



**REQUEST FOR DECISION**  
Tyax Real Estate – Tyax Lodge  
OCP Amendment Bylaw No. 1440-2016 and  
Zoning Amendment Bylaw No. 1441-2016

**Meeting date:** February 17, 2016

**File No. 3360.20.89**

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**To:** SLRD Board of Directors

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**Owner:** Tyax Real Estate Ltd.

**Applicant/Agent:** Murdoch & Company Ltd.

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**Location:** Tyaughton Lake, Electoral Area A

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**Legal description:** DL 4931, Except PLAN B3568, B5258, 35969, and KAP6763, LLD, PID 002-306-441

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|-------------------------|----------------|----------------|---------------------|
| <b>OCP Designation:</b> | <b>Zoning:</b> | <b>ALR</b>     | <b>DP Area:</b>     |
| Commercial              | C4, RR2, R3    | <b>Status:</b> | Wildfire Protection |
| Residential             |                | No             | RAR                 |
| Special Planning Area   |                |                |                     |

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**RECOMMENDATION:**

1. THAT Bylaw No. 1440-2016, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1440-2016” be read a first time.
2. THAT Bylaw No. 1440-2016, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1440-2016” be referred to the appropriate First Nations, the District of Lillooet, and provincial agencies including the Interior Health Authority, and the Ministries of Forests, Lands, and Natural Resource Operations, and Transportation & Infrastructure, for comment.
3. THAT Bylaw No. 1441-2016, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1441-2016” be read a first time.
4. THAT Bylaw No. 1441-2016, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1441-2016” be referred to the appropriate First Nations, the

District of Lillooet, and provincial agencies including the Interior Health Authority, and the Ministries of Forests, Lands, and Natural Resource Operations, and Transportation & Infrastructure, for comment.

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

The SLRD received an application for a rezoning and OCP amendment regarding the Tyax Lodge property noted above. The application received permission to proceed at the January 27/28, 2016 Board meeting. Please see the attached OCP and Zoning amendment bylaws that have been drafted and are ready to be considered for first reading. The OCP amendment bylaw proposes to extend the existing Form & Character Development Permit Area from the other Tyax property with a previously approved staff accommodation facility to the main lodge property (the subject property of this application). OCP designations will be changed as well to accurately reflect the nature of the property and incorporate the avalanche exclusion zone into the OCP mapping. The zoning amendment bylaw will likewise involve split designations changing the current split zoning to reflect the commercial uses on the site and the limitations of the winter avalanche hazard.

### **RELEVANT POLICIES:**

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

### **BACKGROUND:**

The zoning amendment application requests an ~420 m<sup>2</sup> (4,518 ft<sup>2</sup>) dormitory style building on the main Tyax Lodge property. The building is meant to permanently house helicopter operations uses with staff accommodation, as well as storage of materials and supplies related to heli-ski activities, guiding and first aid equipment (excluding fuel storage). The dormitory building is proposed to be two storeys with staff accommodation predominantly on the upper floor. There would be two beds, out of ten in total, which would be located on the lower floor.

The Tyax Lodge representatives have indicated that there is a lack of affordable, available and appropriate staff accommodation in the area. As with their original application, the intent of the property owners is to address capacity issues at the lodge and increase the effectiveness and efficiency of the overall operation by providing staff accommodation and support facilities separate from the lodge. This would free up existing space in the lodge for guests that is currently occupied for employee housing and storage for heli-ski activities.

### **REGIONAL IMPACTS ANALYSIS:**

The proposed bylaws affect property in Electoral Area A only, specifically the Tyaughton Lake area.

## **ANALYSIS**

### **Geotechnical Issues**

The avalanche hazard is considered a wintertime only issue. The geotechnical report referenced in the January 2016 SLRD report indicates that the proposed buildings and accesses are safe for the uses intended on the main lodge property and outlines a number of conditions for the existing campground use. According to that report, the campground use should be restricted to a period of time from June to October, depending on a favourable snow avalanche assessment from qualified Tyax staff. These elements have been incorporated into the proposed RR3 and RR4 zones, described below.

