



REQUEST FOR DECISION

McGillivray Falls Zoning Amendment Bylaw 1696-2020 (Third Reading)

Meeting Date: March 24, 2021

To: SLRD Board

Location: Electoral Area C, in the vicinity of Anderson Lake

Legal Description: DISTRICT LOT 4363 LILLOOET DISTRICT EXCEPT PLAN A14338

RGS Designation: Non-Settlement Area	OCP Designation: Rural Residential	Zoning: Rural 1	ALR Status: N/A	Development Permit Areas: N/A
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RECOMMENDATIONS:

THAT Bylaw 1696-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be given a third reading.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw 1696-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be sent to the Ministry of Transportation & Infrastructure for its approval prior to adoption of the bylaw.

KEY ISSUES/CONCEPTS:

In 2014, the provincial government amended the Local Government Act to terminate all land use contracts as of June 30, 2024. Local governments are required to have zoning bylaws in place by June 30, 2022 that will apply to the land once the land use contracts are terminated. Once land use contracts are terminated, only the zoning will apply. This will result in non-conforming uses, as the underlying zoning for McGillivray Falls is Rural 1 (RR1) - which does not allow for the level of development currently on the property. Under this non-conforming situation, if a fire were to occur there would be no opportunity to rebuild. To address the provincial requirements and non-conforming situation of the current underlying zoning, SLRD staff are proposing zoning amendments for McGillivray Falls. The proposed zoning amendments build on previous work completed by SLRD staff.

Amendment Bylaw 1696-2020 was given second reading at the January 27, 2021 Board meeting. A public hearing waiver was also initiated at that time. SLRD staff had scheduled the third reading of Bylaw 1696-2020 on February 24, 2021. After consulting with McGillivray Falls Recreation Retreat Ltd. Corporation, the third reading was rescheduled to March 24, 2021 to allow the community more time to review the proposed zoning. SLRD staff have amended the proposed

bylaw to reflect comments received during the Public Hearing waiver period. The amendments are presented in the analysis section of this report. Responses provided during the Public Hearing waiver period are presented in Appendix C. SLRD staff will send the bylaw to the Ministry of Transportation & Infrastructure for approval after third reading and prior to adoption of the bylaw.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)
[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999](#)
[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)
[Land Use Contract Bylaw No. 87, 1976](#)

Previous Board Resolutions and Reports

At the January 24, 2021 SLRD Board meeting, the SLRD Board resolved:

THAT Bylaw 1696-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be given a second reading.

THAT pursuant to s. 464(2) of the Local Government Act, the public hearing regarding Bylaw No. 1696-2020, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be waived.

THAT notice of the waiver of the public hearing regarding Bylaw No. 1696-2020, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be given in accordance with s. 467 of the Local Government Act.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw 1696-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020” be sent to the Ministry of Transportation & Infrastructure for its approval prior to adoption of the bylaw.

Notice of the public hearing waiver has been completed. The bylaw amendment is now ready to be considered for third reading, and to be forwarded to the MOTI for their approval as per Section 52(3)(a) of the Transportation Act. Once that has been completed, the Board can consider adoption of the bylaw amendment.

[First Reading – McGillivray Falls – November 25, 2020 Board](#)

Public Hearing Waiver

A public hearing waiver was advertised as per s.464(2) *Local Government Act*. Notice of the public hearing waiver has been posted in the March 11 and 18, 2021, editions of the Pique Newsmagazine. Notification letters announcing the public hearing waiver were also mailed to residents, and to McGillivray Falls Recreation Retreat Ltd. Corporation to forward the notification letter to their members. Staff will provide all comments from public to the Board of Directors meeting on March 24, 2021.

BACKGROUND:

An information report went to the October 28, 2020 SLRD Board meeting, introducing the proposed amendments and scope of the project. Appendix A outlines Amendment Bylaw No. 1696-2020 and Appendix B outlines the RR McG Zone.

In 2016, the SLRD worked closely with the McGillivray Falls community to develop new zoning. A contract planner was working on the zoning, but due to complications with the larger Area C Zoning project, the SLRD had to put the zoning amendments on hold.

The current staff-initiated zoning amendment process builds on the previous work completed in 2016, which included community engagement processes. 43 properties are subject to the McGillivray Falls Land Use Contract Bylaw No. 87 (LUC 87). SLRD staff have been in communications with McGillivray Falls Recreation Retreat Ltd. (MFRR) notifying of the proposed zoning amendment as well as associated process and timeframes.

