Applicant: Gregg and Allison Vollet (Owners)

Location: SLRD Electoral Area C – Ivey Lake/Reid Road Neighbourhood

Legal Descriptions:

PID 001-608-894 (Lot 6, DL 2679)

OCP Designation: Rural Residential - Electoral Area C OCP Bylaw No. 689, 1999	Zoning: Rural 1 (RR1) Zoning Bylaw No. 765, 2002	ALR Status: N/A	Development Permit Areas: Development Permit Area 2: Riparian Assessment Area
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RECOMMENDATION:

1. THAT Bylaw 1430-2015, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015” be read a second time.
2. THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area C Director Russell Mack, with Director Mike Richman as alternate delegate pursuant to Section 891 of the Local Government Act, for the consideration of Bylaw 1430-2015, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015”.

KEY ISSUES/CONCEPTS:

Amendment Bylaw 1430-2015 was given first reading at the July 22, 2015 Board meeting. The referral process was also initiated at that time. Staff have now completed the referral process for Bylaw 1430-2015, with comments received incorporated into this report. It is recommended that the amendment bylaw be given second reading and a public hearing scheduled.

The SLRD received a zoning amendment application for District Lot 2679, 1793 Reid Road. The property is currently zoned Rural 1 (RR1) in SLRD Electoral Area C Zoning Bylaw 765, 2002. The

property location is shown in Appendix 1, Schedule A. The proposed zoning amendment is to facilitate subdivision and would see the property rezoned to Rural Residential (single dwelling) (RR1Res(sd)) thereby reducing the minimum parcel size to one hectare.

The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site specific rezoning applications in the Ivey Lake/Reid Road neighbourhood, subject to conformance with suitability criteria such as geotechnical and water quality and quantity. The applicant has provided confirmation from qualified professionals that such water and geotechnical requirements can be met.

RELEVANT POLICIES:

Electoral Area C Official Community Plan Bylaw No. 689, 1999
Electoral Area C Zoning Bylaw No. 765, 2002

BACKGROUND:

The SLRD received a zoning amendment application for District Lot 2679, 1793 Reid Road. Staff drafted a zoning bylaw amendment for this application. The application was given permission to proceed by the Board at the January 28, 2015 Board meeting, provided the applicable regulatory, water and geotechnical requirements were met. The application was given first reading and the referral process initiated at the July 22, 2015 Board meeting. The 30 day referral period has now come to a close and referral responses received.

REFERRAL COMMENTS:

Lil'wat Nation – response received

The Lil'wat Nation noted that their Land Use Plan supports land developments that minimize environmental disturbance, and adheres to concepts such as Smart Growth and low impact design. It was also noted that land development must be located away from culturally sensitive sites.

The Lil'wat Nation confirmed that there is low potential for cultural and archaeological sites within Lot 6, DL2679 and, provided Smart Growth standards are met on the zoning decision, the Lil'wat Nation has no further comments to provide. However, it was noted that if any new information were to arise during the course of this activity that indicates there may be impacts on Lil'wat Nation aboriginal rights, title or interests, the Lil'wat Nation would expect to receive notice and to have an opportunity to provide comments at this time, and that nothing in the letter (referral response) is intended to affect the scope of, or opportunity to exercise, Lil'wat Nation's aboriginal rights, nor does the Lil'wat Nation intend to accept any infringement of same.

Village of Pemberton – response received

The Village of Pemberton noted that it has no objections to this zoning amendment bylaw as it does not affect Village interests.

Vancouver Coastal Health – response received

Vancouver Coastal Health (VCH) noted in their response that one hectare is the minimum lot size recommended by the VCH Subdivision Guideline for parcels serviced by private wells. Further, provided the existing proposed new parcels meet the requirements of the Subdivision Guideline, VCH would not object to the subdivision.

Note that two wells were drilled to prove water quantity and quality requirements could be met. The qualified professional report stated that *the water samples met Health Canada's Guidelines for Canadian Drinking Water Quality except iron, manganese, and total coliform in Well 1 and manganese, sulphate, calculated total dissolved solids, and total coliforms in Well 2*. The report goes on to conclude that *a water treatment system consisting of a sediment filter, carbon filter, UV light is already in place for treating groundwater from Well 1, and that the aforementioned treatment system will likely be sufficient to provide potable water to the Site, however sampling of the treated water is recommended to confirm that the treated water is potable*. It was also noted that VCH is aware this region has pockets of elevated naturally occurring arsenic in groundwater supplies and that the VCH Subdivision Guideline restricts the creation of new lots where arsenic concentrations exceed 25 PPB; parcels with concentrations of 5-25 PPB must be assessed by a professional geoscientist. Arsenic was not found in the water samples from either of the two wells.