### **Official Community Plan Amendment Bylaw No. 1440-2016**

To undertake this change in zoning, an amendment to the Upper Bridge River Official Community Plan (OCP) Bylaw No. 608, 1996 will be required. The subject property is currently split as to OCP designations between Residential, Commercial, and Special Planning Area. The land use designation for the property would be amended to a single commercial designation for the lodge portion of the site. That portion of the property within the avalanche exclusion zone would be designated Hazard Area, which would be a new designation that would incorporate the known spatial extent of the exclusion zone from the geotechnical report into the OCP. The proposed hazard area designation would serve as an indicator of potential restrictions on development and land use. The remainder of the lot would then be designated Residential.

#### Development Permit guidelines

The Upper Bridge River OCP is proposed to be amended in order to extend the existing Development Permit Area (DPA) for Form & Character to guide the architectural and landscape aspects of the site. Wildfire Development Permits will be required for construction on the subject property.

### **Zoning Amendment Bylaw No. 1441-2016**

SLRD staff have drafted zoning that proposes only limited uses be allowed in the portion of the property that is located within the exclusion zone, and to the east of the exclusion zone. The proposed zoning would create a commercial zone for the lodge area west of the exclusion zone. This new commercial zone would incorporate some of the existing uses on the property, as well as the proposed staff dormitory and office, storage, and maintenance building uses related to helicopter operations. Two new Rural Resource zones (RR3 and RR4) have been created that would cover the eastern portion of DL 4931. The RR3 zone would cover the exclusion zone area on the subject property and address the existing campground with 28 campsites

The RR4 zone would cover the remainder of the parcel east of the RR3 zone. Some basic permitted uses are included in the RR4 zone, however, they have been limited to summertime use due to the access being through the (wintertime) hazard area. Further development in this area would involve a future rezoning application that could address the access and hazard issues.

## **OPTIONS:**

Bylaws have been drafted for the Tyax rezoning application to amend the Upper Bridge River Valley OCP and Electoral Area Zoning Bylaw. OCP Amendment Bylaw No. 1440-2016 and Zoning Amendment Bylaw No. 1441-2016 are being presented for consideration of first reading. Once first reading has been given, the bylaw will be referred to various First Nations, local governments, and provincial government agencies for comment.

### OPTION 1 – Give the bylaws first reading and initiate the referral process. (PREFERRED OPTION)

Give Bylaw No. 1440-2016 and Bylaw No. 1441-2016 first reading and refer them to Local Government, First Nations, and Provincial Agencies.

### OPTION 2 – Do not give the bylaw first reading and do not initiate the referral process.

Do not give Bylaw No. 1440-2016 and Bylaw No. 1441-2016 first reading and do not refer them to Local Government, First Nations, and Provincial Agencies.

### OPTION 3 – Request staff to make further changes and bring back a revised bylaw.

Do not give the bylaws first reading and propose changes to either Bylaw No. 1440-2016 and/or Bylaw No. 1441-2016 while requesting that staff bring back the bylaw to a subsequent meeting for consideration.

## **ATTACHMENTS:**

Amendment Bylaw No. 1440-2016 (OCP)  
Amendment Bylaw No. 1441-2016 (Zoning)

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. 1440-2016**

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. 1440-2016.”
2. Appendix B (Maps) of the Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is amended as follows:
  - (a) By inserting a new Map 2a (Tyaughton Lake) as attached to this bylaw as Schedule 1.
  - (b) By designating the area outlined in (red & white) 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.
  - (c) By changing the designation of the area outlined in (red & white) dashed lines on Schedule 2, which is attached to and forms part of this bylaw, from a split designation of Residential, Commercial, and Special Planning Area to a split designation of Commercial, Hazard Area, and Residential.
3. The Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:
  - (a) By inserting the new section 6.17 Hazard Areas Land Use Designation, following the end of the text of s. 6.16 after the paragraph “See policies 7.22, 10.2, 13.5, and 15.2...”, as follows:

**Hazard Areas – Land Use Designation**

- 6.17 When geotechnical, terrain stability, and other hazard areas become known through professional reports, the Hazard Area designation can be applied to a spatial area to delineate the approximate location of the affected area. This will provide a high level indication of potential risk that can inform requirements for rezoning and development applications within and adjacent to those areas.
4. The Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:
    - (a) By inserting two new sections “Application” and “Issuance” to the Development Permit Area 4 Upper Bridge River Valley Commercial & Multifamily Residential Form & Character guidelines in the Development Permit Area section between the “Justification” and the “Guidelines” subsections, as follows:

Application

An Upper Bridge River Valley Commercial & Multifamily Residential Form & Character Development Permit is required prior to the commencement of any of the following:

- Alteration of the land, including:
  - Removal, alteration, disruption, or destruction of vegetation
  - Disturbance of soils
  - Flood protection works
  - Construction of roads, trails, docks, wharves, and bridges
  - Provision and maintenance of sewer and water services
  - Development of drainage systems
  - Development of utility corridors
- Construction or erection of new buildings or structures, or additions or alterations to existing buildings or structures where a building permit is required.