Scope of Projects

The key purpose of the zoning amendments is to address the provincial requirements for land use contract termination and the non-conforming situation of the current underlying zoning. The zoning amendments will replace the underlying Rural 1 zone with the RR McG Zone – a zone that reflects the development on the property. For clarity, no changes to what is currently provided for under LUC 87 will be contemplated under this staff-initiated project. Additionally, the SLRD is not proposing to discharge LUC 87. Rather the new zoning will address the non-conforming issue of the current zoning, and once the land use contract terminates in 2024, the new zoning will be the land use regulation in place.

RR McG McGillivray Falls Zone

The RR McG Zone reflects the DRAFT zoning previously prepared for McGillivray Falls, which mirrors what is currently provided for under LUC 87. The underlying zoning that applies to McGillivray Falls is Rural 1 (RR1) and does not allow for the current level of development on the property.

Summary of New Zoning

- The intent of the McGillivray Falls (RR McG) Zone is to provide for residential development consistent with the original Land Use Contract.
- The maximum of private sites permitted is forty-three.
- Permitted uses include not more than one house or cottage per private site, one single family dwelling or mobile home, and an accessory building of not more than 10 m².
- Provisions are also included for *Common Sites*, *Works Areas*, *Lodge Area*, and *Greenbelt Areas*.

Please see Appendix B for further details.

The purpose of the proposed zoning amendment is to give the McGillivray Falls Recreation Retreat Ltd. (MFRR) underlying zoning so that they are not left in a non-conforming land use situation once the land use contract terminates. The work is being carried out by the SLRD pro bono. Note that some members of MFRR approached SLRD staff in June 2020 seeking

amendments to the proposed zoning in order to facilitate a revision of the site plan/lot layout as well as safe storage of propane. Since the initial discussions in June, SLRD staff has been made aware that there may not be consensus within MFRR as to these changes. Thus, the SLRD is not considering any changes from what is currently provided for under the land use contract.

ANALYSIS:

Amendments to Bylaw 1696-2020

The following amendments have been made to the draft bylaw 1696-2020:

- References to *total floor area* have been changed to *gross floor area* to ensure consistency with the language in the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;
- Clarification that only 41 of the 43 private sites can be built upon as per the McGillivray Falls LUC 87. Once 41 private sites have been developed, the remaining 2 private sites will be designated as common sites.
- Language has been updated to improve clarity

Please see Appendix A for changes highlighted in yellow.

Public Hearing Waiver Comments

Some members of the MFRR approached SLRD staff in February 2021 seeking amendments to the number of private sites indicated on the original LUC 87 Schedule A Site Plan (Appendix A). The request was to designate lots #31 and #43 as common sites. After a MFRR Board of Directors vote, the majority of shareholders have voted in favour of leaving lots #31 and #43 designated as private sites as per the original LUC 87. SLRD staff have consistently communicated that the SLRD is not considering any changes from what is currently provided and under the existing LUC. MFRR may seek changes to the existing regulations and site plan through a future paid zoning amendment application. Consequently, SLRD staff recommend proceeding with the RR McG Zone as presented in this report.

A letter from McGillivray Falls Recreation Retreat Ltd. received during the Public Hearing waiver period is provided in Appendix C.

Regional Growth Strategy Bylaw No. 1062, 2008

McGillivray Falls is designated Non-Settlement Area in the SLRD Regional Growth Strategy. As such, development beyond what is currently provided for under LUC 87 is not contemplated or supported.

OCP: Electoral Area C Official Community Plan Bylaw No. 689, 1999 Review

McGillivray Falls is designated Rural Residential under the Area C OCP. According to the Area C OCP, an Objective for the Rural Residential lands is:

- To promote development consistent with the existing rural and semi-rural character of the area.

Further, Rural Residential Policies state:

4.1. Lands set aside for residential development are indicated on Map 1- Land Use Designations as Rural Residential.

4.2. Permitted uses in Rural Residential areas are a single family home, a secondary suite, home-based businesses, home industry, accessory buildings, and ancillary uses related to the above.

4.5. Subject to soil conditions, geotechnical hazards, water supply, and policies for the preservation of agricultural land, in all Rural Residential areas the minimum parcel area shall be 2 hectares.

