

REQUEST FOR DECISION

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

Meeting Date: July 28, 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)

OCP Designation: Residential Upper Bridge River OCP Bylaw No. 608, 1996	Zoning: R3 Zoning Bylaw No. 670, 1999	ALR Status: N/A	Development Permit Areas: Wildfire Protection RAR
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1. 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 third time.
2. 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 adopted.
3. THAT Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be read a third time.
4. THAT Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be adopted.

KEY ISSUES/CONCEPTS:

At the May 26, 2014 Board meeting both the OCP amendment bylaw (1305-2014) and zoning amendment bylaw (1306-2014) were given first and second readings as amended. The public hearing was scheduled and held on July 3, 2014 at 4 pm at the Gold Bridge Community Club. The public hearing minutes are attached to this report as Appendix 1 and a section below summarizes the comments and issues raised at the public hearing.

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. A 2.5 storey multi-unit housing building with six units is proposed on Lot 5, which is approximately 2 ha. This location would provide higher quality living quarters for staff away from the main lodge area with potential for a mix of unit types. This rezoning will provide dedicated staff accommodation options (protected through the zoning of the property) for the Tyax Lodge operation. The property that is the subject of the rezoning application is Lot 5 (Site B), which is located across the road to the southwest of the lodge property. The property is currently zoned R3 under SLRD Zoning Bylaw No. 670, 1999.

The proposed building includes two 2 bedroom units and four 4 bedroom units. The structure has a footprint of approx. 368.23 m² (3,963 ft²) with a total gross floor area (GFA) of 787 m² (8,471 ft²). There is a lower floor (GFA = 294.58 m²), a main floor (GFA = 357.5 m²), and an upper floor (GFA = 134.92 m²). 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 number of bedrooms could be between 20 and 32 depending on the number of families, and Tyax's housing policies.

PUBLIC HEARING SUMMARY:

The public hearing was held on July 3, 2014 at the Gold Bridge Community Club. The public hearing minutes are attached as Appendix 1. A summary of the comments is outlined below. Two members of the public attended along with the Alternate Director for Electoral Area A, and two representatives from Tyax Real Estate.

Concerns raised by verbal submissions regarding Bylaw 1305-2014 & 1306-2014 included:

- A comment was made regarding the purpose of the amendments and that the staff accommodation should be restricted to the commercially zoned lodge site and not located in a single family residential area such as the proposed Lot 5.
- A concern was raised regarding the potential for the proposed staff accommodation to transition in the future into commercial rental space rather than being maintained as employee housing.
- The potential for negative issues arising from the employee housing was raised including noise and visual disturbances, traffic, and fire hazards.
- The related concern of policing and enforcement of regulations was also identified.

- It was noted that there are some noise issues historically related to staff at the lodge.
- There was concern that with a multi-unit housing providing accommodation for possibly several dozen people there was an increased potential for negative effects from outdoor activities in the vicinity of the multi-unit building.

ANALYSIS:

Tyax OCP & Rezoning application – public hearing issues

Staff are ensuring that the proposed zone only allows for an employee housing use with no commercial uses permitted. The language in the zone does not allow any flexibility in allowing for uses other than staff accommodation for the Tyax Lodge. Any use of the building beyond what is permitted in the zoning would become a bylaw enforcement issue for the SLRD.

It was noted at the public hearing by representatives of Tyax Real Estate that there are geotechnical and cost issues preventing any development of staff housing on the lodge site at this time. The subject Lot 5 was a more cost effective and appropriate site.

In regards to noise and visual impact concerns, there are some landscaping, building, and site design elements that can be addressed in the proposed Development Permit Area.

Representatives from Tyax noted at the hearing that they have a vested interest in managing their staff responsibly and with regard to neighbouring properties.

Fire concerns will be addressed primarily through the Wildfire Development Permit Area, and Tyax representatives indicated that they have a strong incentive in keeping their staff and the neighbours safe.

While the Development Permit for Form and Character can partially address this issue through some site design and landscaping aspects, it is beyond the power of the development permit or the zoning bylaw to regulate users and noise directly.

