

REQUEST FOR DECISION
Ponderosa Estates Zoning Amendment
Bylaw 1695-2020 (Adoption)

Meeting Date: March 24, 2021

To: SLRD Board

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

Legal Description: DISTRICT LOT 2663 AND 4805, LILLOOET DISTRICT

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 1695-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1695-2020” be adopted.

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 Ponderosa Estates 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 Ponderosa Estates. The proposed zoning amendments build on previous work completed by SLRD staff. The purpose of this report is to request that Bylaw No. 1695-2020 be adopted.

Previous Board Resolution and Reports

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

THAT Bylaw 1695-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1695-2020” be read a third time.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw 1695-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1695-2020” be sent to the Ministry of Transportation & Infrastructure for its approval prior to adoption of the bylaw.

Bylaw 1695-2020 was forwarded to the MOTI for their approval as per Section 52(3)(a) of the Transportation Act on March 1, 2021 and it was approved by MOTI on March 1, 2021.

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](#)
[Ponderosa Estates Land Use Contract 117](#)

OPTIONS:

Option 1 (PREFERRED OPTION)

Adopt Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1695-2020.

Option 2

Do not adopt the bylaw and refer back to staff for more information, or for revision.

Option 3

Reject the zoning amendment.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1695-2020

Appendix B: RR Pon Zone

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. 1695-2020**

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. 1695-2020”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

- (a) By renumbering Schedule A Zoning Bylaw as follows, with formatting/renumbering amendments to current Sections 5.1 – 16.1 and update the Table of Contents accordingly:

SECTION 5 – RURAL ZONES

SECTION 5.1 RR1 ZONE – RURAL 1

SECTION 5.2 RR3 ZONE – RURAL 3

SECTION 5.3 RR PON ZONE – PONDEROSA ESTATES

SECTION 6 – AGRICULTURAL ZONES

SECTION 6.1 AGRI1 ZONE – AGRICULTURE 1

SECTION 7 – RESIDENTIAL ZONES

SECTION 7.1 R1 ZONE – RESIDENTIAL 1

SECTION 7.2 MHP ZONE – MOBILE HOME PARK

SECTION 8 – COMMERCIAL ZONES

SECTION 8.1 C1 ZONE – COMMUNITY COMMERCIAL ZONE

SECTION 8.2 TC ZONE – TOURIST COMMERCIAL ZONE

SECTION 9 – INDUSTRIAL ZONES

SECTION 9.1 I1 ZONE – LIGHT INDUSTRIAL

SECTION 9.2 I2 ZONE – RESOURCE INDUSTRIAL

SECTION 9.3 I3 ZONE – INDEPENDENT POWER PROJECT

SECTION 10 – PUBLIC AND INSTITUTIONAL ZONES

SECTION 10.1 PA1 ZONE – PUBLIC ASSEMBLY AND INSTITUTIONAL

SECTION 10.2 CWP ZONE – COMMUNITY WATERSHED PROTECTION

SECTION 11 – COMPREHENSIVE DEVELOPMENT ZONES

SECTION 11.1 CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 –
WEDGEWOODS ESTATES

- (b) By replacing 3.20 Temporary Commercial and *Industrial Uses* in SECTION 3 – GENERAL REGULATIONS with the following and by removing all other Temporary Commercial and Industrial Uses sections in the Zoning Bylaw, as they are redundant:

Temporary Use Permit Areas

3.20 Pursuant to Section 492 of the *Local Government Act*, land in all zones is designated as a temporary use permit area, with the exception of land in the CWP Zone.

- (c) By replacing the Agriculture definition in SECTION 1 DEFINITIONS with the following:

AGRICULTURE means the use of land, *buildings*, and structures for the growing, producing, raising or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes activities designated as *farm use*, such as storing, packing, preparing, and/or processing of farm products and related activities as per the *ALCA and Use Regulation*. It also includes *farm retail sales*, the repair of farm machinery and related equipment used on the same farm, agroforestry, horse riding, training, and boarding, greenhouse and nursery uses, but does not include kennels, pet breeding, or a *cannabis production facility*.

(d) By replacing the Campground definition in SECTION 1 DEFINITIONS with the following:

CAMPGROUND means a use providing for the seasonal tourist accommodation of travelers using tents or recreational vehicles, but excludes a mobile home park. A campground may include accessory outdoor recreational uses for those persons accommodated at the campground.