4.6. Where suitable conditions exist and where maintaining an overall density of 2 hectare parcels is desirable, the Regional District will consider development applications that propose to cluster housing together on lots smaller than 2 hectares provided the density for the entire development area remains at 1 lot per 2 hectares.

The McGillivray Falls parcel is 72.90 hectares. With 43 private sites, the density for the entire development area is 1.7 hectares. Of the 43 private sites, only 41 may be built upon or occupied, including one for the use of a caretaker. Once 41 of the private sites have been developed, the remaining 2 sites shall be designated *Common sites*. No further density will be supported, with Amendment Bylaw 1696-2020 limiting development to what is currently provided for under LUC 87.

Zoning: Electoral Area C Zoning Bylaw No. 765, 2002 Review and Land Use Contract No. 87

The RR McG Zone reflects what is currently provided for under the LUC 87, including the overall general layout of the development sites. The zoning amendment addresses the non-conforming issues of the current underlying zoning, but does not provide for further density, development or uses.

Terrain Hazards

McGillivray Falls is not in a mapped terrain hazard area, though there are steep slopes in the area.

REGIONAL IMPACT ANALYSIS:

No new development is being proposed, thus regional impacts are negligible.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give third reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020. Send the bylaw to the Ministry of Transportation & Infrastructure for its approval prior to adoption.

Option 2

Do not give third reading to the Proposed Bylaw and refer back to staff for more information, or for revision.

Option 3

Reject the zoning amendment.

FOLLOW UP ACTION: If approved by the Board, send the bylaw to the Ministry of Transportation & Infrastructure for its approval prior to adoption.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020

Appendix B: RR McG Zone

Appendix C: Public Hearing Waiver Responses

Prepared by: D. Kyobe, Planner

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

Approved by: M. Helmer, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1696-2020**

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

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020”.
 2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By adding the following designation to Table 2-1 Designation of Zones, to come after RR PON – Ponderosa Guest Ranch Zone:
RR MCG – McGillivray Falls Zone
 - (b) By inserting the following 5.4 RR MCG ZONE – MCGILLIVRAY FALLS into Schedule A Zoning Bylaw under SECTION 5 RURAL ZONES and following the SECTION 5.3 RR PON ZONE as follows:
-

SECTION 5.4 – RR MCG ZONE – MCGILLIVRAY FALLS

Intent

- 5.4.1 The intent of this *zone* is to provide for residential development consistent with the original Land Use Contract.

Definitions

- 5.4.2 Definitions shall be the same as in Section 1 of the Zoning Bylaw except:

Accessory Building means a building customarily incidental and subordinate to the principal building on the same site.

Common Site(s) means those sites coloured “green”, generally as shown on the Site Plan in 5.4.8.

Greenbelt Area means that portion or portions of the Lands coloured white on the Site Plan in 5.4.8 together with the remaining lands **not otherwise separately labelled** comprising District Lot 4363.

Lodge Area means the area designated *Lodge Area* and coloured brown on the Site Plan in 5.4.8.

Private Site(s) means any ~~or all of the~~ of the 43 building sites generally as shown on the Site Plan in 5.4.8, in particular sites 1-40 and 43-45 and excludes *Common Sites*, *Greenbelt Area*, *Lodge Area* and *Works Area*.

Works Areas means any or all of the Work and Special Use Areas **coloured black** and generally as shown on the Site Plan in 5.4.8.

Permitted Uses

5.4.3 Land, *sites*, buildings, and structures in the RR McG Zone shall be used for the following purposes only:

.1 Private Sites – Permitted Uses:

- a) not more than one (1) house or cottage per *private site*
- b) one single family dwelling or mobile home
- c) **buildings are permitted on forty-one (41) private sites**
- d) an *accessory building* of not more than 10 m²

.3 Common Site(s) – Permitted Uses

- a) restricted to recreation grounds and hiking trails and pedestrian pathways and shall not be used for any purpose inconsistent with their use and retention as natural, unimproved areas.
- b) buildings are not permitted.

.4 Works Areas – Permitted Uses

- a) restricted to workshops for **the fabrication, storage, maintenance and repair of tools, machinery, equipment, parts and other materials and supplies needed or incidental to maintain or service** ~~welding, machine parts manufacturing and repairing, septic tank servicing, storage of building supplies and materials, storage of water and the repair and maintenance of all necessary equipment for the property.~~

.5 Greenbelt Area – Permitted Uses

- a) restricted to recreation grounds and hiking trails and pedestrian pathways and **shall not be used for any purpose inconsistent** ~~uses consistent with their use and retention as natural, unimproved areas;~~ **provided however, underground services and that** pathways, **waterlines and tanks and underground services** in the greenbelt area may be constructed and maintained.
- b) buildings are not permitted.