Issuance

The Board delegates the authority to issue Upper Bridge River Valley Commercial & Multifamily Residential Form & Character Development Permits to the Director of Planning and Development for applications involving buildings and structures with a combined gross floor area of 1,000 m<sup>2</sup> or less. Development Permit applications involving buildings and structures with a combined gross floor area of more than 1,000 m<sup>2</sup> of must be approved by the SLRD Board of Directors.

5. 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 adding this bylaw to the table of consolidations.

READ A FIRST TIME this 17<sup>th</sup> day of FEBRUARY, 2016

READ A SECOND TIME this day of , 2016.

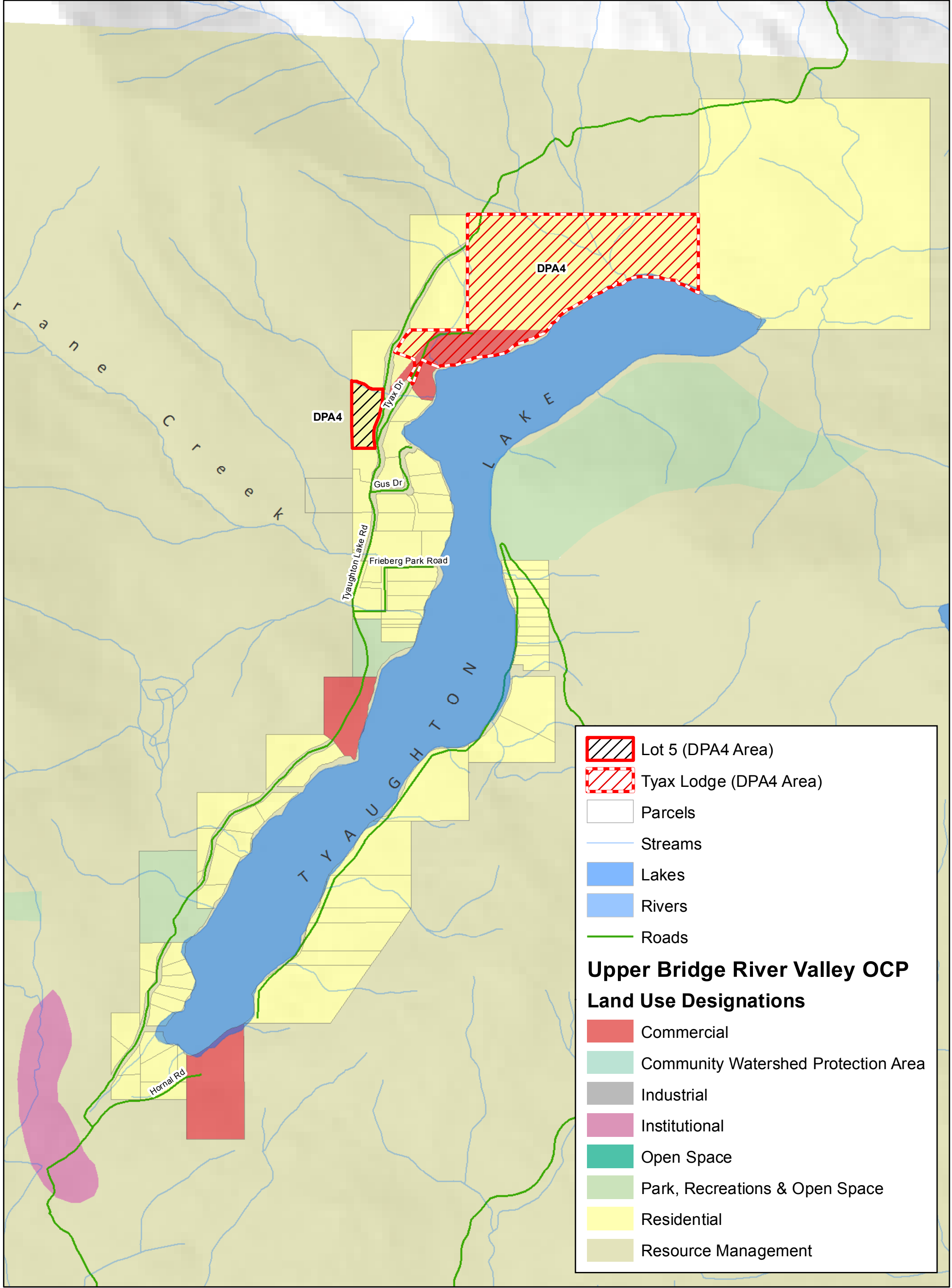
PUBLIC HEARING held on the day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