Additionally, VCH noted that other than parcels with elevated arsenic concentrations in groundwater, VCH subdivision assessment does not include a review of single family dwelling serviced water systems nor comments on recommended water quality treatment options.

Ministry of Transportation and Infrastructure – response received

Ministry of Transportation and Infrastructure (MOTI) noted that it has no objection at this stage to the first reading of the zoning amendment bylaw 1430-2015, as presented.

Forests, Lands and Natural Resource Operations – no response received

Ministry of Environment – response received

No comments submitted. It was noted that there do not appear to be parks-related interests in the area.

ANALYSIS:

The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site specific rezoning applications in the Ivey Lake/Reid Road neighbourhood, subject to conformance with suitability criteria. Sections 4.18, 4.19 and 4.20 of the OCP state:

4.18. Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mt. Currie - D'Arcy corridor may be amended, through a site specific rezoning application, to one hectare, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.

4.19. In the Ivey Lake/Reid Road neighbourhood, only those parcels serviced by wells that provide 2720 liters/day on a sustained basis throughout the year for each proposed parcel, and provide water of suitable quality as defined by Guidelines for Canadian Drinking Water Quality, shall be considered for rezoning to permit one hectare parcels.

4.20. Due to concerns about possible impacts on groundwater supplies, those lands rezoned to permit one hectare parcels in the Ivey Lake/Reid Road neighbourhood (including Lots 1-13 & Lots 19-32, DL 2679 and Lots 14-18 and Lots 33 to 51, DL 4100, all Plan 33675, LLD) are permitted only one dwelling per parcel (including secondary suite).

SLRD Staff conducted a review of the zoning amendment application and subsequent additional information regarding water quantity and quality, as required by Electoral Area C Official Community Plan Bylaw No. 689, 1999. SLRD Staff also requested that a basic geotechnical report be provided to indicate that the use is “safe for the use intended”. The qualified professional reports confirm the required water and geotechnical requirements can be met for this property.

Further, the zoning amendment application received no objections through the referral process.

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy Bylaw No. 1062, 2008 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 support infill in the Ivey Lake/Reid Road neighbourhood. Similar precedents have been set by neighbours, where water quantity and quality criteria have been met, thus regional impacts are minor. The Ministry of Transportation and Infrastructure (MOTI), as the subdivision approving authority, will ultimately determine the suitability for subdivision.

OPTIONS:

Option 1

Give the “Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015” second reading and schedule the public hearing.

Option 2

Refer the application back to SLRD Staff for more information, or revision.

Option 3

Reject the zoning amendment application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

Schedule and advertise the public hearing.

ATTACHMENTS:

Appendix 1: Zoning Amendment Bylaw No. 1430-2015

Prepared by: C. Daniels, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1430-2015

A bylaw of the Squamish-Lillooet Regional District to
amend Squamish-Lillooet Regional District Electoral Area
C Zoning Bylaw No. 765, 2002.

The Board of Directors of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the ‘Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015’.
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, is hereby amended as follows:

The Official Zoning Map, Schedule C, Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is hereby amended by:

- (i) rezoning DL 2679, Lot 6, Plan KAP33675, as outlined on Schedule A, which is attached to and forms part of this bylaw, from Rural 1 zone (RR1) to Rural 1 - Rural Residential single dwelling sub-zone (RR1_{RES(SD)}).

READ A FIRST TIME this	22 th	day of	July	2015.
READ A SECOND TIME this	30 th	day of	September	2015.
PUBLIC HEARING held on the		day of		2015.
READ A THIRD TIME this		day of		2015.
ADOPTED this		day of		2015.

Jack Crompton
Chair

Kristen Clark
Secretary



SCHEDULE "A"
ZONING BYLAW AMENDMENT BYLAW NO. 1430-2015
SQUAMISH - LILLOOET REGIONAL DISTRICT

Plot Date: 06/23/2015

Lot 6, Plan KAP33675, District Lot 2679, Lillooet Land District
to be rezoned from Rural 1 (RR1)
to Rural 1 - Rural Residential (single dwelling) (RR1res(sd))

