



REQUEST FOR DECISION
1793 Reid Road (Area C) – Zoning
Amendment Bylaw No. 1430-2015;
Reduction of Minimum Parcel Size

Meeting Date: July 22, 2015

To: SLRD Board

Applicant: Gregg and Allison Vollet (Owners)

Location: SLRD Electoral Area C – Ivey Lake/Reid Road Neighbourhood

Legal Descriptions:

PID 001-608-894 (Lot 6, DL 2679)

OCP Designation:

Rural Residential -
Electoral Area C OCP
Bylaw No. 689, 1999

Zoning:

Rural 1 (RR1)
Zoning Bylaw No.
765, 2002

ALR Status:

N/A

**Development Permit
Areas:**

Development Permit Area
2: Riparian Assessment
Area

RECOMMENDATION:

1. THAT Bylaw 1430-2015, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015” be introduced and given first reading.
2. THAT Bylaw 1430-2015, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015” be referred to the Lil’wat Nation, Village of Pemberton, and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Transportation & Infrastructure, Forests, Lands, & Natural Resource Operations, and Environment for comment.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application for District Lot 2679, 1793 Reid Road. The property is currently zoned Rural 1 (RR1) in SLRD Electoral Area C Zoning Bylaw 765, 2002. The property location is shown in Appendix 1, Schedule A. The proposed zoning amendment is to facilitate subdivision and would see the property rezoned to Rural Residential (single dwelling) (RR1Res(sd)) thereby reducing the minimum parcel size to one hectare. The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site

specific rezoning applications in the Ivey Lake/Reid Road neighbourhood, subject to conformance with suitability criteria. As requested, the applicant has now provided confirmation from qualified professionals that the water and geotechnical requirements can be met.

RELEVANT POLICIES:

Electoral Area C Official Community Plan Bylaw No. 689, 1999
Electoral Area C Zoning Bylaw No. 765, 2002

BACKGROUND:

Staff have drafted a zoning bylaw amendment for this application. The application was given permission to proceed by the Board at the January 28, 2015 Board meeting, provided the applicable regulatory, water and geotechnical requirements were met.

The Ministry of Transportation and Infrastructure (MoTI) has additional requirements (geotechnical, water, septic) that they can request at the subdivision approval stage, and there will be site/building specific requirements at the Building Permit stage. A referral will be made to MoTI after 1st reading of zoning amendment bylaws and any other requirements will be identified for SLRD staff at that time.

Other Electoral Area C Zoning Bylaw No. 765, 2002 considerations that relate to the subject property include:

- Usable Parcel Area – 3.2 Each parcel shall have a minimum usable parcel area of 1,000 square meters. The covenant on the subject property reduces the usable parcel area, thus requiring a zoning change. As the Electoral Area C OCP supports subdivision of parcels in the Ivey Lake/Reid Road neighbourhood, the SLRD may support such a zoning change.
- Dwellings Per Parcel – 5.8 (3) In the Rural 1 – Rural Residential (single dwelling) sub zone, no more than one dwelling (including secondary suite) may be located on a parcel less than two hectares.
- Siting Requirements – 5.10 No structure shall be located within 7.5 meters of a parcel line.
- Parcel Coverage – 5.11 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2,000 square meters or less the parcel coverage shall not exceed 35 percent. This requirement appears to be satisfactory, and calculations will need to be provided as part of the building permit process.

The Electoral Area C Official Community Plan Bylaw No. 689, 1999 includes Development Permit Area 2: Riparian Assessment Areas. The south-west corner of the subject property is within a Riparian Assessment Area. Should the applicant wish to alter land or build within this Riparian Assessment Area, a Development Permit will be required prior to construction.

It is now being brought to the Board for first reading and to initiate the referral process. The zoning amendment will reduce the minimum parcel size to one hectare to facilitate the subdivision of District Lot 2679, 1793 Reid Road.

ANALYSIS:

SLRD Staff conducted an initial review of the zoning amendment application and subsequent additional information regarding water quantity and quality, as required by Electoral Area C Official Community Plan Bylaw No. 689, 1999. Sections 4.18, 4.19 and 4.20 of the OCP state:

4.18. Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mt. Currie - D'Arcy corridor may be amended, through a site specific rezoning application, to one hectare, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.

4.19. In the Ivey Lake/Reid Road neighbourhood, only those parcels serviced by wells that provide 2720 liters/day on a sustained basis throughout the year for each proposed parcel, and provide water of suitable quality as defined by Guidelines for Canadian Drinking Water Quality, shall be considered for rezoning to permit one hectare parcels.

4.20. Due to concerns about possible impacts on groundwater supplies, those lands rezoned to permit one hectare parcels in the Ivey Lake/Reid Road neighbourhood (including Lots 1-13 & Lots 19-32, DL 2679 and Lots 14-18 and Lots 33 to 51, DL 4100, all Plan 33675, LLD) are permitted only one dwelling per parcel (including secondary suite).

The Well Performance Assessment conducted by TRI Environmental Consulting Inc. confirms that the water quantity and quality criteria can be met for the property:

- It is concluded that both Well 1 and 2 are capable of providing a sustained yield of 2,720 liters per day throughout the year; and,
- With a water treatment system consisting of a sediment filter, carbon filter, and UV light, Guidelines for Canadian Drinking Water Quality can be met.

As the Electoral Area C Official Community Plan Bylaw No. 689, 1999 mapping shows the property to have “some hazard” and a significant portion of the property has a “no build” covenant in place, SLRD Staff also requested that a basic geotechnical report be provided to indicate that the use is “safe for the use intended”. The applicant has provided this geotechnical report.

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy Bylaw No. 1062, 2008 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 support infill in the Ivey Lake/Reid Road neighbourhood. Similar precedents have been set by neighbours, where water quantity and quality criteria have been met, thus regional impacts are minor. The Ministry of Transportation and Infrastructure (MOTI), as the subdivision approving authority, will ultimately determine the suitability for subdivision.

OPTIONS:

Option 1

Give the “Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015” first reading and initiate the referral process.

Option 2

Refer the application back to SLRD Staff for more information, or revision.

Option 3

Reject the zoning amendment application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

ATTACHMENTS:

Appendix 1: Zoning Amendment Bylaw No. 1430-2015

Prepared by: C. Daniels, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1430-2015

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

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

1. This bylaw may be cited for all purposes as the ‘Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1430-2015’.
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, is hereby amended as follows:

The Official Zoning Map, Schedule C, Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is hereby amended by:

- (i) rezoning DL 2679, Lot 6, Plan KAP33675, as outlined on Schedule A, which is attached to and forms part of this bylaw, from Rural 1 zone (RR1) to Rural 1 - Rural Residential single dwelling sub-zone (RR1_{RES(SD)}).

READ A FIRST TIME this	22 th	day of	July	2015.
READ A SECOND TIME this		day of		2015.
PUBLIC HEARING held on the		day of		2015.
READ A THIRD TIME this		day of		2015.
ADOPTED this		day of		2015.

Jack Crompton
Chair

Kristen Clark
Secretary



SCHEDULE "A"
ZONING BYLAW AMENDMENT BYLAW NO. 1430-2015
SQUAMISH - LILLOOET REGIONAL DISTRICT

Plot Date: 06/23/2015

Lot 6, Plan KAP33675, District Lot 2679, Lillooet Land District
to be rezoned from Rural 1 (RR1)
to Rural 1 - Rural Residential (single dwelling) (RR1res(sd))