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Jack Crompton  
Chair

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Kristen Clark  
Secretary



**SCHEDULE 1  
OCP AMENDMENT BYLAW NO.  
1440-2016**

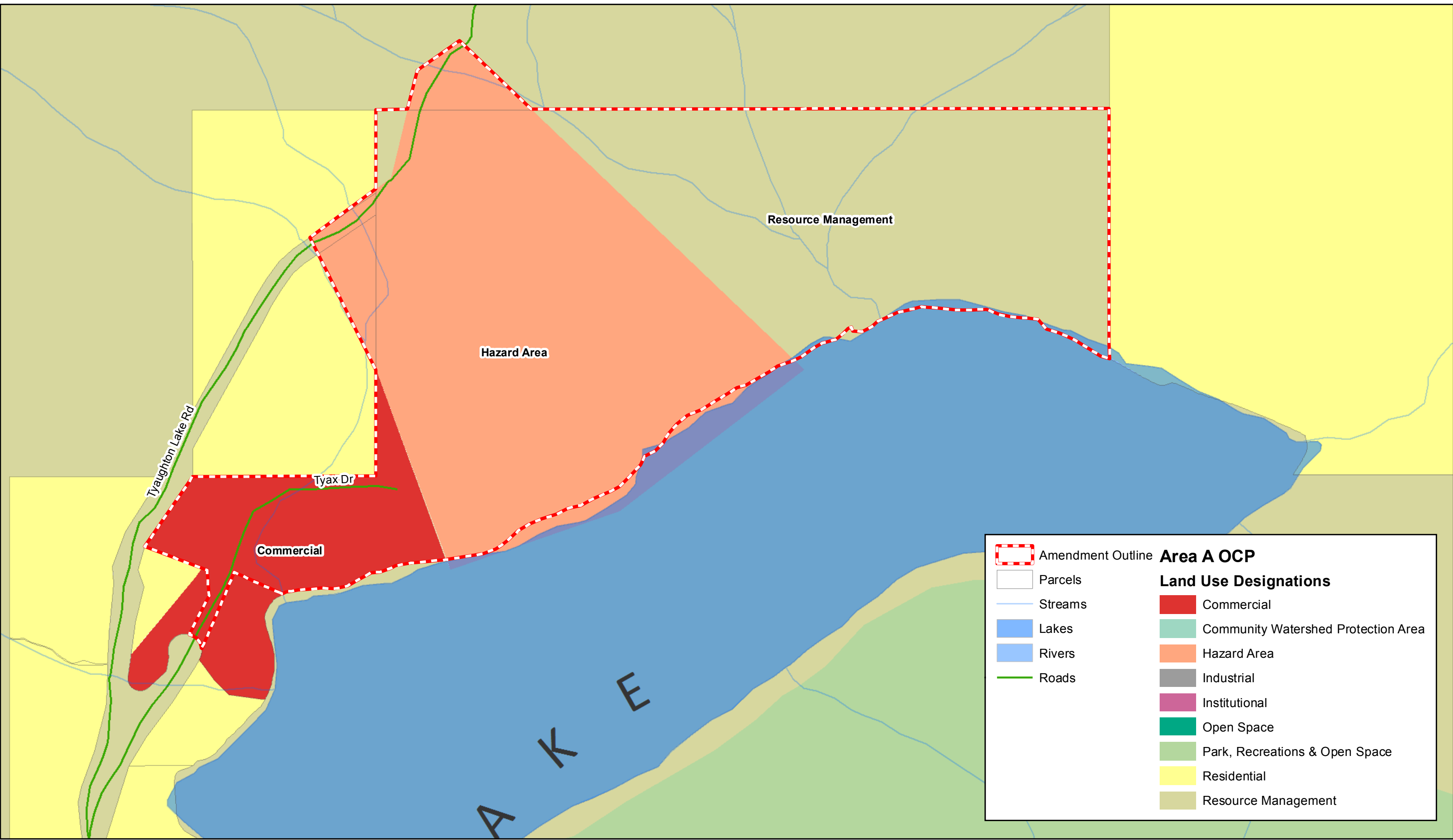
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 Projection: Transverse Mercator  
 Datum: North American 1983  
 False Easting: 500,000.0000  
 False Northing: 0.0000  
 Central Meridian: -123.0000  
 Scale Factor: 0.9996  
 Latitude Of Origin: 0.0000  
 Units: Meter