.6 Lodge Area – Permitted Uses

- a) restricted to community use for social gatherings, group and individual recreation activities.

Density

5.4.4 The maximum of *private sites* permitted is forty-three (43). **No more than forty-one (41) private sites shall be built upon.**

Maximum Floor Area

5.4.5 **Gross floor area** ~~Total floor area~~ of all buildings on a *site* must not exceed 375 square metres.

Height

5.4.6 No building shall exceed 7.62 metres in *height*.

Roads, Ways and Paths

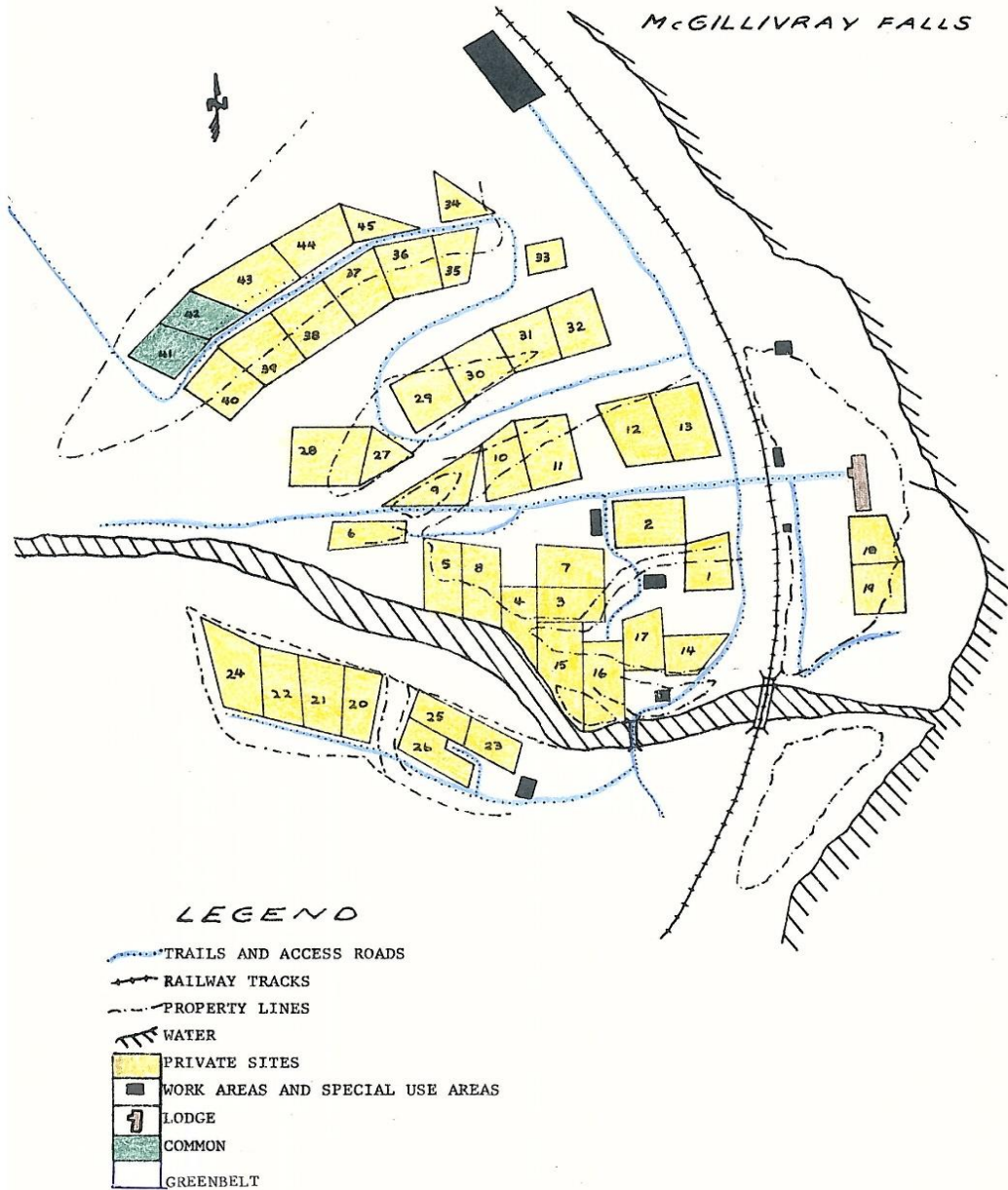
5.4.7 All roads and ways are private and must be located substantially as shown on the Site Plan in 5.4.8. The SLRD is not responsible for their construction, installation, maintenance or repair.

