

## REQUEST FOR DECISION

### Tyax Real Estate Ltd. – Tyax Lodge Rezoning & OCP Amendment Application Bylaws 1305-2014 and 1306-2014

**Meeting Date:** May 26, 2014

**To:** SLRD Board

**Applicant:** Brent Murdoch (Agent) & Kate Cleland (Owner’s representative)

**Location:** SLRD Electoral Area A – Tyaughton Lake

**Legal Descriptions:**

PID 024-877-638 (Lot 5, DL 4931, Plan KAP67637, LLD)

<p><b>OCP Designation:</b> Residential Upper Bridge River OCP Bylaw No. 608, 1996</p>	<p><b>Zoning:</b> R3 Zoning Bylaw No. 670, 1999</p>	<p><b>ALR Status:</b> N/A</p>	<p><b>Development Permit Areas:</b> Wildfire Protection RAR</p>
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1. THAT first and second reading for Bylaw 1305-2014, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014” be rescinded.
2. THAT first and second reading for Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be rescinded.
3. THAT Bylaw 1305-2014, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014” be read a first and second time as amended.
4. THAT Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be read a first and second time as amended.
5. THAT the Board rescind the conditions outlined in the January 27, 2014 Board meeting.
6. THAT prior to the adoption of Bylaw 1306-2014, the following condition be met:
  - Receipt of an assessment report for Site B (Lot 5, PID 024-877-638) indicating assurances from a professional engineer that the multiple unit accommodation, accesses, driveways and other intended uses are “safe for the uses intended”.
7. THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area A Director Debra Demare, with Electoral Area B Director Mickey Macri as alternate delegate pursuant to Section 891 of the *Local Government*

Act, for the consideration of Bylaw 1305-2014, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014” and Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014”.

### **KEY ISSUES/CONCEPTS:**

At the February 24, 2014 Board meeting both the OCP amendment bylaw (1305-2014) and zoning amendment bylaw (1306-2014) were given second reading and a public hearing was scheduled. The public hearing, scheduled for March 17 was cancelled due to Tyax Real Estate’s request to alter the properties involved in the rezoning application. A revised application has been submitted and is being brought to the Board for consideration.

### **RELEVANT POLICIES:**

Upper Bridge River OCP Bylaw No. 608, 1996  
Zoning Bylaw No. 670, 1999

### **BACKGROUND:**

Tyax Real Estate is seeking to amend the zoning of one of the parcels that they own. The original proposal included two parcels, one parcel being the main Tyax Wilderness Lodge site, and the other parcel being immediately adjacent (to the west) to the lodge site. The new revised proposal does not include the main lodge site, and is solely focused on a new lot – Lot 5, District Lot 4931 to the southwest of the main lodge site. Lot 5 is directly south of Lot 6 (Lot 6 was one of the lots that was included in the original application).

Similar to the original proposal, there is a multi-unit housing proposed for Lot 5 (the new Site B) and it is proposed to be a six unit, 2.5 storey complex located on a buildable portion of the parcel. This location would provide higher quality living quarters for staff away from the main lodge area with potential for a mix of unit types. The applicant’s intent is to provide sufficient quality and quantity of staff accommodation options at the Tyax Lodge in order to support its continued successful operation. This rezoning will provide dedicated staff accommodation options (protected through the zoning of the property) for the Tyax Lodge operation.

### **ANALYSIS:**

The property that is the subject of the revised rezoning application is Lot 5 (the new Site B), which is located across the road to the southwest of the lodge property. Lot 5 is approximately 2 ha. The property is zoned R3 (see below for types of use) under SLRD Zoning Bylaw No. 670, 1999.

The proposed building development is a six unit design with two 2 bedroom units and four 4 bedroom units. The structure has a footprint of approx. 368.23 m<sup>2</sup> (3,963 ft<sup>2</sup>) with a total gross floor area (GFA) of 787 m<sup>2</sup> (8,471 ft<sup>2</sup>). There is a lower floor (GFA = 294.58 m<sup>2</sup>), a main floor (GFA

= 357.5 m<sup>2</sup>), and an upper floor (GFA = 134.92 m<sup>2</sup>). The lower floor consists of crawlspaces, bedrooms and bathrooms, the main floor consists of kitchens and bedrooms, and the upper floor consists of bedrooms and bathrooms.