(e) By replacing the Driveway Gradients provisions in SECTION 4 – Parking and Loading Regulations with the following:

Driveway Gradients

4.6 For vehicular driveways:

- .1 The maximum gradient shall be 2% within 2 m of a curb or edge of pavement or public or private roadway or ditch, whichever distance is greater.
- .2 In all zones there must be a cross slope of 2%.
- .3 The maximum average gradient for driveways that slope downward from a road shall not exceed 10%.
- .4 The maximum average gradient for driveways that slope upward from a road shall not exceed 12%.
- .5 A maximum gradient of 15% is permitted over one portion of a driveway not exceeding 3 m in length.
- .6 The maximum gradient for all unenclosed parking spaces is 5%.
- .7 Driveways with average gradients exceeding 10% shall terminate in at least one unenclosed parking space.

(f) By adding the following designation to Table 2-1 Designation of Zones, to come after RR3 – Rural 3 Zone:
RR PON – Ponderosa Estates Zone

(g) By inserting the following RR PON ZONE – PONDEROSA ESTATES into Schedule A Zoning Bylaw under SECTION 5 RURAL ZONES and following the SECTION 5.2 RR3 ZONE as follows:

SECTION 5.3 – RR PON ZONE – PONDEROSA ESTATES

Intent

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

Definitions

5.3.2 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 Area(s) means any or all parts of the *Site* exclusive of the *Strata Lots*

Height means the vertical distance measured from curb level provided that when a building is located on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site, as follows

- Flat roof buildings: to the highest point of the building;
- Pitched roof buildings, with ceilings: to the mean height line between the highest point of the building and the ceiling below;
- Pitched roof building: to the mean height line between the highest point of the building and a point 2.45 metres above the floor immediately below
- All other structures: to the highest point of a structure.

Greenbelt Area means those unimproved portions of the *Common Area*

Private Site(s) means any or all building Sites or *Strata lots*, shown on the Site Plan in 5.3.8 ", except *Common Areas*, *Greenbelt Area* and *Works Area*.

Site means any or all building sites or *strata lots*, shown on the Site Plan in 5.3.8 inclusive of *Common Areas*, *Greenbelt Area* and *Works Area*

Strata Lot means any or all of the 26 *Strata lots* shown on the Site Plan in 5.3.8

Works Area means the area designated Works Area and coloured black on the Site Plan in 5.3.8.

Permitted Uses

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

.1 Strata Lots - Permitted Uses:

- a) One (1) single family dwelling not including a mobile home or similar
- b) Recreational vehicles provided:
 - i. Recreational vehicles must not exceed 9 metres in length
- c) An *accessory building* for the storage of tools, outboard motors, camping equipment and other recreational equipment and gear.

.4 Common Area(s) – Permitted Uses:

- a) Private parkland or open space
- b) Roadways, trails and pathways
- c) Horse barns and paddocks
- d) Open fields
- e) Picnic sites

.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 with their use and retention as natural, unimproved areas provide that underground services and pathways may be constructed and maintained.
- b) Buildings are not permitted.

.8 Works Area – Permitted Uses

- a) restricted to workshops for 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.

Density

- 5.3.4 The maximum of *private sites* permitted is twenty-six (26).

Maximum Floor Area

- 5.3.5 Total floor area of all buildings on a *site* must not exceed 375 square metres.

