



Electoral Area C Agriculture Zoning Updates How did we get here?

A timeline for the Pemberton Valley Agricultural Area Plan, and Electoral Area C Official Community Plan and Zoning Bylaw Review

Pemberton Valley Agricultural Area Plan

<https://www.slrld.bc.ca/planning-building/planning-development-services/policies-plans/agriculture-planning/agricultural-area-plans/area-c-and-pemberton-agricultural-area-plan>

2008 – SLRD initiates the development of the Pemberton Valley Agricultural Area Plan.

- The development of the plan involved an extensive stakeholder engagement process including numerous open houses, public meetings, and committee review.

May 28, 2012 – SLRD Board resolution:

THAT the Pemberton Valley Agricultural Area Plan - Area C (AAP) be adopted as Board policy.

Electoral Area C Agricultural Advisory Committee (AAC) Review of Pemberton Valley Agricultural Area Plan (PVAAP) actions

2013

July 29, 2013 – Electoral Area C Agricultural Advisory Committee (AAC)

- AAC makes recommendations to SLRD Board regarding implementation of PVAAP

September 10, 2013 – Area C AAC

- PVAAP implementation discussed by the AAC.

September 30, 2013 - SLRD Board resolution:

(‘this project’ refers to implementation of PVAAP and OCP Bylaw /Zoning Bylaw updates)

THAT this project be considered for funding and scheduling as part of the 2014 Planning and Development Services budget and work program, upon the receipt of further information as to actual costs, funding sources, and staff time requirements.

2014

February 25, 2014 – Area C AAC

- Decision to review the key actions of the PVAAP in conjunction with the PFI

March 5, 2014 – Area C AAC

- Review of PVAAP actions

March 11, 2014 – Area C AAC

- Review of PVAAP actions

March 19, 2014 – Area C AAC

- Review of PVAAP actions



2015

January 21, 2015 – Area C AAC

- Summary Report on AAC review of PVAAP actions plus development of top ten action list and two high priority items.

February 23, 2015 – Area C AAC

- Review of PVAAP actions with Sea to Sky Invasive Species Council & Pemberton Farmers Institute.

March 24, 2015 – Area C AAC

- Recommendations to SLRD Board regarding PVAAP implementation

Electoral Area C Official Community Plan (OCP) and Zoning Bylaw Review

Area C OCP Bylaw No. 1484-2017 and Zoning Bylaw No. 1485-2017

<https://www.slrld.bc.ca/inside-slrld/current-projects-initiatives/area-c-ocp-zoning-pemberton-valley-agricultural-area-plan-implementation>

2015

April 22, 2015 – SLRD Board resolution:

THAT the three (3) recommendations from the Area C Agricultural Advisory Committee regarding the Pemberton Valley Agricultural Area Plan (PVAAP) be received and referred to SLRD staff for comment and brought back to an SLRD Board meeting.

July 22, 2015 - SLRD Board resolution:

THAT SLRD staff be directed to implement the Pemberton Valley Agricultural Area Plan as much as possible.

October 28, 2015 - SLRD Board resolution:

THAT SLRD staff proceed with developing OCP and Zoning Bylaw amendments including establishing a Development Permit Area for the protection of farming for lands adjacent to farmland, and regulating the size and siting of residential uses in the ALR for agriculture issues in Electoral Area C.

THAT the SLRD Board incorporate and designate funding in the 2016 budget for a 1 year contract planner position to assist the planning department with a number of tasks.

2016

March 1, 2016 – Contract planner (Ian Cooper) hired to work exclusively on the Electoral Area C OCP and Zoning project.

May 25, 2016 – SLRD Board resolution:

THAT staff be directed to carry out the work program attached to this report for developing amendments to the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 and the Electoral Area C Official Community Plan Bylaw No. 689, 1999.



July 27, 2016 - SLRD Board resolution:

THAT staff be directed to carry out the next stage of the approved work program for developing amendments to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 and report to the Board in September 2016 as scheduled.

September 20, 2016 – Electoral Area C Agricultural Advisory Committee (AAC)

- Meeting with the Area C AAC to review recent provincial ALR regulation amendments regarding agritourism and “gathering for an event” definitions and rules.

December 14, 2016 – SLRD Board resolution:

THAT a public open house be held at the SLRD Boardroom as soon as practicable after the SLRD Board meeting of December 14, 2016 in order to discuss proposed changes to Electoral Area C Official Community Plan Bylaw No. 689, 1999 and Electoral Area C Zoning Bylaw No. 765, 2002 as well as the termination of the following Land Use Contacts:

- *Bylaw 47 Edwards Kia Ora Court LUC*
- *Bylaw 87, 1976 McGillivray Falls LUC*
- *Bylaw 117, 1977 Ponderosa Estates LUC*
- *Bylaw 122, 1977 Birkenhead Lake Estates LUC*
- *Bylaw 123, 1977 4D Ranch LUC*

2017

February 8, 2017 - Public Open House

- Public open house held at the SLRD office in Pemberton on the proposed directions for OCP and Zoning Bylaw review.
- Meeting advertised on the SLRD website, and in the Pique.
- Approximately 25 people attended the meeting.