An access road will be constructed from Tyaughton Lake Road along with a parking area on the lot. The number of occupants based on the bedrooms could be between 20 and 32 depending on the number of families, and Tyax's housing policies.

Based on the review of the revised application, new conditions similar to those originally proposed have been recommended. The zoning of the lot will also be similar to that originally proposed with a new R4 zone. Revised conditions have been drafted that would need to be met prior to adoption of the bylaws. Staff recommends that the bylaws be given first and second reading as amended, and that the public hearing be scheduled. There is no need to do a second referral as relevant comments were collected through the first referral.

**ORIGINAL CONDITIONS FOR ADOPTION:**

The Board resolved at the January 27, 2014 meeting that prior to the adoption of Bylaw 1306-2014, the following conditions be met. The original conditions are outlined below though they are no longer relevant since the applicant has revised the lots that are subject to the application.

Condition A: A restrictive covenant is executed to formalize the exclusion zone identified in the 2011 McClung Report for the Tyax Lodge property (PID 002-306-441).

Condition B: Receipt of reports for both Site A (PID 002-306-441) and B (024-877-646) indicating assurances from a professional engineer that the multiple unit accommodation, accesses, driveways and other intended uses are "safe for the uses intended".

Condition C: A restrictive covenant is executed to ensure that staff housing is the primary use for the proposed new buildings.

Condition D: A restrictive covenant is executed regarding the terms and conditions for a campground use in the exclusion zone, along with a geotechnical report providing assurances from a professional engineer that summer camping is "safe for the use intended".

Condition E: An assessment of the septic situation will be required for the existing and proposed campground use on the Tyax Lodge property (PID 002-306-441). This assessment must determine what the existing systems can handle in addition to what would be required with the proposed expanded campground of up to 50 campsites.

**NEW CONDITIONS FOR ADOPTION:**

New conditions for adoption of the amendment bylaws are proposed based on the new property included in the application and the withdrawal of the main lodge site.

New Condition: Receipt of a report for Site B (024-877-638) indicating assurances from a professional engineer that the multiple unit accommodation, accesses, driveways and other intended uses are “safe for the uses intended”.

**LEGAL ISSUES:**

There is a Certificate of Pending Litigation (CPL) on the title of Lot 5, the subject property. The CPL also applies to four other lots including the main Tyax Lodge property. SLRD staff have communicated with legal counsel regarding the nature of the CPL and its implications for the proposed rezoning bylaw. As it concerns all of the subject lands including Lot 5, the petition is a foreclosure proceeding under a registered mortgage. This does not prevent the SLRD Board from considering an application for rezoning made by the current registered owner, which is Tyax Real Estate. However, the CPL would prevent the registration of any new charges on title, so if a section 219 covenant were to be required as a condition of rezoning, that would present an obstacle.

Furthermore, if the Petitioner does succeed in its claims as outlined in the CPL, the lands (including Lot 5) could be sold and the new owner may have its own plans for the property, plans that may or may not be consistent with the zoning that has been applied for by Tyax Real Estate. As well, if the applicant for rezoning is making commitments to the Regional District for amenities, or other commitments that will cost money, the applicant's ability to make good on those commitments might be compromised by the legal action. At this time there are no amenities or monetary commitments that are being made by Tyax Real Estate to the SLRD so this aspect is not an issue.

Furthermore, the presence of the CPL on title prevents the staff housing being secured in perpetuity by way of a restrictive covenant. As a more appropriate alternative, employee housing restrictions have been incorporated into the zoning amendment bylaw to ensure that the proposed multiple unit housing is used for staff housing only.

In summary, the SLRD Board continues to have the statutory power to consider a rezoning application by the registered owner (Tyax Real Estate), but the financial viability and potential for success of the proposed development might be affected by the litigation. Once the public hearing has been held, SLRD staff can bring forward a report recommending adoption of the bylaws.

**OPTIONS:**

**Option 1**

Give the OCP and zoning amendment bylaws first and second reading as amended and schedule the public hearing.

Option 2

Do not give the bylaws first and second reading as amended. Refer the application back to staff for more information, or revision.

Option 3

Reject the application.

**PREFERRED OPTION:** Option 1

**FOLLOW UP ACTION:**

As per Board direction.