Height

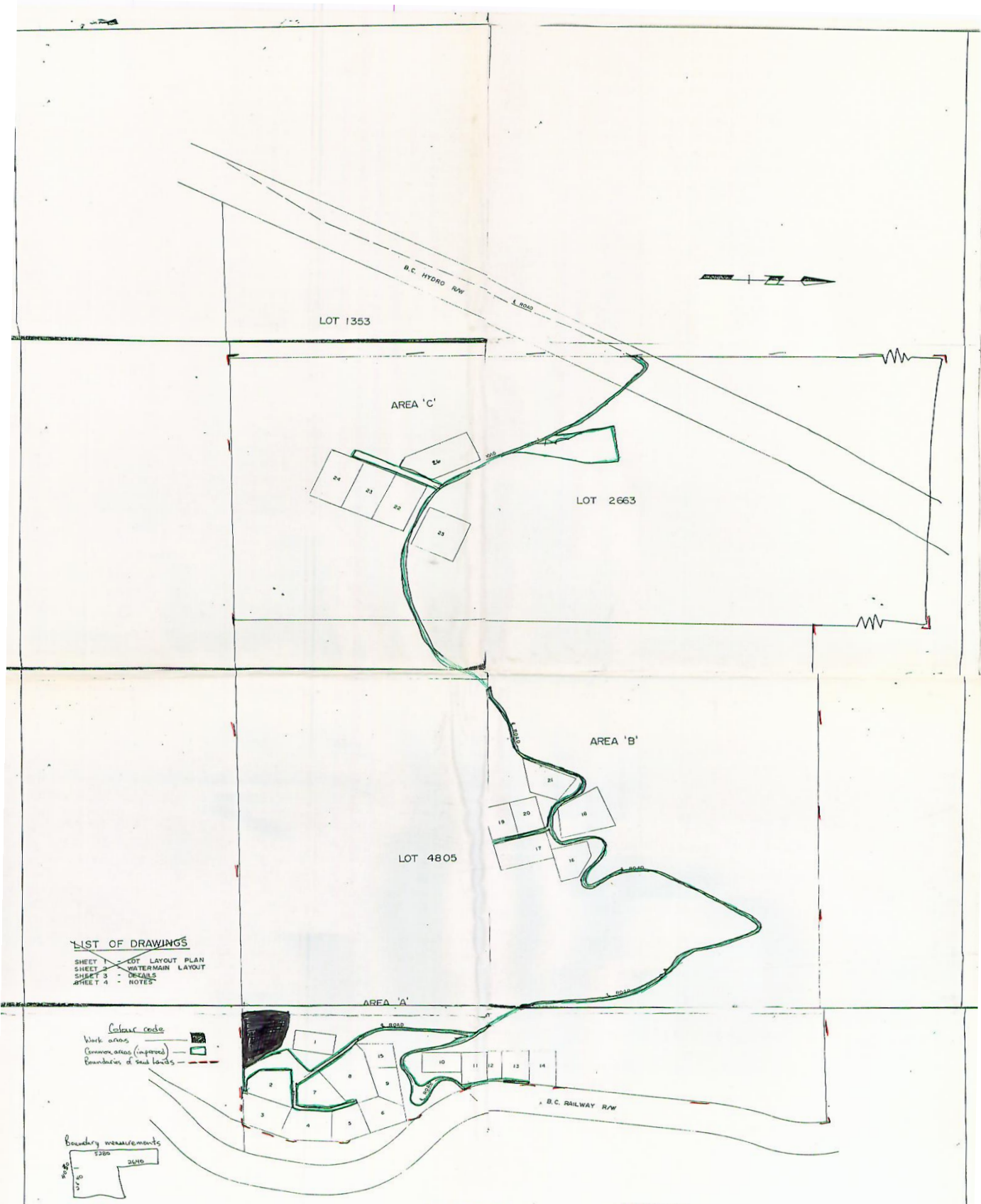
- 5.3.6 No building shall exceed 7.62 metres in *height*.

Roads, Ways and Paths

- 5.3.7 All roads and ways are private and must be located substantially as shown on the Site Plan in 5.3.8. The SLRD is not responsible for their construction, installation, maintenance or repair.

Site Plan

- 5.3.8 The location and size of the *sites* must be substantially in accordance with the following site plan



- LIST OF DRAWINGS**
- SHEET 1 - LOT LAYOUT PLAN
 - SHEET 2 - WATERMAIN LAYOUT
 - SHEET 3 - DETAILS
 - SHEET 4 - NOTES

Colour code

- Work areas
- Common areas (improved)
- Boundaries of new lots

Boundary measurements

2200
2410

SCALE 1" = 200'

ANDERSON LAKE



(h) 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 2663 and 4805, Lillooet District” is rezoned from RR1 Zone (Rural 1) to RR PON Zone (Ponderosa Estates).