March 15, 2017 – Public Open House

- Public open house held at the Blackwater Creek Elementary School on the proposed directions for OCP and Zoning Bylaw review.
- Meeting advertised on the SLRD website, and in the Pique.
- One member of the public attended the meeting.

March 14, 2017 – Electoral Area C Agricultural Advisory Committee

- Presentation to the Area C AAC meeting regarding the Official Community Plan and Zoning Bylaw policies proposed to implement the Pemberton Valley Agricultural Area Plan.
- The Area C AAC made the following recommendations to the SLRD Board:

THAT the Farm Residential Footprint be supported as proposed, and

THAT SLRD staff review the Development Variance Permit (DVP) process to streamline the application cost and requirements for a bona fide farmer to vary their Farm Residential Footprint, and

THAT SLRD staff incorporate evaluation criteria into the Official Community Plan to aid in decision making regarding DVP applications for varying the Farm Residential Footprint.



(March 14, 2017 – Electoral Area C Agricultural Advisory Committee continued)

THAT the minimum parcel size for new subdivisions in the proposed Agriculture zone be increased from 2 hectares to 20 hectares.

THAT the Gathering for an Event regulations in the proposed Agriculture zone be supported.

May 24, 2017 – SLRD Board resolution:

THAT Bylaw No. 1484-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan No. 1484-2017” be read a first time;

THAT Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be read a first time;

August 23, 2017 – SLRD Board resolution:

THAT second reading of Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be rescinded; and

THAT Bylaw No. 1485-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017” be read a second time, as amended to incorporate changes to the RR2, RRM and RR Pon Zones and related changes.

September 13, 2017 – Public Hearing

- Public hearing held at the SLRD office in Pemberton for the proposed Electoral Area C OCP Bylaw No. 1484 and Area C Zoning Bylaw No. 1485.
- Comments at the public hearing demonstrated clear support for the farm residential footprint and other agricultural zoning regulations.
- After the public hearing, due to community concerns about engagement with the non-agricultural rural areas of the Mt. Currie to Birken and D’Arcy corridor, the SLRD decided to hold off on the proposed new Area C OCP Bylaw No. 1484 and Zoning Bylaw No. 1485. Those bylaws would be revisited again later in 2018/2019 to engage with the Mt. Currie to D’Arcy corridor.
- The SLRD made the decision to separate out the agricultural zoning regulations from the proposed Zoning Bylaw No. 1485, which lead to the creation of Zoning Amendment Bylaw No. 1549.

Electoral Area C Zoning Amendment Bylaw No. 1549-2017

(Updates the existing Electoral Area C Zoning Bylaw No. 765)

<https://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/area-c-ocp-zoning-pemberton-valley-agricultural-area-plan-implementation>

2017

November 22, 2017 – SLRD Board resolution:

THAT the Request for Decision - Electoral Area C Zoning Amendment Bylaw No. 1549-2017 be referred to the December 14, 2017 Committee of the Whole meeting.

December 14, 2017 – Committee of the Whole meeting, SLRD Board resolution:

THAT first and second readings of Bylaw No. 1484-2017, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017” be rescinded; and



(December 14, 2017 – Committee of the Whole meeting, SLRD Board resolution continued)

THAT first and second readings of Bylaw No. 1485-2017, cited as "Squamish-Lillooet Regional District Area C Zoning Bylaw No. 1485-2017" be rescinded

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to remove the new Bed and Breakfast definition and the general regulations regarding Bed and Breakfasts and revert back to the Bed and Breakfast wording as it currently exists in Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002.

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to delete section 6.7.5 which is the requirement to provide a letter of credit in respect of temporary farm worker housing

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to remove section 6.10.3 which limits the number of agritourism activities events per calendar year to 12; and

THAT staff be directed to look at options regarding the inclusion of wording to regulate the scale of agritourism activities events in Bylaw No. 1549-2017.

THAT section (c) of the GATHERING FOR AN EVENT definition of Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be amended to provide for a limit of 10 gatherings for an event within a single calendar year or such other number as may be allowed by the Agricultural Land Commission.

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be introduced as amended and read a first time.

2018

January 24, 2018 – SLRD Board resolution:

THAT Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017" be read a second time.

THAT the Board direct staff to schedule and advertise a public hearing to be held in March 2018, and delegate the holding of the public hearing to Electoral Area C Director Russell Mack with Chair Jack Crompton as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1549-2017, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1549-2017".

(Note that this public hearing has been postponed in order to gather additional community input on the proposed agricultural zoning regulations)



April 11, 2018 – Public Information Meeting

- Scheduled to present clear accurate information on the proposed agricultural zoning amendments to the existing Zoning Bylaw No. 765 in advance of scheduling a new public hearing.
- The meeting will offer the opportunity for the public to comment on the proposed zoning amendments.
- The comments and any proposed changes to Zoning Amendment Bylaw No. 1549-2017 would be taken to a subsequent SLRD Board meeting for their review and consideration.