**CONCLUSION:**

This rezoning will provide dedicated staff accommodation options (protected through the zoning of the property) for the Tyax Lodge operation. Staff are supportive of the amended bylaws moving forward and the public hearing being scheduled.

**ATTACHMENTS:**

APPENDIX A: Bylaw 1305-2014 amending the Upper Bridge River Valley OCP Bylaw No. 608, 1996

APPENDIX B: Bylaw 1306-2014 amending the Area A Zoning Bylaw No. 670, 1999

Prepared by: I. Holl, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1305-2014**

A bylaw of the Squamish-Lillooet Regional District to amend the Upper Bridge River Official Community Plan Bylaw No. 608, 1996, as amended from time to time.

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend the Upper Bridge River Official Community Plan;

**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 Upper Bridge River Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014.”
2. Map 2 (Tyaughton Lake) of the Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is amended as follows:
  - (a) By designating the area outlined in dashed lines on Schedule 1, which is attached to and forms part of this bylaw, as a Development Permit Area for Commercial and Multifamily Residential Form and Character.
3. The Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:
  - (a) By replacing the sentence immediately beneath the Development Permit Areas heading with the following sentence:

“The following Development Permit Areas are designated within the Upper Bridge River Valley:”
  - (b) By inserting the following General Guidelines & Development Permit Exemptions sections immediately after the sentence, as amended in 4(a) above, under the existing heading “Development Permit Areas” in the Development Permit Areas section:

**GENERAL GUIDELINES (APPLICABLE TO ALL DEVELOPMENT PERMIT AREAS)**

1. A Development Permit is required for the following activities unless specifically exempted in this section:
  - a. Alteration of land, disturbance of soils, including grubbing, scraping and removal of top soils.
  - b. Construction or erection of buildings and structures.
  - c. Creation of non-structural impervious or semi-pervious surfaces.
  - d. Subdivision of land.
2. Where a property is subject to multiple Development Permit Areas (DPA), separate Development Permits under this section are not required, provided the guidelines for each Development Permit Area are addressed in the Development Permit.
3. Development Permits may be issued for phases of development involving several individual buildings or lots where appropriate.
4. A development permit issued or received under the above does not exempt any person from securing a building permit or any requirement of a bylaw, statute or regulation.

Interpretation of specific guidelines is subject to detailed discussion with Regional District Planning staff. These guidelines are applied on a site specific or case-by-case basis. It is unlikely that every

development can or will be able to meet all of the guidelines included in a DPA. The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is critically important that these design guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other regional district plans, policies, and regulations, as well as other best practices and design standards.

Development Permit Exemptions (APPLICABLE TO ALL DEVELOPMENT PERMIT AREAS)

Development permits will not be required if one or more of the following criteria apply:

NOTE: Each DPA may have further exemptions in addition to those listed below.

- A. Emergency works or procedures required to prevent, or control flooding, erosion, or other immediate threats to life or property, including:
  - a. Emergency flood or erosion control works
  - b. Clearing of an obstruction from a bridge, culvert or drainage flow
  - c. Repairs to bridges or safety fences
  - d. Cutting down and removal of hazardous trees within the DPA that present an immediate danger to the safety of persons or will potentially damage public or private property, as determined by an arborist or similar professional.

*NOTE: Emergency actions by anyone other than Regional District or Provincial government staff must be reported immediately to the Regional District.*
- B. Subdivision of lands containing a portion of the DPA where all of the following apply:
  - a. No development or development activities (e.g. construction, grading, clearing, trenching, installation of services) relating to the creation of lots or the provision of services for those lots will occur in the DPA.
- C. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees and shrubs, planting of vegetation, and minor soil disturbance that does not alter the general contour of the land.
- D. The removal of invasive plants or noxious weeds on a small scale as long as such works are conducted in accordance with a vegetation management plan and sediment and erosion control plan, and the area is replanted immediately.

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(c) By inserting the following immediately after the Development Permit Area 3: Wildfire Protection subsection in the Development Permit Areas section:

**DEVELOPMENT PERMIT AREA 4: (OR THE NEXT AVAILABLE NUMBER) UPPER BRIDGE RIVER VALLEY COMMERCIAL & MULTIFAMILY RESIDENTIAL FORM & CHARACTER**

Area

The Form & Character DPA applies to the dashed area as shown on Map 2. The land within is designated as appropriate for the establishment of objectives to address the form and character of commercial and multifamily residential development, and to conserve water and energy.