Site Plan

5.4.8 The location and size of the *sites* must be ~~substantially~~ **generally** in accordance with the following Site Plan:

SCHEDULE "A"

SITE PLAN



(c) The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 762, 2002, Schedule B Maps is amended as follows:

The land outlined on the map on Schedule 1 to this bylaw and legally described as "District Lot 4363, Lillooet District" is rezoned from RR1 Zone (Rural 1) to RR MCG Zone (McGillivray Falls).

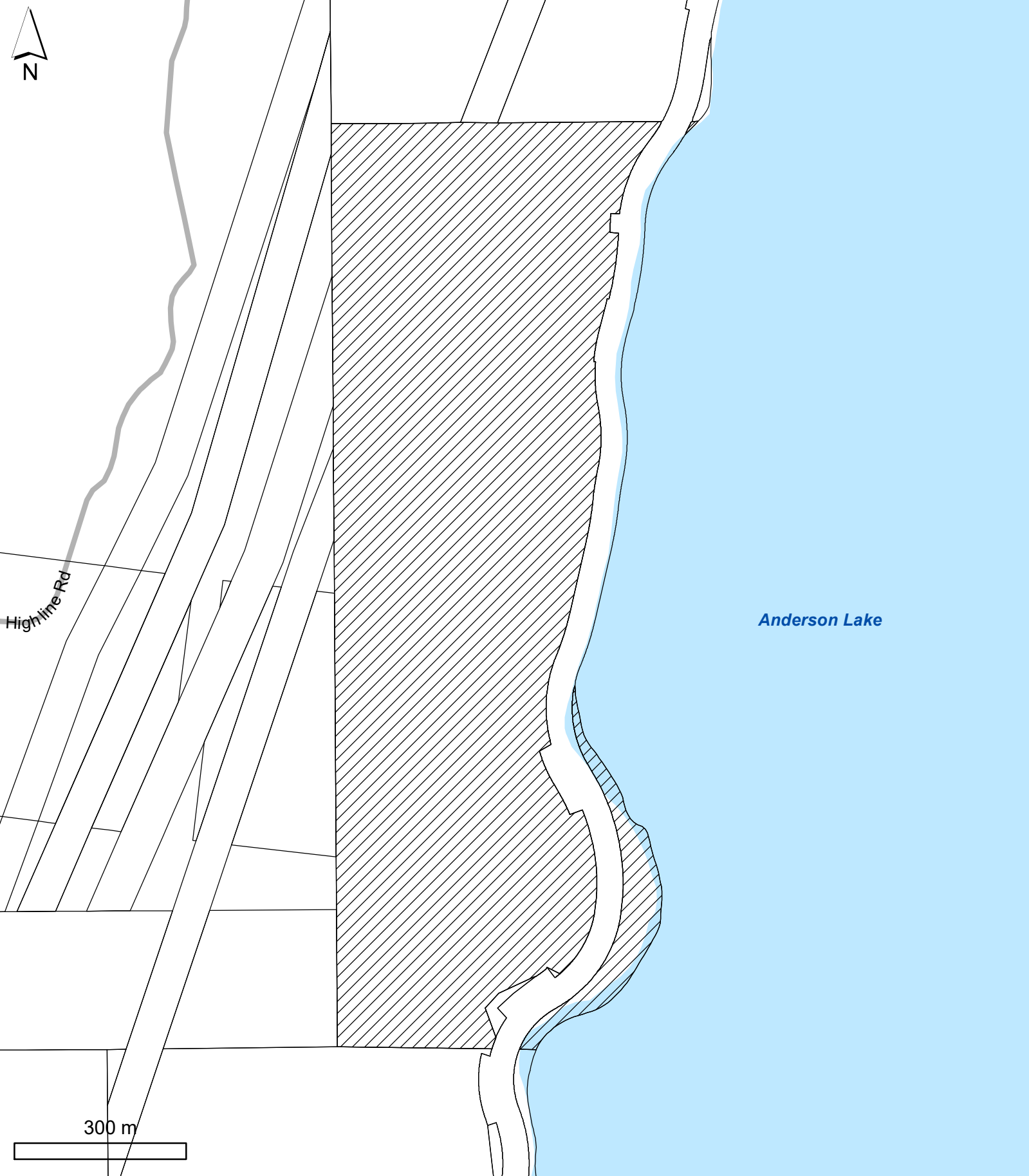
(d) By adding Amendment Bylaw 1696-2020 to the Summary of Amendments table as follows:

