



MoTI File #: 2021-00238

Date: Apr/11/2022

Squamish Lillooet Regional District
305-2138 Old Dollarton Road
North Vancouver, British Columbia V7H 1A7
Canada

Attention: Eric Vance

Re: Proposed Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021; and, the “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021 for:

- **PID 010-026-151 - Part of District Lot 1583 Group 1 New Westminster District Except: Firstly; Part In Reference Plan 4390, Secondly; Part in Reference Plan 4878, Thirdly; Part on Plan 21576, Fourthly; Part Shown as 8.31 Acres on Highway Plan 76 Fifthly; Part Shown as 0.08 Acres on Highway Plan 76, Sixthly: Portion on Plan BCP29232**
- **PID 010-077-227 - Lot A, Except Part Dedicated Road on Plan BCP28651, District Lots 1583, 2001 and 7034 Plan 21576**
- **PID 010-025-952 - Parcel 1 (Reference Plan 4878) of District Lot 1583 Group 1 New Westminster District Except Part on Plan 21576**
- **PID 010-025-901 - Parcel 1 (Reference Plan 4878) of District Lot 2001 Group 1 New Westminster District Except Part on Plan 21576**
- **PID 006-646-921 - Part of Lot A Except: Part Dedicated Road on Plan BCP25632 District Lot 2001 and 7035 Group 1 New Westminster District Plan 20309**
- **PID 010-025-766 - Part of District Lot 4008 Group 1 New Westminster District Except: Firstly: Part on Highway Plan 76, Secondly: Part on Plan BCP29235**

Preliminary Approval is granted for the Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021 for one year pursuant to section 52(3)(a) of the *Transportation Act* on the following condition:

1. Final acceptance of the Traffic Impact Study. Note that this is currently in review with the Ministry.

Local District Address
Squamish Area Office 101-42000 Loggers Lane Squamish, British Columbia V8B 0H3 Canada Phone: () - Fax: (604) 898-4376

2. Generally, the Ministry is supportive of the South Britannia Term Sheet dated December 2, 2021 and attached to the December 15th 2021 SLRD Bylaw 1st Reading report. A copy of the finalized SLRD Development Agreement should be sent to our office for review prior to zoning approval.

The following are not a requirement of rezoning; however the applicant should be aware of the following as they proceed:

Highway Permits:

Although the Ministry will not require the applicant to obtain permits from the Ministry for any highway works (access, utilities etc.) prior to the proposed rezoning, we encourage the developer to submit [permit applications](#) as early as possible as each will require extensive review. The applicant should be aware of Ministry standards for works within the highway right of way as outlined in our various manuals. This includes, but is not limited to:

- [Utility Policy Manual](#)
- [BC Supplement to TAC](#)
- [Standard Specifications for Highway Construction](#)
- [Planning and Designing Access to Developments](#)

Natural Hazards Report:

The Ministry does not require the natural hazards report to be reviewed prior to rezoning approval; however, this will be a requirement as part of the subdivision process. The applicant should ensure the report follows the Ministry's Geotechnical Design Specifications for Subdivisions found here:

<https://www2.gov.bc.ca/gov/content?id=1BD49A1370924D479D053679342DF9BF> .

If you have any questions please feel free to call Kattia Woloshyniuk at (236) 468-1926.
Yours truly,



Kattia Woloshyniuk
Senior Development Officer