Justification

The purpose of the designation of Development Permit Area for Form and Character is the:

- Establishment of objectives for the form and character of commercial and multifamily residential development.
- Establishment of objectives to advocate for energy conservation.

- Establishment of objectives to advocate for water conservation.

### Guidelines

Development Permits will only be issued in this Development Permit Area subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal. Established buildings and other previously approved uses in this DPA are permitted to continue.

1. All new projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use and greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping. The following guidelines are to be considered for all developments:
  - a. Building Form & Character:**
    - i. Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the west coast mountain character.
    - ii. Wood and stone should feature predominantly in the finishing treatments.
    - iii. Buildings shall be designed for human scale and visual interest in all elevations. Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
    - iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
      - a. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers).
      - b. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes).
      - c. Detailing that creates a rhythm and visual interest along the line of the building.
      - d. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.
      - e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways.
    - v. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers).
  - b. Building Materials:**

Use sustainable, green, healthy building materials, and source locally where possible:

    - i. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
    - ii. Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
    - iii. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
    - iv. Use high performance windows.
    - v. Use low volatile organic compound (VOC) building products.
  - c. Energy Efficient Building Design:**



Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the DPA objectives.

- i. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
- ii. The orientation and siting of buildings and structures should take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, clerestory windows, skylights and atriums.
- iii. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
- iv. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed adjustable external shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.
- v. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.
- vi. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
- vii. Buildings should have units with exterior ventilation (operable windows on at least two sides to encourage passive cooling through cross ventilation).
- viii. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
- ix. Select materials and colours in building and roof construction that minimize heat absorption.
- x. Select materials that encourage thermal massing and seasonal thermal energy storage.

**d. Universally Accessible Design:**

- i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
- ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.
- iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principle entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.
- iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

**e. Site Design and Landscaping:**

- i. Application of green infrastructure and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
  - a. rain gardens, rain barrels/cisterns
  - b. vegetated swales
  - c. bioretention cells

- d. permeable pavement
  - e. green roofing
- ii. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- iii. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- iv. Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces, with particular attention to creating a landscape screen to the road.
- v. Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- vi. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- vii. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- viii. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- ix. Avoid the use of retaining walls adjacent to public spaces.

**f. Planting and Vegetation Management:**

- i. Retain existing native mature trees and shrubs in setback areas where feasible.
- ii. Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.
- iii. Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.
- iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- v. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- vi. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.
- vii. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
- viii. Encourage planting materials that eliminate the need for pesticide use (e.g. utilize companion planting).
- ix. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.
- x. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- xi. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

**g. Lighting and Signage:**

Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.

- i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
- ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- iv. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
- v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
  - a. Signs mounted flush with building facades
  - b. Wood carved and/or hand painted hanging signs above pathways
  - c. Signs painted on windows, especially retail display windows and upper floor office windows

**h. Bicycle Parking and Facilities:**

- i. Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.

**i. Vehicle Parking:**

- i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- ii. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting green infrastructure methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.
- iii. Improve standards for the delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

**j. Solid Waste:**

Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.

- i. Construct/install with deconstruction in mind to allow for material reuse.
- ii. Incorporate, where feasible, full recycling options for the completed development (e.g. recycling, organics, composting) as well as garbage collection.

====Development Permit Areas section ends=====

5. The Squamish Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:

(a) By inserting alphabetically, in the Interpretation section, the following:

‘Green infrastructure’ means any rainwater management technique or practice employed with the primary goal of preserving, restoring, or mimicking natural hydrology. Green infrastructure includes, but is not limited to, the use of soil and vegetation to promote percolation, evapotranspiration, and

filtration through the restoration of natural landscape features (wetlands, forests, etc.) and/or application of rain gardens, permeable pavements, rainwater harvesting etc.

6. The Squamish Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is further amended as follows:

(a) Page 2 of the Squamish-Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is further amended by replacing the table of bylaw consolidations with the one outlined below:

<b>BYLAW NO.</b>		<b>DATE OF ADOPTION</b>
1094 – 2008	Rezoning a parcel of unsurveyed Crown land near Gold Bridge from Resource Management to Industrial	October 26, 2009
1305 - 2014	Tyax Real Estate Ltd. text and map amendments plus housekeeping amendment PID 024-877-638 (Lot 5, DL 4931, Plan KAP67637, LLD)	Month Day, 2014

READ A FIRST TIME this 27<sup>th</sup> day of JANUARY, 2014

READ A SECOND TIME this 24<sup>th</sup> day of FEBRUARY, 2014.

