



REQUEST FOR DECISION
Meredith/Lohser – Zoning Amendment
Application – 9118 Portage Road

Meeting Date: August 24, 2016

To: SLRD Board

Applicant: Drew Meredith (Agent); Jens Lohser (Owner)

Location: SLRD Electoral Area C – Mt. Currie – D’Arcy Corridor (Gates Lake)

Legal Descriptions:

PID 013-310-232 (DL 1252 Lillooet District Except: (1) Part Outlined in Red on Plan A8 (2) Plan B4587)

<p>OCP Designation: Rural Residential - Electoral Area C OCP Bylaw No. 689, 1999</p>	<p>Zoning: Rural 1 (RR1) Zoning Bylaw No. 765, 2002</p>	<p>ALR Status: N/A</p>	<p>Development Permit Areas: Development Permit Area 2: Riparian Assessment Area</p>
---	--	-----------------------------------	---

RECOMMENDATION:

THAT staff be directed to proceed with review of the Meredith/Lohser zoning amendment application for District Lot 1252, 9118 Portage Road.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application for District Lot 1252, 9118 Portage Road. The property is currently zoned Rural 1 (RR1) in Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw 765, 2002. The proposed zoning amendment is to facilitate subdivision and would see the property rezoned to Rural 2 (RR2) 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 Mt. Currie – D’Arcy corridor, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards and water supply. As such, SLRD Staff is seeking permission from the Board in order to proceed with the Meredith/Lohser zoning amendment application.

Note that this *Permission to Proceed* report is being brought directly to the Board, as no Electoral Area Directors meeting was scheduled for August.

RELEVANT POLICIES:

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

Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

BACKGROUND:

SLRD Staff have not yet drafted any bylaw amendments for this application. It is being brought to the Board for review to determine if there is support for the zoning amendment that will reduce the minimum parcel size to one hectare to facilitate the subdivision of District Lot 1252, 9118 Portage Road. There are three registered owner groups on title and the intention is to subdivide into three lots for personal use. The property is ~6 hectares (ha) in size. Proposed lot sizes are as follows: Lot A 1.79 ha; Lot B 1.26 ha; and Lot C 1.63 ha (the Sketch Plan notes that “this is an example of a three lot subdivision on the property. The owners are still discussing the final configuration). The final configuration, to be determined through the zoning amendment process, will reflect suitability criteria and the Riparian Assessment report.

ANALYSIS:

Electoral Area C Official Community Plan Bylaw No. 689, 1999 Review

SLRD staff have conducted an initial review of the zoning amendment application and have not identified any concerns that relate to policies specific to this application. The Electoral Area C Official Community Plan Bylaw No. 689, 1999 designates the property as *Rural Residential*. This designation states that, *protecting the rural character of the area is a priority for residents of the Mount Currie – D’Arcy Corridor. Opportunities to provide for rural residential development on one hectare lots are generally supported. However, residents have expressed a desire to review proposals for one hectare lot subdivisions through site specific rezoning applications.* Specifically, sections 4.2 and 4.18 of the OCP state:

4.2. Permitted uses in Rural Residential areas are a single family home, a secondary suite, home-based businesses, home industry, accessory buildings, and ancillary uses related to the above.

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.

SLRD staff note that the subject property is not located in the mapped geotechnical hazard areas or the Lillooet River Floodplain, as identified within the Electoral Area C Official Community Plan Bylaw No. 689, 1999. According to the Baumann and Yonin (1994) *Terrain-Stability Analysis of the Mt. Currie – D’Arcy Corridor* Report, the subject property has little or no risk of hazardous events and is judged to be safe for habitation and development. Additionally, water supply issues have not been a concern in this area.

Should SLRD staff be given permission to proceed with this application, a zone will be drafted to reflect the permitted uses outlined in section 4.2 above. Parcel coverage would remain consistent with all Rural zoning and the minimum parcel area would be one hectare – which is aligned with SLRD policies and Vancouver Coastal Health Authority recommendations.

As the property is within the Riparian Assessment Development Permit Area, a RAR assessment has been requested to determine potential buildable area in relation to the proposed subdivisions.

Electoral Area C Zoning Bylaw No. 765, 2002 Review

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

- Usable Parcel Area – Each parcel shall have a minimum usable parcel area of 1,000 square meters.
- Dwellings Per Parcel – No more than one dwelling (including secondary suite) may be located on a parcel less than two hectares.
- Siting Requirements – No structure shall be located within 7.5 meters of a parcel line.
- Parcel Coverage – 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.

Finally, it should be noted that 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 bylaw and any other requirements will be identified for SLRD staff at that time.

OPTIONS:

Option 1

Direct SLRD Staff to proceed with the zoning amendment application process and to draft a zoning amendment bylaw, provided that the applicant can conform to suitability criteria requirements.

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.

Prepared by: C. Daniels, Planner

Reviewed by: L. Flynn, Chief Administrative Officer

Approved by: L. Flynn, Chief Administrative Officer