In response to issues raised at the public hearing, representatives from Tyax noted that it is in their best interests and business viability to ensure that any staff accommodation unit is well managed and the people are respectful towards the neighbouring residents.

CONDITIONS FOR ADOPTION:

The condition noted below was identified in the May 26th Board report. Only the one condition for adoption of the amendment bylaws was proposed based on the property included in the revised application. No s. 219 covenant is required in relation to this condition.

1. 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”.

The condition for adoption noted above has been met, and the geotechnical report has been submitted to the satisfaction of SLRD staff. There are no outstanding issues that staff are aware of so the bylaws are recommended for consideration of third reading and adoption by the Board.

OPTIONS:

Option 1

Give the OCP and zoning amendment bylaws third reading and adopt the bylaws.

Option 2

Do not give the bylaws third reading. 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 bylaws receiving third reading and adoption.

ATTACHMENTS:

Appendix 1: Public Hearing Minutes – July 3, 2014

Appendix 2: Bylaw 1305-2014 amending the Upper Bridge River Valley OCP Bylaw No. 608, 1996

Appendix 3: 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

APPENDIX 1

PUBLIC HEARING

Medical Marihuana and Zoning Amendments:

**Upper Bridge River Valley Official Community Plan Amendment Bylaw No. 1309-2014
Area A Zoning Amendment Bylaw No. 1282-2013**

Tyax Rezoning Application:

**Upper Bridge River Valley Official Community Plan Amendment Bylaw No. 1305-2014
Zoning Amendment Bylaw No. 1306-2014**

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held in the Gold Bridge Community Club, Gold Bridge, BC on July 3, 2014, at 4:00 p.m.

Present were: D. Demare, Electoral Area A Director; K. Needham, Director of Planning & Development Services, I. Holl, Planner; M. Fournier-Beck, Planning & GIS Technician (Recording Secretary), and 5 members of the public.

CALL TO ORDER

Director Demare introduced and called the meeting to order at 4:00 PM

**CHAIR'S INTRODUCTORY
COMMENTS**

Good afternoon, my name is Debbie Demare, and as the Electoral Area A Director for the Squamish-Lillooet Regional District Board, I will be chairing this public hearing. I would like to introduce Kim Needham, Director of Planning & Development, Ian Holl, Planner, and Marie Fournier-Beck, Planning Technician who will be recording your comments.

This public hearing is convened pursuant to Section 890 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed bylaws. We will opening and closing two public hearings for a number of bylaws tonight including one hearing to address medical marihuana and the Electoral Area A Zoning bylaws, noted as:

**Squamish-Lillooet Regional District Upper Bridge River
Valley Official Community Plan Bylaw No. 1073, 2008,
Amendment Bylaw No. 1309-2014**

AND

**Squamish-Lillooet Regional District Electoral Area A Zoning
Bylaw No. 670, 1999, Zoning Amendment Bylaw No. 1282-
2013**

And a separate hearing to deal with the Tyax rezoning application:

**Squamish-Lillooet Regional District Upper Bridge River
Valley Official Community Plan Bylaw No. 1073, 2008,
Amendment Bylaw No. 1305-2014**

AND

Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Zoning Amendment Bylaw No. 1306-2014

This public hearing was advertised in the Lillooet News and the Pique Newsmagazine. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

When speaking please address the chair and commence your remarks by clearly stating your name and address.

Members of the Regional Board may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaws. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaws and that after the conclusion of this hearing, no further public comments can be received.

I will now ask Ian Holl to introduce the first two bylaws. After Ian's presentation, the floor will be opened to members of the public, and you will be given the opportunity to speak to those bylaws.

PLANNER PRESENTATION

I. Holl, Planner, gave a power point presentation which described the bylaws in detail.

I. Holl noted that the OCP bylaw will created definitions in the development permit area requirements for form and character, building style, landscaping, fencing, buffering, etc.

He noted that the zoning bylaw acknowledges the medical marihuana use, provides a definition for this use and allows the use in the Rural Resource and Industrial zones. He described the minimum parcel size for a medical marihuana use – for Rural Resource – 10 hectares, for Industrial – 0.5 & 1 ha hectares.