1696-2020	McGillivray Falls Zoning Amendment	, 2021
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READ A FIRST TIME this	25 th day of	NOVEMBER, 2020
READ A SECOND TIME this	27 th day of	JANUARY, 2021
PUBLIC HEARING waived this	27 th day of	JANUARY, 2021
READ A THIRD TIME this	day of	, 2021
APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this	day of	, 2021
ADOPTED this	day of	, 2021

Jen Ford
Chair

Kristen Clark
Corporate Officer



Schedule 1: Squamish-Lillooet Regional District Electoral Area C
Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1696-2020

 RR 1 to RR MCG

SECTION 5.4 – RR MCG ZONE – MCGILLIVRAY FALLS

Intent

- 5.4.1 The intent of this zone is to provide for residential development consistent with the original Land Use Contract.

Definitions

- 5.4.2 Definitions shall be the same as in Section 1 of the Zoning Bylaw except:

Accessory Building means a building customarily incidental and subordinate to the principal building on the same site.

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Greenbelt Area means that portion or portions of the Lands coloured white on the Site Plan in 5.4.8 together with the remaining lands **not otherwise separately labelled** comprising District Lot 4363.

Lodge Area means the area designated *Lodge Area* and coloured brown on the Site Plan in 5.4.8.

Private Site(s) means any ~~or all of the~~ of the 4143 building sites generally as shown on the Site Plan in 5.4.8, in particular sites 1-40 and 4443-45 and excludes *Common Sites, Greenbelt Area, Lodge Area* and *Works Area*.

Works Areas means any or all of the Work and Special Use Areas **coloured black** and generally as shown on the Site Plan in 5.4.8.

Permitted Uses

- 5.4.3 Land, *sites*, buildings, and structures in the RR McG Zone shall be used for the following purposes only:

.1 Private Sites – Permitted Uses:

- a) Not more than one (1) house or cottage per *private site*
- b) one single family dwelling or mobile home
- c) an *accessory building* of not more than 10 m²

.3 Common Site(s) – Permitted Uses

- a) restricted to recreation grounds and hiking trails and pedestrian pathways and shall not be used for any purpose inconsistent with their use and retention as natural, unimproved areas.
- b) buildings are not permitted.

.4 Works Areas – Permitted Uses

- a) restricted to workshops for **the fabrication, storage, maintenance and repair of tools, machinery, equipment, parts and other materials and supplies needed or incidental to maintain or service** ~~welding, machine parts manufacturing and repairing, septic tank servicing, storage of~~

~~building supplies and materials, storage of water and the repair and maintenance of all necessary equipment for the property.~~

.5 Greenbelt Area – Permitted Uses

- a) restricted to recreation grounds and hiking trails and pedestrian pathways and **shall not be used for any purpose inconsistent** uses consistent with their use and retention as natural, unimproved areas, **provided** however, ~~underground services and that~~ pathways, **waterlines and tanks and underground services** in the greenbelt area may be constructed and maintained.
- b) buildings are not permitted.

.6 Lodge Area – Permitted Uses

- a) restricted to community use for social gatherings, group and individual recreation activities.

Density

5.4.4 The maximum of *private sites* permitted is **forty-one (41)** ~~three (43)~~.

Maximum Floor Area

5.4.5 **Gross floor area** ~~Total floor area~~ of all buildings on a *site* must not exceed 375 square metres.

