



PUBLIC INFORMATION MEETING

ELECTORAL AREA D OFFICIAL COMMUNITY PLAN & ZONING BYLAW UPDATES

Monday September 18, 2017

Outline

1. Squamish-Lillooet Regional District Electoral Area D
Official Community Plan Bylaw No. 1135-2013,
Amendment Bylaw No. 1524-2017
2. Squamish-Lillooet Regional District Electoral Area D
Zoning Bylaw No. 1350-2016, Amendment Bylaw
No. 1525-2017

Area D Official Community Plan Updates

Update agricultural policies in OCP regarding decision making criteria for agriculture related applications

- Agricultural potential of subject & adjacent parcels
- Agriculture capability rating (CL)
- Agricultural suitability & current land / agricultural use
- Does proposal benefit / support / restrict farming?
- Impact on existing or potential farm uses
- Good and bad precedents or examples?
- Regional & community planning objectives
- Alternate location outside ALR
- Local government & AAC recommendations



Area D Official Community Plan Updates

- Updated policies around farm worker housing
- Removing the Mixed Residential land use designation from Britannia Beach
 - Applied to 11 properties that will be designated Single Family Residential
 - This change follows on from issues raised by the Ministry of Transportation & Infrastructure related to two previous rezoning applications

Area D Official Community Plan Updates

- An revised Riparian Protection Development Permit Area that will apply to each electoral area consistently
- Changes to the Comprehensive Development Permit Area around tree cutting at Britannia Beach
- There are slope stability covenants on most if not all of the lots, and no vegetation or tree removal is permitted in the covenanted area without SLRD approval.



Area D Official Community Plan Updates

- What would not require a permit:
 - The removal of one tree from a property in Britannia Beach within a two year time period, only where that tree is located outside a covenant area as described on the land title of the subject property. This applies to any tree that has a diameter (width) of 20 cm or greater, measured at 1.4 m above the ground.

Area D Official Community Plan Updates

- What would require a permit with a reduced fee:
 - The removal of two or more trees from a property in Britannia Beach within a two year time period, only where those trees are located outside a covenant area as described on the land title of the subject property. This applies to any tree that has a diameter (width) of 20 cm or greater, measured at 1.4 m above the ground.

Area D Official Community Plan Updates

- What would require a permit with a reduced fee:
 - The pruning (not topping) of trees and shrubs, removal of any tree(s), and/or planting of vegetation on a property in Britannia Beach, where such activities would occur inside a covenant area as described on the land title of the subject property.

Area D Official Community Plan Updates

- For all of Electoral Area D there are proposed provisions regarding land clearing associated with a non-farm use on property in the ALR, and land clearing proposed on or near steep slopes:
 - The removal, alteration, disruption or destruction of vegetation for non-farm uses within the Agricultural Land Reserve that would require an application to the Agricultural Land Commission.
 - The removal, alteration, disruption or destruction of vegetation on land with slopes of 20% or greater, and land within 20 m of land with slopes of 20% or greater.



Area D Zoning Bylaw Updates

- Recent changes to Provincial Agricultural Land Reserve (ALR) regulations
- SLRD needs to update all of its zoning bylaws to incorporate those regulations into the zones that apply to ALR lands
 - Gathering for an event use and definition – e.g. commercial weddings
 - Agritourism use and definition
- Changes to Pinecrest Estates Residential 1 zone regarding uses permitted on private and common area
 - Provisions to deal with encroachment onto limited common property

“Gathering for an Event”

July 2016: ALC Regulations amended to define and permit new use: a “gathering for an event”.

Definition of “gathering for an event”

- (i) a wedding, unless paragraph (iii)(2) applies,
- (ii) a music festival, or
- (iii) an event, other than
 - (1) an event held for the purpose of agritourism, or
 - (2) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

Conditions for a “gathering for an event” must be met:

- (i) the farm must be located on land classified as a farm under the Assessment Act;
- (ii) permanent facilities must not be constructed or erected in connection with the event;
- (iii) parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- (iv) no more than 150 people attending the event;
- (v) maximum 24 hours duration;
- (vi) maximum of 10 *gatherings for an event* on the farm within a single calendar year.”

Proposal

Amend the Zoning Bylaw to incorporate revised Regulations.



Area D Zoning Bylaw Updates

- Changes to Pinecrest Estates Residential 1 zone regarding uses permitted on private and common area
 - Provisions to deal with encroachment onto limited common property
- Changes to general gross floor area regulations and calculation
 - Better differentiation between enclosed and unenclosed spaces
 - Changes to inclusions and exclusions for gross floor area calculations

Area D Zoning Bylaw Updates

- Gross Floor Area
 - A basement with a maximum of 90 m² or less in gross floor area (GFA) is excluded from GFA required for a dwelling
 - A garage with a maximum of 60 m² or less in gross floor area is excluded from GFA required for a dwelling
 - Any gross floor area over either of those limits would be counted in the GFA required for a dwelling

Housekeeping and other changes

- Urban Agriculture use and regulations added to RR1 (Rural Resource 1) zone to allow for keeping of bees and/or hens
 - For example, RR1 applies to Ring Creek
- Rustad Road properties in Upper Squamish Valley being rezoned from RR3 to RR2
 - These parcels were meant to be zoned RR2 in the original bylaw but a mapping error designated them RR3
 - RR2 zone has a minimum parcel size for new subdivisions of 8 ha vs. the 16 ha minimum in the RR3 zone
- Local Government Act references in OCP and Zoning Bylaws updated to reflect new numbering of sections in the Act

Housekeeping and other changes

- Changes to definition of Industrial Use in zoning bylaw to exclude bulk water extraction for water bottling and water bottling facilities
 - This change is being made across the regional district to ensure any proposed bulk water extraction and/or water bottling facility would require a rezoning application in the future and not be allowed by default