FIRST READING RESCINDED this 26<sup>th</sup> day of MAY, 2014.

SECOND READING RESCINDED this 26<sup>th</sup> day of MAY, 2014.

READ A FIRST TIME, AS AMENDED, this 26<sup>th</sup> day of MAY, 2014.

READ A SECOND TIME, AS AMENDED, this 26<sup>th</sup> day of MAY, 2014.

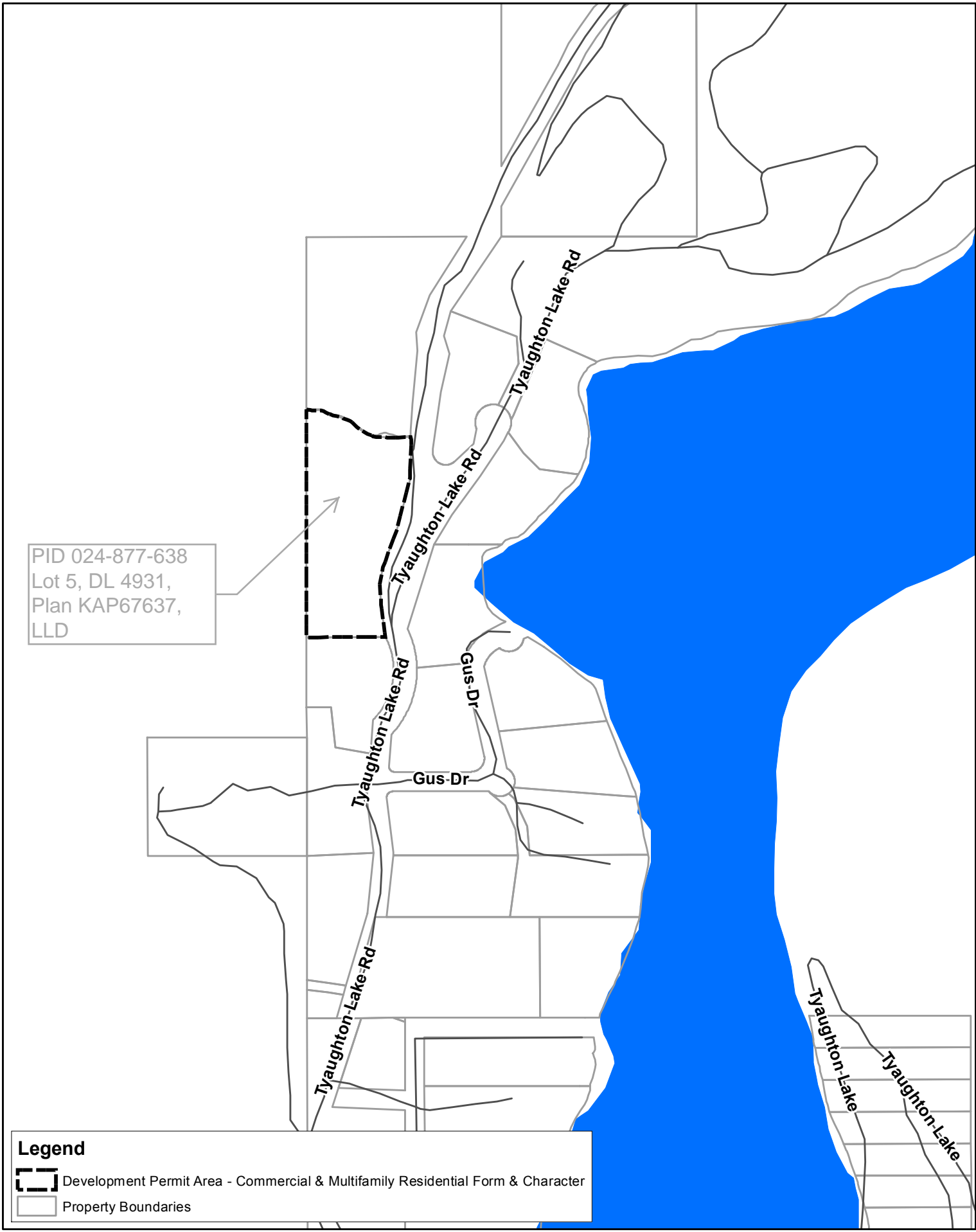
PUBLIC HEARING held on the day of , 2014.