Director Demare

Director Demare called three times for further comment. No written submissions were received. There being no further comments, she terminated the public hearing for Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 1073, 2008, Amendment Bylaw No. 1309-2014 AND Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Zoning Amendment Bylaw No. 1282-2013 at 4:15 PM.

Director Demare

Director Demare opened the hearing for the Tyax rezoning bylaws:

Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 1073, 2008, Amendment Bylaw No. 1305-2014

AND

Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Zoning Amendment Bylaw No. 1306-2014

PLANNER PRESENTATION

Ian Holl, Planner, gave a power point presentation which described the bylaws in detail.

He explained that the proposed amendment to the zoning bylaw is to permit the staff accommodation use and the amendment to the OCP is to create Development Permit area for form and character to ensure the staff accommodation structure suits the rural character of the community.

He also mentioned that the aviation issues at Tyaughton Lake cannot be addressed at this public hearing.

Director Demare

Called for submissions

Steven Hall (Tyaughton Lake)

Asked if the drawing (SK-1, 1A) was available online for the public to view.

I. Holl, Planner, explained that he believed they were included in the most recent report to the Board.

Director Demare indicated that she had provided it on her blog as well.

- Steven Hall (Tyaughton Lake)** Asked if there were any covenants on the property at the moment.
- I. Holl, Planner, said yes, there is a covenant on Lot 6 that extends to the subject Lot 5, and speaks to geotechnical and flooding hazards.*
- Steven Hall (Tyaughton Lake)** Stated that he is opposed to the Tyax zoning and OCP amendments. He stated that he believes the area that is currently zoned commercial use could be better utilized instead of placing staff accommodation in a single-family residential area.
- Steven Hall (Tyaughton Lake)** Had a question about the definition of employee. He believes it is too vague and broad to include anyone or all of Electoral Area A. He also stated that in the past there have been problems with Tyax staff: noise, police calls, wildfires, etc.
- I. Holl, Planner, stated that he believes that is addressed under the permitted uses.*
- Sue Eckersley (Tyaughton Lake)** Thanked Ian for being very open and communicative during this process.
- She stated that there were concerns from the Tyaughton Lake rate payers association that the proposed staff housing stays as staff accommodation and does not end up being more hotel/lodge rooms in the future. She pointed out that there is no desire among the residents to have a large commercial area at Tyaughton Lake.
- She also stated that Kate Cleland addressed many of the concerns at the rate payers' AGM in May.
- Steven Hall (Tyaughton Lake)** Stated that he does not see the need to expand the commercial area of the property.
- Kate Cleland (Employed by Tyax Resort)** Explained that they are not looking at the current commercial area because of geotechnical issues and the site development would be cost prohibitive.
- Sue Eckersley (Tyaughton Lake)** Asked how the residents can be assured that the issues they have identified will be addressed and any protective measures maintained, especially if there is an ownership change in the future.

I. Holl, Planner, stated that once the bylaws are adopted, anything new would require a new application at which point notification and public hearing would be triggered again.

Kate Cleland (Employed by Tyax Resort)

Stated that architectural design to manage noise, visual impacts, etc. could be in place, but it is people management that has the greatest impact.

I. Holl, Planner, stated that the site design (OCP Development Permit Area) and Zoning will address siting and design (landscaping/screening, etc.) to minimize potentially negative impacts

K. Needham, Director of Planning and Development Services, said that the site layout is quite tight so there is little room for outdoor use (fire pits, etc.) around the proposed staff accommodation. That should minimize staff gatherings outside their housing and therefore lower the potential for noise conflicts.

Director Demare thanked people for their comments, and that the SLRD recognizes their concerns about noise mitigation, increased traffic and staffing issues.

Steven Hall (Tyaughton Lake)

Asked how the project will address fire hazard.

I. Holl, Planner, stated that there is a Wildfire Development Permit Area for the Upper Bridge River Valley which addresses fire hazards.