(i) By adding Amendment Bylaw 1695-2020 to the Summary of Amendments table as follows:

1695-2020	Ponderosa Estates Zoning Amendment and Housekeeping	, 2021
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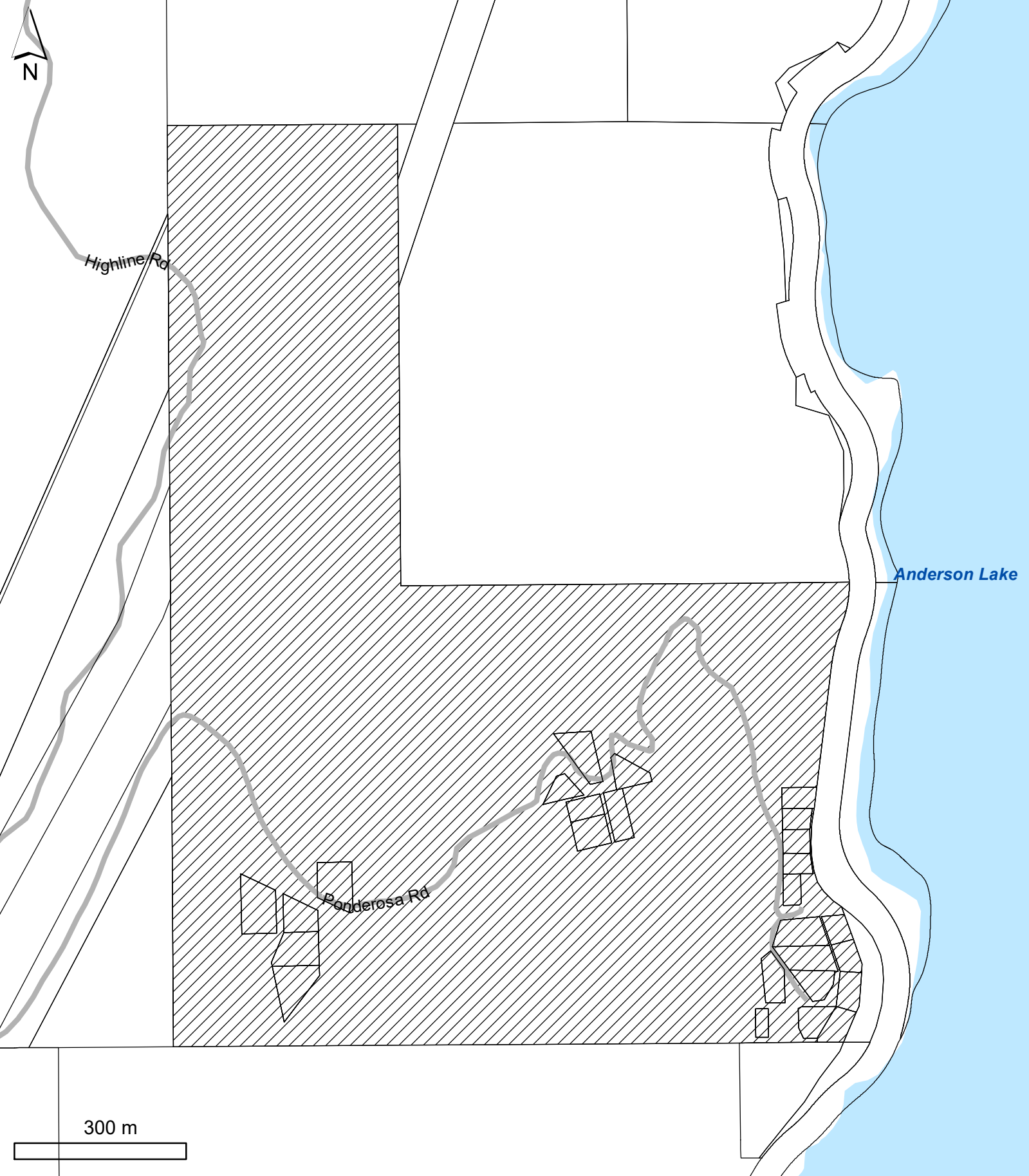
READ A FIRST TIME this 25th day of NOVEMBER, 2020
 READ A SECOND TIME this 27th day of JANUARY, 2021
 PUBLIC HEARING waived this 27th day of JANUARY, 2021
 READ A THIRD TIME this 24th day of FEBRUARY, 2021
 APPROVED PURSUANT TO SECTION 52
 (3)(a) OF THE TRANSPORTATION ACT
 this 1st day of MARCH, 2021