READ A THIRD TIME this day of , 2014.



ADOPTED this day of , 2014.

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Patricia Heintzman  
Chair

\_\_\_\_\_  
Peter DeJong  
Secretary

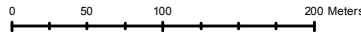


**Legend**

-  Development Permit Area - Commercial & Multifamily Residential Form & Character
-  Property Boundaries



**SCHEDULE 1: Amendment Bylaw No. 1305-2014**



This map is for convenience only. It is not a legal document. Accuracy is not confirmed. All information should be verified with the SLRD Planning Department.

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1306-2014**

A by-law of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, as amended from time to time.

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999;

**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 Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014.”
2. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is amended as follows:
  - (a) By updating the Summary of Amendments table in Zoning Bylaw No. 670, 1999 to include this bylaw.
  - (b) By adding the following to Table 3-1 Designation of Zones in Section 3.1:

<b>Column I Zones</b>	<b>Column II Title Elaboration</b>
R4	Multifamily Residential Zone

3. Schedule B Maps of Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is amended as follows:
  - (a) By rezoning the area outlined in dashed lines on Schedule 1, which is attached to and forms part of this bylaw, from R3 Residential Tourist Accommodation Zone to R4 Multifamily Residential Zone.
4. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:
  - (a) By inserting Section 9A – R4 Zone – Multifamily Residential Zone, immediately following Section 9 R3 Residential Tourist Accommodation Zone:

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**SECTION 9A – R4 ZONE – MULTIFAMILY RESIDENTIAL ZONE**

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**Intent**

The intent of this zone is to provide for medium density *employee* housing associated specifically with employment at the Tyax Resort at Tyaughton Lake.

**Permitted Uses**

9A.1 In the R4 Zone the *use of land, buildings and structures* is restricted to:

- *Employee housing* townhouses, associated with employment at the Tyax Resort at Tyaughton Lake
- *Accessory uses*

## Regulations

9A.2 On a parcel located in the R4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Area for New Subdivisions	2 ha
.2	Maximum Gross Floor Area for all buildings	9,000.00 ft <sup>2</sup> / 836.13 m <sup>2</sup>
.3	Maximum Site Coverage	4,500 ft <sup>2</sup> / 418.06 m <sup>2</sup>
.4	Minimum Setback <ul style="list-style-type: none"> <li>• from front (east) parcel line</li> <li>• from interior (north) side parcel line</li> <li>• from exterior (south) side parcel line</li> <li>• from rear (west) parcel line</li> </ul>	8 m 45 m 10 m 10 m
.5	Maximum Height of <ul style="list-style-type: none"> <li>• principal building</li> <li>• accessory building</li> </ul>	11 m 4 m
.6	Maximum Coverage	30%

=====Section 9A ends=====

6. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

By inserting alphabetically, in Section 1 Definitions, the following:

**EMPLOYEE** means an individual whose place of employment is situated within the boundaries of Electoral Area A.

**EMPLOYEE HOUSING** means the use of a dwelling unit for occupation only by an employee or an individual related by blood, adoption, common-law marriage, or foster parenthood to an employee or cohabiting with an employee in a spousal relationship.

7. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

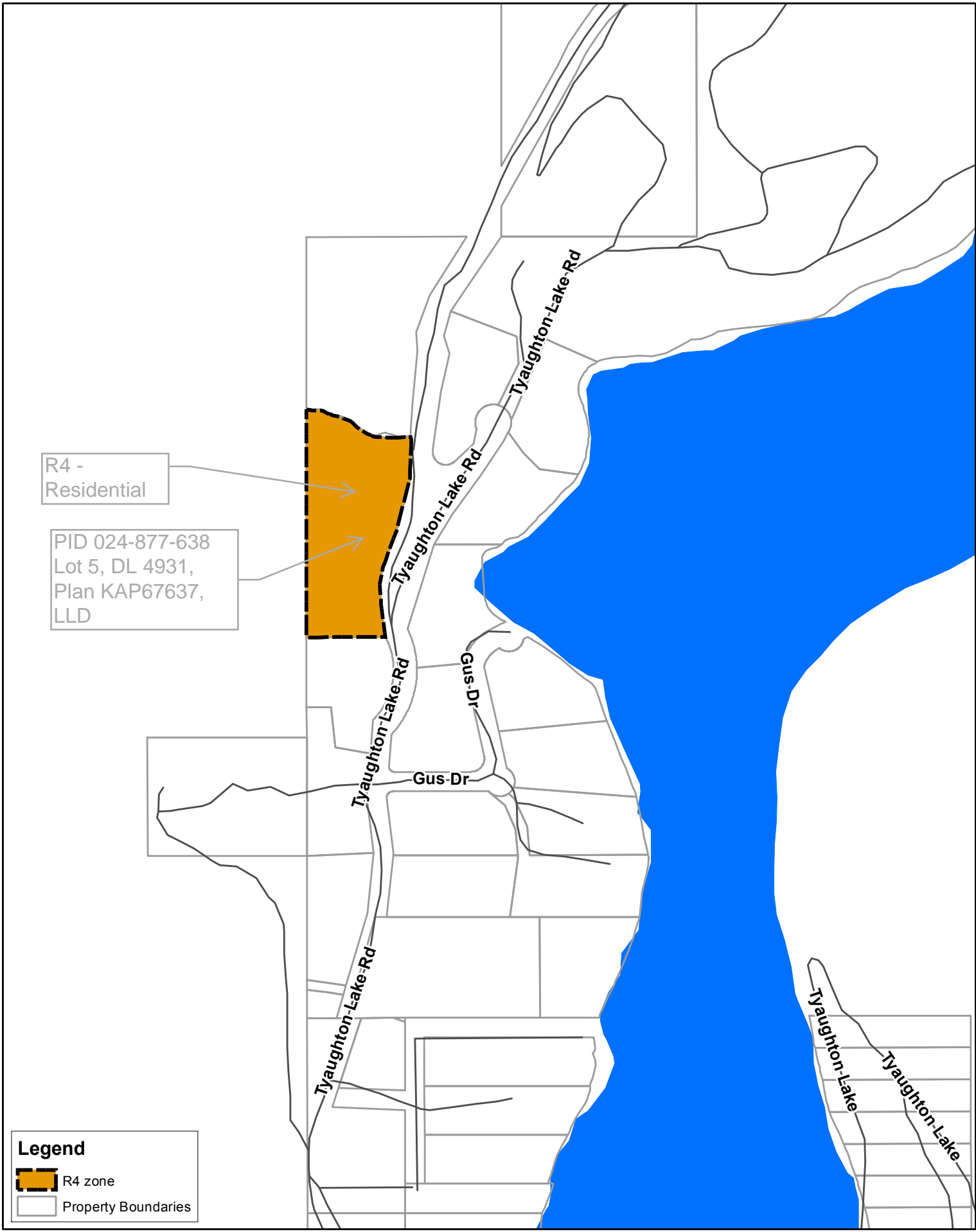
(a) By updating the Table of Contents in Schedule A Zoning Bylaw based on the new R4, zone.

READ A FIRST TIME this	27 <sup>th</sup> day of	JANUARY, 2014
READ A SECOND TIME this	24 <sup>th</sup> day of	FEBRUARY, 2014.
FIRST READING RESCINDED this	26 <sup>th</sup> day of	MAY, 2014.
SECOND READING RESCINDED this	26 <sup>th</sup> day of	MAY, 2014.
READ A FIRST TIME, AS AMENDED, this	26 <sup>th</sup> day of	MAY, 2014.
READ A SECOND TIME, AS AMENDED, this	26 <sup>th</sup> day of	MAY, 2014.
PUBLIC HEARING held on the	day of	, 2014.
READ A THIRD TIME this	day of	, 2014.
ADOPTED this	day of	, 2014.

\_\_\_\_\_  
Patricia Heintzman  
Chair

\_\_\_\_\_  
Peter DeJong  
Secretary







R4 - Residential

PID 024-877-638  
 Lot 5, DL 4931,  
 Plan KAP67637,  
 LLD

**Legend**

-  R4 zone
-  Property Boundaries