Director Demare requested that I provide the information on how this DP Area addresses hazard.

I. Holl, Planner, said that the DP Area requires new construction to include 2 of 4 elements: landscaping, fuel management, fire-resistant roofing, fire-resistant siding.

Steven Hall (Tyaughton Lake)

Stated that his concern is with staff triggering or causing fires. Who will respond, and who will police the staff?

Kate Cleland (Employed by Tyax Resort)

Responded that they have a policy in place for no-smoking or no candles, but that is a people management issue. She also mentioned that Tyax would like to develop a community fire response group.

Steven Hall (Tyaughton Lake)

Asked what the policing will be to prevent issues and enforce bylaws. No one wants to step-up to the plate and police it.

Kate Cleland (Employed by Tyax Resort)

Stated that Tyax Resort has massive investment in/on the property and so management has taken on that role (of policing). There is enough financial incentive to drive good/best behavior; we have to keep staff and tourists/guests safe.

Steven Hall (Tyaughton Lake)

Stated that we keep seeing issues with staff over the years (some good and some not so good).

Director Demare thanks Mr. Hall for raising these concerns.

Steven Hall (Tyaughton Lake)

Asked about the size of the proposed accommodation. He stated that if there will be 36 beds, that would seem out of proportion to a 29 room lodge.

Kate Cleland (Employed by Tyax Resort)

Stated that there is 1 staff member to every 2 guests. Also, that Tyax wants to employ single, older staff (to retain employees and many of those people do not want to share 'dorm room' style accommodation with others.

Director Demare

Director Demare called three times for further comment. No written submissions were received. There being no further comments, she terminated the public hearing for Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 1073, 2008, Amendment Bylaw No. 1305-2014 AND Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Zoning Amendment Bylaw No. 1306-2014 at 4:50 PM.

TERMINATION

D. Demare, Chair

M. Fournier-Beck, Recording Secretary

APPENDIX 2

**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.

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:

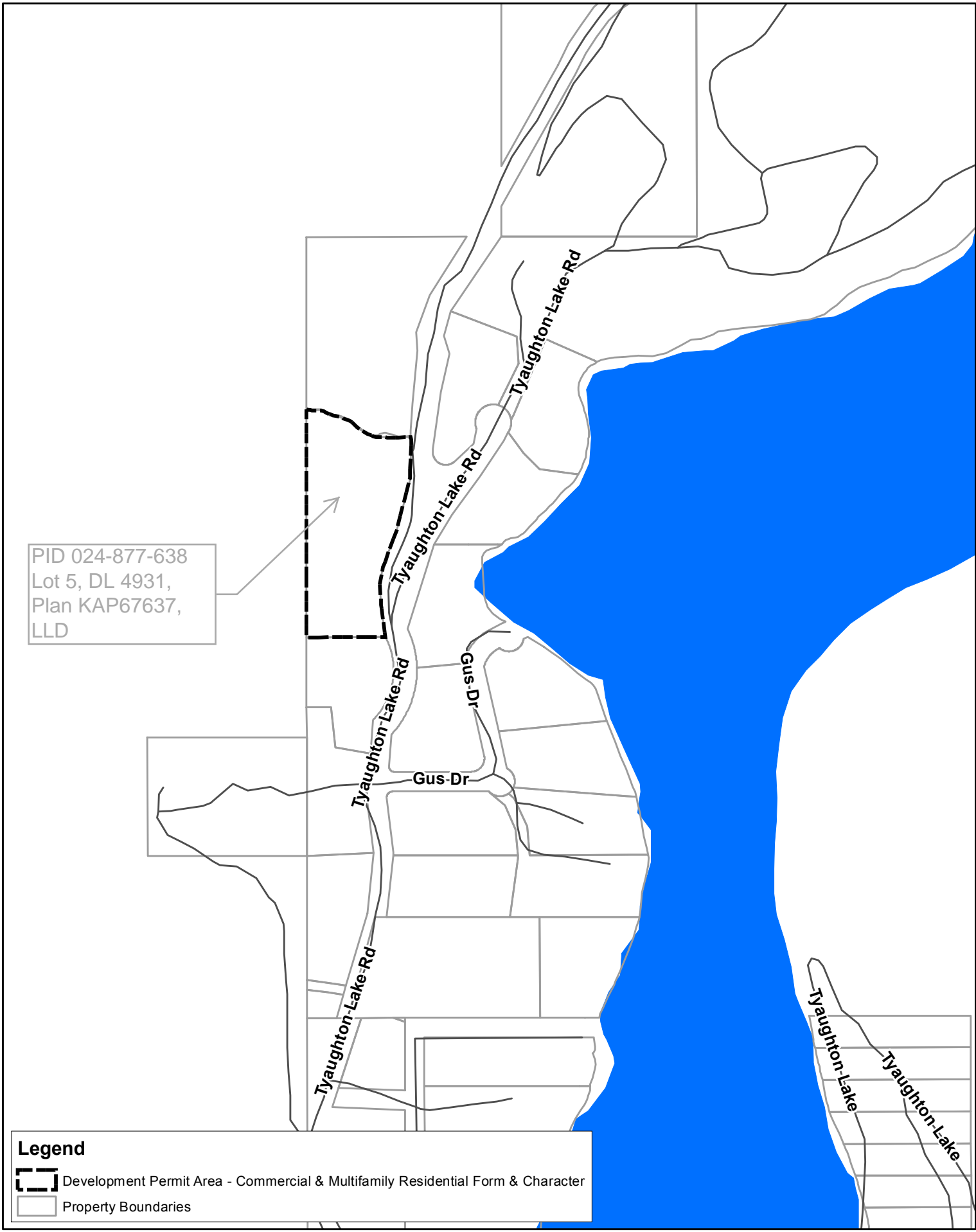
(a) Page 2 of the Squamish-Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is further amended by replacing the table of bylaw consolidations with the one outlined below:

