



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

Meeting Date: November 25, 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 read a third time.
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 adopted.

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 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 property location is shown in Appendix 1, Schedule A.

Amendment Bylaw 1430-2015 was given second reading at the September 30, 2015 Board meeting. At this time, SLRD staff were also directed to schedule and advertise a public hearing pursuant to Section 891 of the *Local Government Act*, for the consideration of Amendment Bylaw

1430-2015. The public hearing was held on October 21, 2015 at 7pm at the SLRD Boardroom in Pemberton, BC. No members of the public were in attendance and no written submissions were received regarding Amendment Bylaw 1430-2015. As no concerns were raised by the public, it is recommended that the amendment bylaw be given third reading and be adopted.

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 such as geotechnical and water quality and quantity. The applicant has provided confirmation from qualified professionals that such 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:

The SLRD received a zoning amendment application for District Lot 2679, 1793 Reid Road. Staff 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 amendment bylaw was given first reading and the referral process initiated at the July 22, 2015 Board meeting. The amendment bylaw was given second reading at the September 30, 2015 Board meeting and a public hearing was held on October 21, 2015. No concerns were raised by the public in consideration of the amendment bylaw.

ANALYSIS:

SLRD Staff conducted a full review of the zoning amendment application. Key items of concern were water quantity and quality, as noted in the Electoral Area C Official Community Plan Bylaw No. 689, 1999. SLRD Staff also requested that a basic geotechnical report be provided to indicate that the use is “safe for the use intended”. The qualified professional reports confirm the required water and geotechnical requirements can be met for this property.

Further, the zoning amendment application received no objections through the referral (see report on the September 30, 2015 Board agenda) or the public hearing processes.

As the application has now met all SLRD requirements and there are no objections from the public or from referral agencies, SLRD staff feel that the subject zoning amendment bylaw is now ready for third reading and adoption.

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" third reading and adopt the bylaw.

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	30 th	day of	September	2015.
PUBLIC HEARING held on the	21 st	day of	October	2015.
READ A THIRD TIME this	25 th	day of	November	2015.
ADOPTED this	25 th	day of	November	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))