Height

5.4.6 No building shall exceed 7.62 metres in *height*.

Roads, Ways and Paths

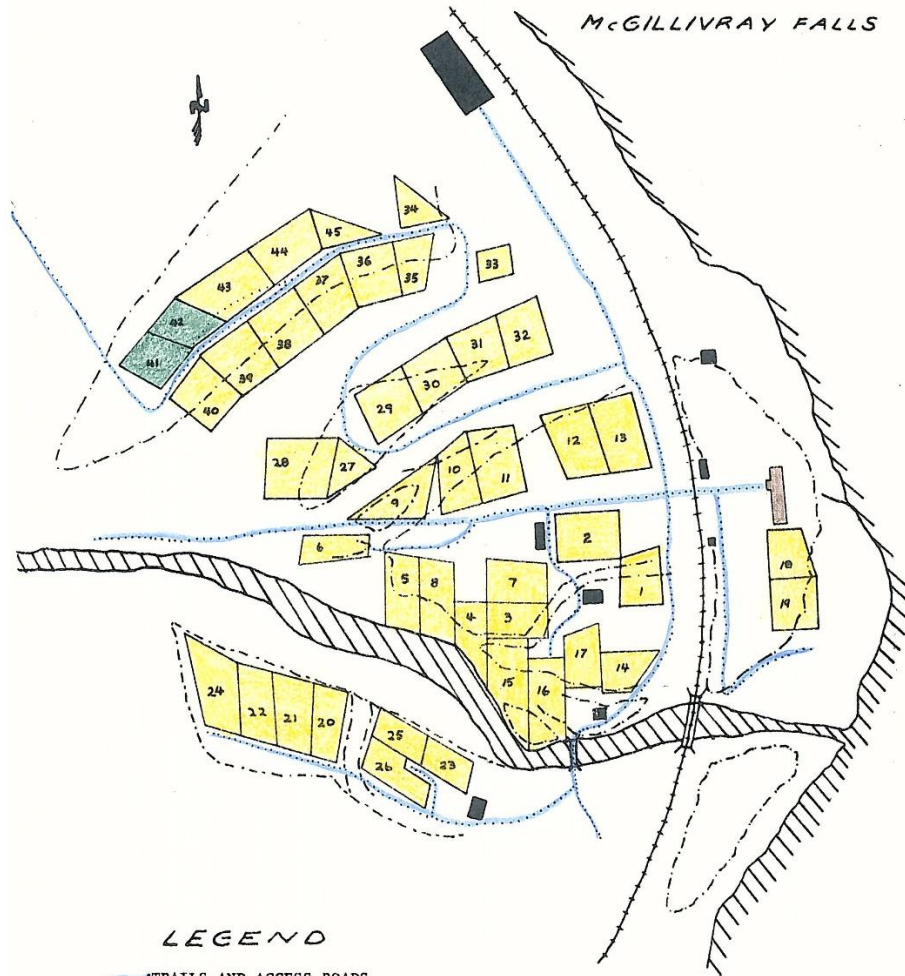
5.4.7 All roads and ways are private and must be located substantially as shown on the Site Plan in 5.4.8. The SLRD is not responsible for their construction, installation, maintenance or repair.

Site Plan










5.4.8 The location and size of the *sites* must be ~~substantially~~ **generally** in accordance with the following Site Plan:

SCHEDULE "A"

SITE PLAN



LEGEND

-  TRAILS AND ACCESS ROADS
-  RAILWAY TRACKS
-  PROPERTY LINES
-  WATER
-  PRIVATE SITES
-  WORK AREAS AND SPECIAL USE AREAS
-  LODGE
-  COMMON
-  GREENBELT

McGillivray Falls Recreation Retreat Ltd.

c/o 2701 Henry Street
Port Moody, BC V3H 2J8

March 16, 2021

Kim Needham
Director, Planning and Development
Squamish Lillooet Regional District
PO Box 219
Pemberton, BC V0N 2L0

RE: McGillivray Falls Recreation Retreat Land Use Bylaw No. 87, 1976:
Termination and SLRD Zoning Amendments

Dear Ms. Needham:

Further to the recent correspondence between the Regional District ("SLRD") and McGillivray Falls Recreation Retreat Ltd ("MFRR"), and the discussions between planning department personnel and officers of MFRR, we offer the following comments respecting the proposed change in governance of DL 4363 from the above cited Land Use Contract ("LUC") to a bylaw consistent with current provincial lands administrative practice.

MFRR is the title holder for DL 4363 and has been involved since 2016 in discussions with SLRD planners to assist in implementing the changes in governance required by applicable provincial legislation. Initially we dealt with your Mr. Ian Cooper. At his invitation we made a submission to SLRD on October 5, 2016 to assist in achieving the objective of preserving the existing occupancy and uses of MFRR lands in a bylaw more precisely focussed on the elements necessary to current provincial administration of private lands.