BYLAW NO.		DATE OF ADOPTION
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 th day of	JANUARY, 2014
READ A SECOND TIME this	24 th day of	FEBRUARY, 2014.
FIRST READING RESCINDED this	26 th day of	MAY, 2014.
SECOND READING RESCINDED this	26 th day of	MAY, 2014.
READ A FIRST TIME, AS AMENDED, this	26 th day of	MAY, 2014.
READ A SECOND TIME, AS AMENDED, this	26 th day of	MAY, 2014.
PUBLIC HEARING held on the	3 rd day of	JULY, 2014.
READ A THIRD TIME this	28 th day of	JULY, 2014.
ADOPTED this	28 th day of	JULY, 2014.

Patricia Heintzman
Chair

Peter DeJong
Secretary

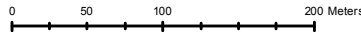


Legend

-  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.

APPENDIX 3

**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.

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:

Column I Zones	Column II Title Elaboration
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:

SECTION 9A – R4 ZONE – MULTIFAMILY RESIDENTIAL ZONE

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 ² / 836.13 m ²
.3	Maximum Site Coverage	4,500 ft ² / 418.06 m ²
.4	Minimum Setback <ul style="list-style-type: none"> • from front (east) parcel line • from interior (north) side parcel line • from exterior (south) side parcel line • from rear (west) parcel line 	8 m 45 m 10 m 10 m
.5	Maximum Height of <ul style="list-style-type: none"> • principal building • accessory building 	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.

