



REQUEST FOR DECISION

Meredith/Lohser – Zoning Amendment Application – 9118 Portage Road, Area C

Meeting Date: October 12, 2016/October 26, 2016

To: SLRD Electoral Area Directors/SLRD Board

Applicant: Drew Meredith (Agent); Jens Lohser, Victoria Vanessa Aneliunas, Daryl Mitch Griffin, Cheryl Lynn Griffin, Hamed Umedaly, Susan Ellen Purkiss (Owners)

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)

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
-----------------------------------------------------------------------------------------------	------------------------------------------------------------------	---------------------------	---------------------------------------------------------------------------------------------------

RECOMMENDATIONS:

1. THAT Bylaw 1497-2016, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016” be introduced and given first reading.
2. THAT Bylaw 1497-2016, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016” 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 PID 013-310-232 (DL 1252 Lillooet District Except: (1) Part Outlined in Red on Plan A8 (2) Plan B4587), 9118 Portage Road. The property is currently zoned Rural 1 (RR1) in Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw 765, 2002. The property location is shown in Appendix A, Schedule 1. 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 and a half hectares (1.5 ha). 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. The subject property is in conformance with the suitability criteria and the Amendment Bylaw 1497-2016 is being presented for first reading.

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:

The application was given permission to proceed by the SLRD Board at the August 24, 2016 Board meeting. SLRD Staff have drafted a zoning amendment bylaw – Amendment Bylaw 1497-2016 – for this application.

The application is for a zoning amendment to reduce the minimum parcel size to facilitate the subdivision of the land at 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 has been surveyed by McElhanney Consulting Services, and based on the existing survey plan and present natural boundary as marked by Cascade Environmental, it has been confirmed that the property is 4.91 hectares (12.12 acres) in size. To ensure only a three lot subdivision, the minimum parcel size has been set at 1.5 hectares (3.71 acres). The final configuration of lot sizes, to be determined during the subdivision process, will reflect this minimum parcel size and the Riparian Assessment, which was submitted with the application.

ANALYSIS:

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

SLRD staff have conducted a 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, policies 4.2 and 4.18 of the OCP regarding Rural Residential land use 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.

SLRD staff have drafted an amendment bylaw that reflects the permitted uses outlined in section 4.2 above. Parcel coverage remains consistent with all Electoral Area C Rural zoning and the minimum parcel area is 1.5 hectares – which is aligned with SLRD policies and meets Vancouver Coastal Health Authority recommendations.

The RAR Assessment, conducted by Cascade Environmental and submitted with the application, indicates that there is sufficient potential buildable area to support the proposed subdivision. Following any subdivision, and should the property owners wish to proceed to the building permit stage, a Riparian Assessment Development Permit will be required.

Electoral Area C Zoning Bylaw No. 765, 2002 Review

Proposed Zone: **RR2 ZONE (Rural 2)**

Permitted Uses align with Electoral Area C Official Community Plan Bylaw No. 689, 1999 Policy 4.2 and are as follows.

Permitted Uses

5.14 Land, buildings and structures in the RR2 zone shall be used for the following purposes only:

- (1) (a) one single family dwelling;
- (b) one secondary suite;
- (c) farm use excluding intensive agriculture
- (d) uses permitted in section 4.2, excluding (b), (e), (f) and (h).

Note that “uses permitted in section 4.2” (4.2 Uses Permitted in All Zones) are as follows:

- a) home based business;
- b) bed and breakfast home;
- c) auxiliary uses, buildings and structures;
- d) parks and playgrounds;
- e) community halls, libraries, fire halls, ambulance and first aid stations and police stations;
- f) licensed community care facilities where the building or structure to be used by the community care facility will be used
 - i. to provide day care for no more than 8 persons, or
 - ii. as a residence for no more than 10 persons, not more than 6 of whom are persons in care;
- g) “horticulture, excluding a medical marihuana production facility”;
- h) buildings, to a maximum floor area of 50 m², housing telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended public utility equipment and machinery; with no exterior storage of any kind;
- i) silviculture and forest management.

(b), (e), (f), and (h) have been excluded as they are not felt to be desired/appropriate uses on this site.

A maximum dwelling size has been introduced to this zone, as the SLRD is working to identify dwelling size in all zones moving forward. The proposed maximum gross floor area is aligned with specifications in the Electoral Area D Zoning Bylaw No. 1350-2016.

Dwelling Size

5.15 The maximum gross floor area of a single family dwelling shall be 465 m².

Parcel Coverage requirements are the same as the current Rural 1 – Rural Residential zones (RR1(RES) and RR1(RESsd)); Parcel Area requirements are slightly higher (1.5 ha vs. 1 ha) to ensure a 3 lot subdivision only.

Parcel Coverage

5.17 The parcel coverage of all buildings and structures shall not exceed 15 percent.

Parcel Area

5.18 The minimum parcel area in the Rural 2 RR2 zone shall be 1.5 hectares.

Note that the RR2 Zone only permits *one single family dwelling* and *one secondary suite*. Parking, Siting Requirements, Usable Parcel Area, and Auxiliary Building specifications are as per the Electoral Area C Zoning Bylaw No. 765, 2002 regulation/standards.

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 the zoning amendment bylaw and any other requirements will be identified for SLRD staff at that time.

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy Bylaw No. 1062, 2008 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 support opportunities to provide for rural residential development on one hectare lots in the Mount Currie – D’Arcy Corridor within the Rural Residential Land Use Designation. Similar precedents have been set by neighbours, where suitability 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. 1497-2016” 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 A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002,
Amendment Bylaw No. 1497-2016

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. 1497-2016**

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

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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 Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016.”
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By updating the Summary of Amendments table to include this bylaw.
 - (b) By adding the following to Section 4.1 Establishment of Zones:

RR2	Rural 2
-----	---------

3. Schedule B (Zoning Maps) of Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By rezoning the area outlined in grey hatched lines (DL 1252 Lillooet District Except: (1) Part Outlined in Red on Plan A8 (2) Plan B4587) on Schedule 1, which is attached to and forms part of this bylaw, from Rural 1 (RR1) Zone to Rural 2 (RR2) Zone.
4. The Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002 is further amended as follows by inserting the new section into Part 5 - Zones, RR2 Zone – section 5.14 – 5.19 into the bylaw following the existing RR1 Zone – section 5.13 as follows:

RR2 ZONE (Rural 2)

Permitted Uses

5.14 Land, buildings and structures in the RR2 zone shall be used for the following purposes only:

- (1) (a) one single family dwelling;
(b) one secondary suite;
(c) farm use excluding intensive agriculture;
(d) uses permitted in section 4.2, excluding (b), (e), (f), and (h).

Dwelling Size

5.15 The maximum gross floor area of a single family dwelling shall be 465 m².

Siting Requirements

- 5.16 (1) No structure shall be located within 7.5 metres of a parcel line.
- (2) No medical marihuana production facility shall be located within 15 metres of a parcel line.

Parcel Coverage

- 5.17 The parcel coverage of all buildings and structures shall not exceed 15 percent.

Parcel Area

- 5.18 The minimum parcel area in the Rural 2 RR2 zone shall be 1.5 hectares.

Parking

- 5.19 Off-street parking shall be provided in accordance with the provisions of section 4.21.

READ A FIRST TIME this 26th day of OCTOBER, 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.

Jack Crompton
Chair

Kristen Clark
Secretary