Map 2(a)

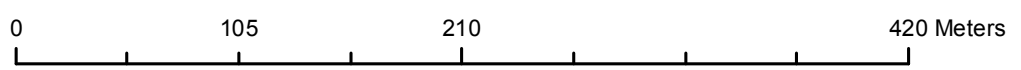
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|  |                   |                                     |
|--|-------------------|-------------------------------------|
|  | Amendment Outline | <b>Area A OCP</b>                   |
|  | Parcels           | <b>Land Use Designations</b>        |
|  | Streams           | Commercial                          |
|  | Lakes             | Community Watershed Protection Area |
|  | Rivers            | Hazard Area                         |
|  | Roads             | Industrial                          |
|  |                   | Institutional                       |
|  |                   | Open Space                          |
|  |                   | Park, Recreations & Open Space      |
|  |                   | Residential                         |
|  |                   | Resource Management                 |

SCHEDULE 2  
OCP AMENDMENT BYLAW NO. 1440-2016



Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 False Easting: 500,000.0000  
 False Northing: 0.0000  
 Central Meridian: -123.0000  
 Scale Factor: 0.9996  
 Latitude Of Origin: 0.0000  
 Units: Meter



**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1441-2016**

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. 1441-2016.”
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<br/>Zones</b> | <b>Column II<br/>Title Elaboration</b> |
|---------------------------|--|
| C6                        | Commercial 6 Zone                      |
| RR3                       | Rural Resource 3 Zone                  |
| RR4                       | Rural Resource 4 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 (red & white) dashed lines on Schedule 1, which is attached to and forms part of this bylaw, from a split designation of R3 Residential Tourist Accommodation Zone, C4 Resort Commercial Zone, and RR2 Rural Resource Zone to a split designation of C6 Commercial 6 Zone, RR3 Rural Resource 3 Zone, and RR4 Rural Resource 4 Zone.
4. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:
  - (a) By inserting the new section 7A - RR3 zone into the bylaw following the existing section 7 – RR2 Zone

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**SECTION 7A – RR3 – RURAL RESOURCE 3 ZONE**

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**Permitted Uses**

7A.1 In the RR3 Zone the use of land, buildings and structures is restricted to:

- *campground* with a maximum of 28 campsites, subject to s. 7A.2.3

7A.2 On a parcel located in the RR3 Zone, no use, building or structure shall be established, 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<br>Matter to be Regulated |   | COLUMN II<br>Regulations  |
|------------------------------------|---|---|
| .1                                 | Minimum <i>Parcel Area</i> for New Subdivisions                   | 29 ha   |
| .2                                 | Maximum number of campsites associated with <i>campground use</i> | 28  |
| .3                                 | <i>Campground use</i>   | <ul style="list-style-type: none"> <li>• The campground use is a summertime use only.</li> <li>• The campground can only operate between June 1 to October 31.</li> </ul> |

=====Section 7A ends=====

(b) By inserting the new section 7B - RR4 zone into the bylaw following the proposed section 7A – RR3 Zone above.

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**SECTION 7B – RR4 – RURAL RESOURCE 4 ZONE**

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**Permitted Uses**

7B.1 In the RR4 Zone the use of land, buildings and structures is restricted to:

- *single family dwelling*
- *secondary suite*
- *bed and breakfast*
- *home business*
- *accessory buildings and uses*

**Conditions of Use**

7B.2 All permitted uses in the RR4 zone are limited to summertime use only, between June 1 to October 31.