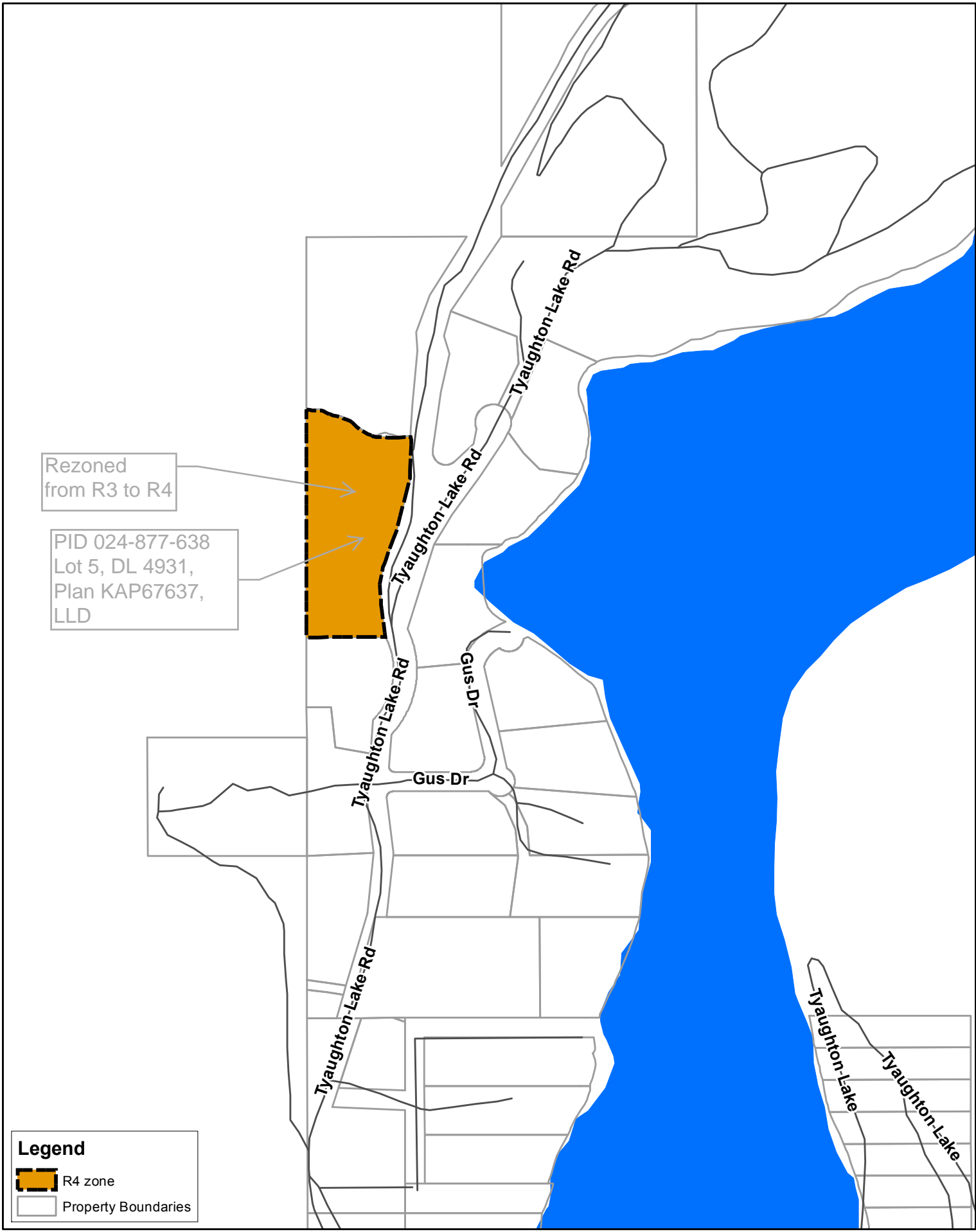
7. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

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

READ A FIRST TIME this	27 th day of	JANUARY, 2014
READ A SECOND TIME this	24 th day of	FEBRUARY, 2014.
FIRST READING RESCINDED this	26 th day of	MAY, 2014.
SECOND READING RESCINDED this	26 th day of	MAY, 2014.
READ A FIRST TIME, AS AMENDED, this	26 th day of	MAY, 2014.
READ A SECOND TIME, AS AMENDED, this	26 th day of	MAY, 2014.
PUBLIC HEARING held on the	3 rd day of	JULY, 2014.
READ A THIRD TIME this	28 th day of	JULY, 2014.
ADOPTED this	28 th day of	JULY, 2014.

Patricia Heintzman
Chair



Peter DeJong
Secretary



Rezoned
from R3 to R4

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

Legend

-  R4 zone
-  Property Boundaries