Mr. Cooper provided us with a draft for further discussion on February 22, 2017 and we had discussions following that in March and from time to time after that until mid-May 2017. During that period, we made some suggestions, some of which were implemented by Mr. Cooper and some of which were not.

As you know, at some point after that, the process of discussion was put on hold for policy reasons unrelated to the progress of the work between SLRD and MFRR on the file.

We did not re-engage on the matter until June of 2020. Re-engagement resulted in the SLRD's decision to revive the process interrupted in 2017, based on the SLRD embracing the work done by Mr. Cooper and continuing to consider input from MFRR, with a view to concluding a timely and appropriate bylaw.

To that end, SLRD sent us a letter on August 20, 2020 that presented some options for moving ahead constructively on this file. There was one point of confusion in that letter relating to the structure of ownership of the DL 4363 lands. It has since been clarified that MFRR, as the title holder, has full authority to deal with SLRD on this file, so we will not refer to that further unless SLRD requests more discussion.

The August 20 letter presented two options for moving forward. While we did not agree with option 1 completely as written, we did not disagree with the idea that there should be a two-stage process.

The first stage involved further discussion and refinement of the work done by Ian Cooper, with a view to preserving the rights and obligations that exist under the LUC under a new bylaw compliant with current legislative requirements. The second stage, involving changes related to fire safety which were discussed with Mr. Cooper, would be left for a potential future application.

For present purposes the focus is therefore on completing the work started in 2016.

The bylaw draft provided with your August 20, 2020 letter primarily reflects Mr. Cooper's draft of February 22, 2017 as did that accompanying the Information Report to SLRD Area Directors/Board of Directors re Meeting dates October 14/28, 2020.

Since the drafting of the Information Report of October 2020, SLRD planners and MFRR representatives have carried on further discussions and some changes have been incorporated to reflect both the discussions with Mr. Cooper from the time he was involved, and the discussions with several SLRD planners more recently.

We would like to note our appreciation for the work of the Planning Department staff in consulting with us and taking our input into account in refining the draft bylaw. We also note with thanks that the Department, at our request, delayed the conclusion of the proceedings on the bylaw in order to accommodate our internal requirements for review and comment on the proposed bylaw by our shareholders.

Given the success of the consultation process the comments which follow will be brief. We will focus on the introductory and background portions of the Information Report Re the Oct. 14/28 meetings and the draft bylaw as it currently stands after the recent amendments.

While not significant to the text of the bylaw, for accuracy it should be noted that, contrary to what is stated in the first sentence of the last paragraph at page 3 of the MFRR section of the Report, MFRR is not a strata. It was established as a regular corporation and its shareholders participate in the corporation as shareholders and have no direct ownership interest in the DL. MFRR is the sole registered owner of DL4363.

We also want to be clear that there is no issue of a lack of consensus at MFRR. As a result of the normal operation of the democratic processes governing our activities, MFRR has firm direction from the membership to proceed in the manner we referred to earlier in this submission. (ie a two-stage process: 1. to replace the LUC bylaw as required by statute and 2. to defer other matters, particularly infrastructure for fire safety, to a potential future application) and to communicate to you the other points made in this submission.

The deferral to March of third reading, which we referred to above, enabled us to obtain further input from the members on the draft bylaw, to conclude our discussions with the SLRD planners, and to take final instructions from the members respecting the position of MFRR on the proposed bylaw. Specific concerns we identified about the draft were raised during the discussion phase and adequately addressed. Other changes have been explained to us and we are satisfied with the document as amended.

As a result of that process and the direction we have received from our membership we are pleased to report that MFRR is in full support of the proposed bylaw as amended and respectfully requests that it be passed at third reading.

The other points that we were discussing with Mr. Cooper in 2017 related to changes to permit additional buildings/facilities to address fire and safety concerns. Given that we agree with your suggestion that such discussions are best left to a later amendment application we will not address that further in this

submission. We look forward to working with your planners on that important issue at the appropriate time.

All of which is respectfully submitted.

Regards,
McGillivray Falls Recreation Retreat Ltd.

Per:

A handwritten signature in black ink that reads "Phil Lamb". The signature is written in a cursive style with a horizontal line underneath the name.

Phil Lamb
President

Cc: David Kyobe, Planner, Squamish Lillooet Regional District