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. 1695-2020

 RR 1 to RR PON

SECTION 5.3 – RR PON ZONE – PONDEROSA ESTATES

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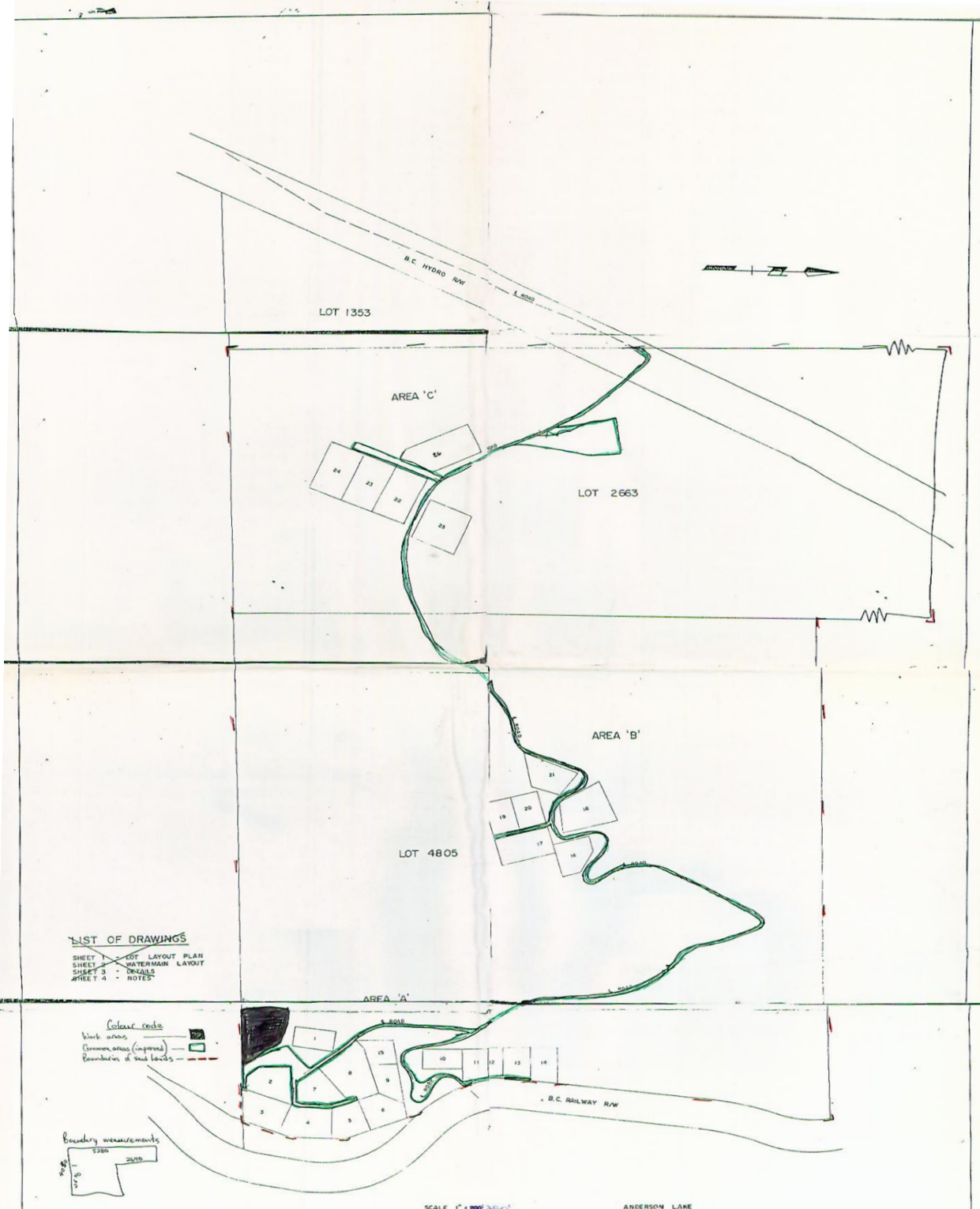
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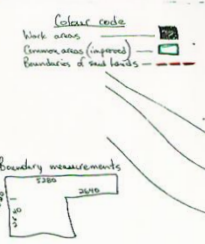
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LIST OF DRAWINGS

SHEET 1	LOT LAYOUT PLAN
SHEET 2	WATERMAIN LAYOUT
SHEET 3	DETAILS
SHEET 4	NOTES



PONDERROSA GUEST RANCH
 DOMESTIC WATER SUPPLY & DISTRIBUTION SYSTEM
 PEMBERTON, B.C.



CENTRAL VALLEY
 ENGINEERING SERVICES LTD.
 106-33119 Smith Road Way, Abbotsford, B.C.

SHEET NO. 1 - PLAN SHOWING PROPOSED STRATA LOTS WITHIN DISTRICT LOTS 4805 AND 2663, LILLOOET DISTRICT