**Regulations**

7B.3 On a parcel located in the RR4 Zone, no use, building or structure shall be established, 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<br>Matter to be Regulated |  | COLUMN II<br>Regulations |
|------------------------------------|--|--------------------------|
| .1                                 | Minimum <i>Parcel Area</i> for New Subdivisions  | 29 ha                    |
| .2                                 | Maximum number of <i>single family dwellings</i> per parcel  | 1                        |
| .3                                 | Maximum number of <i>secondary suites</i> per <i>single family dwelling</i>  | 1                        |
| .4                                 | Maximum <i>gross floor area</i> of <i>single family dwelling</i>   | 465 m <sup>2</sup>       |
| .5                                 | Minimum <i>setback</i> from all <i>parcel lines</i>  | 7.5 m                    |
| .6                                 | Maximum <i>height</i> <ul style="list-style-type: none"> <li>• principal building</li> <li>• accessory building</li> </ul> | 8.5 m<br>5 m             |
| .7                                 | Maximum <i>parcel coverage</i>   | 5 %                      |

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=====Section 7B ends=====

(c) By inserting the new section 16A - C6 zone into the bylaw following the existing section 16 C5 zone.

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**SECTION 16A – C6 ZONE – COMMERCIAL 6 ZONE**

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**Permitted Uses**

16A.1 In the C6 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- employee housing, associated with employment at the Tyax Resort at Tyaughton Lake
- office & storage ancillary to employee housing, lodging, and helicopter uses
- restaurant/pub ancillary to commercial lodging
- *single family dwelling*
- *pension*
- indoor / outdoor recreation
- fuel storage
- floatplane dock and small personal watercraft dock
- *accessory building*; and *accessory use*

**Regulations**

16A.2 On a parcel located in the C6 Zone, no *use*, *building* or *structure* shall be established, 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<br>Matter to be Regulated |  | COLUMN II<br>Regulations  |
|------------------------------------|--|---|
| .1                                 | Minimum <i>Parcel Area</i> for New Subdivisions  | 29 ha   |
| .2                                 | Minimum <i>Site Area</i> Required for <i>Commercial Lodging</i>  | <ul style="list-style-type: none"> <li>• where a parcel is serviced by a community water system: 1,000 m<sup>2</sup></li> <li>• in all other cases: 2 ha</li> </ul> |
| .3                                 | Maximum Gross Floor Area for employee housing use  | 604 m <sup>2</sup>  |
| .4                                 | Maximum Site Coverage of employee housing use  | 280 m <sup>2</sup>  |
| .5                                 | Minimum <i>Setback</i> <ul style="list-style-type: none"> <li>• from <i>front parcel line</i></li> <li>• from all other <i>parcel lines</i></li> </ul> | <p style="text-align: right;">7.5 m</p> <p style="text-align: right;">4.5 m</p>   |
| .6                                 | Maximum <i>Height</i> of <ul style="list-style-type: none"> <li>• <i>Commercial Lodging</i></li> <li>• all other uses</li> </ul>                       | <p style="text-align: right;">13 m</p> <p style="text-align: right;">9 m</p>  |
| .7                                 | Maximum <i>Coverage</i>  | 20%   |

=====Section 16A ends=====

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

- a. By amending Section 4.2 Uses Permitted in All Zones by adding the following to the end of the sentence “The following uses are permitted in all zones:” after the word zones and before the colon:

“, except the RR3 and RR4 zones”

6. 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 RR3, RR4, and C6 zones.

READ A FIRST TIME this 17<sup>th</sup> day of FEBRUARY, 2016

READ A SECOND TIME this day of , 2016.

PUBLIC HEARING held on the day of , 2016.

READ A THIRD TIME this day of , 2016.

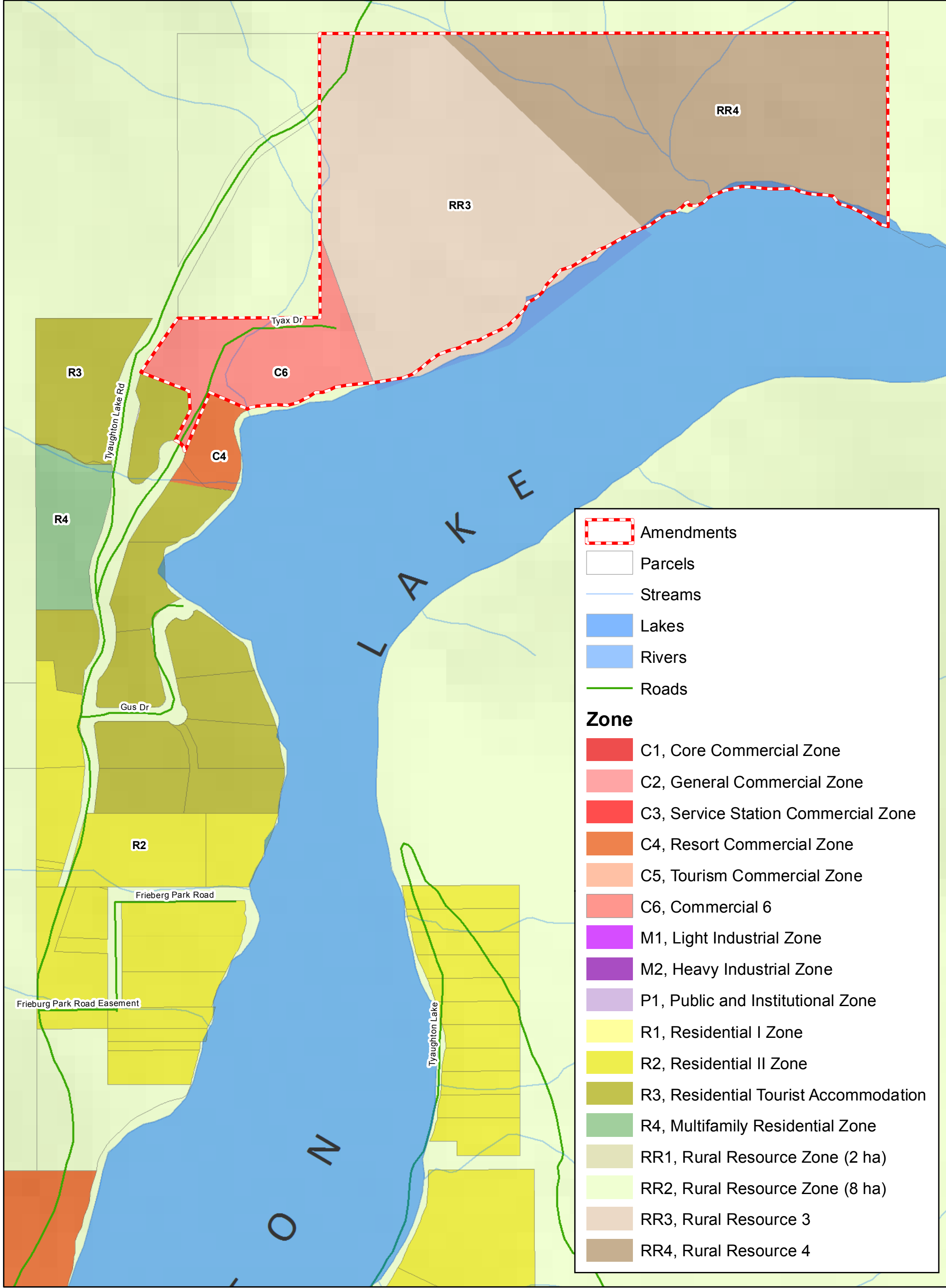
ADOPTED this day of , 2016.

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Jack Crompton  
Chair

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Kristen Clark  
Secretary



**Amendments**

Parcels

Streams

Lakes

Rivers

Roads

**Zone**

- C1, Core Commercial Zone
- C2, General Commercial Zone
- C3, Service Station Commercial Zone
- C4, Resort Commercial Zone
- C5, Tourism Commercial Zone
- C6, Commercial 6
- M1, Light Industrial Zone
- M2, Heavy Industrial Zone
- P1, Public and Institutional Zone
- R1, Residential I Zone
- R2, Residential II Zone
- R3, Residential Tourist Accommodation
- R4, Multifamily Residential Zone
- RR1, Rural Resource Zone (2 ha)
- RR2, Rural Resource Zone (8 ha)
- RR3, Rural Resource 3
- RR4, Rural Resource 4

**SCHEDULE 1  
ZONING AMENDMENT BYLAW  
NO. 1441-2016**

Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 False Easting: 500,000.0000  
 False Northing: 0.0000  
 Central Meridian: -123.0000  
 Scale Factor: 0.9996  
 Latitude Of Origin: 0.0000  
 Units: Meter



0 0.175 0.35 Kilometers

