

REQUEST FOR DECISION

Britannia Oceanfront Developments
Corporation - Rezoning and OCP
Amendment Bylaws – Adoption

Meeting Date: July 24, 2019

Meeting: SLRD Board of Directors

Applicant: Britannia Oceanfront Developments Corporation

Location: Britannia Beach North, ELECTORAL AREA D

Legal Description(s): *Britannia Oceanfront Developments property:* PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, *Macdonald Development Corporation property in trust for Britannia Oceanfront Developments Corporation:* PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; PART DEDICATED ROAD ON PLAN BCP19403

RECOMMENDATIONS:

THAT the Squamish-Lillooet Regional District Board rescind the following resolutions, or portions thereof, of March 28, 2018:

THAT adoption of Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be subject to the following conditions:

Approval of the Heritage Revitalization Agreement and statements of significance with respect to the existing structures to be maintained on the property”; and,

Approval of the proposed flood and debris control regime by the SLRD Board as supported by the SLRD Director of Engineering;

THAT there shall be no issuance of any building permits with respect to the Britannia Oceanfront Development as contemplated by Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018, other than building permits for up to 6 townhouse units, nor finalization of any building permits until:

- a) the Heritage Revitalization Agreement and statements of significance with respect to the existing structures to be maintained on the property are approved; and,
- b) approval of the proposed flood and debris control regime by the Squamish-Lillooet Regional District Board, as well as access and tenure issues associated thereto.

THAT Bylaw No. 1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” be adopted.

THAT Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be adopted.

PURPOSE:

The purpose of this report is to present the SLRD Board of Directors with a summary of the status of the rezoning application made by the Britannia Beach Oceanfront Developments Corporation (BODC) for their property at the corner of Highway 99 and Copper Drive in Britannia Beach.

It is recommended that the Board adopt the associated Official Community Plan (OCP) and zoning amendment bylaws.

KEY INFORMATION:

Background

At the April 24, 2019 Board meeting, the Board gave 3rd reading to Zoning and OCP amendment bylaws respecting the subject application.

THAT Bylaw No. 1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” be read a third time; and

THAT Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be read a third time.

Several reports have been brought to the Board regarding this application including those on:

June 28/29, 2017:

https://www.slrd.bc.ca/sites/default/files/170524_BritanniaOceanfrontReport.pdf

October 25, 2017:

https://www.slrd.bc.ca/sites/default/files/pdfs/planning/Zoning/171025_BritanniaOceanfront_update.pdf

March 28, 2018: https://www.slrld.bc.ca/sites/default/files/pdfs/planning/staff-reports/180328_BritanniaOceanfront1st.pdf

May 23, 2018: https://www.slrld.bc.ca/sites/default/files/pdfs/planning/staff-reports/180523_BODC_Rezoning.pdf

June 27, 2018: https://slrd.civicweb.net/BODC_Rezoning3rd_wMinutes.pdf

January 30, 2019:

https://www.slrld.bc.ca/sites/default/files/pdfs/permits/190130_BODC_1st2nd.pdf

February 27, 2019: https://slrd.civicweb.net/FileStorage/C38313FF91D149B6ADB2880205075290-190227_BODC_2nd.pdf

April 24, 2019: https://slrd.civicweb.net/FileStorage/BE93E2FC625040B987672B248CD6215F-190424_BODC_3rd.pdf

ANALYSIS:

The following table summarizes the remaining conditions required to be satisfied prior to adoption based on the following resolutions from the various reports as indicated above, and describes how these have now been resolved.

Resolutions of March 28, 2018:

THAT adoption of Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be subject to the following conditions:

- 1. Approval of the proposed flood and debris control regime by the SLRD Board as supported by the SLRD Director of Engineering and the establishment of a new service area for cost recovery of the related operations and maintenance costs (notwithstanding the SLRD’s Natural Hazards Policy);*
- 2. Determination of who the participants of the above service area will be and the determination of the format for obtaining electorate consent;*
- 3. Consideration of a one-time contribution from the developer of \$285,000 to be placed into the reserve and used to repair/replace the debris net should a 1 in 50 year event occur before the fund has had time to adequately grow;*
- 4. Approval of an operations and maintenance manual and an agreement about maintenance responsibilities regarding the proposed flood and debris control regime/net by the SLRD Board of Directors;*
- 5. Provision of a Section 219 covenant stating that the development is “safe for the use intended” and setting out building flood proofing measures as described in the “draft report, Operations and Maintenance Manual - Britannia Creek Flood Protection Works” prepared by KWL Consulting Engineers, dated February 22, 2018;*

6. *Approval of the proposed water supply, construction of an additional cell at the Britannia Beach lower reservoir at the developer's cost and provision of acceptable security for the construction of an additional cell at the Britannia Beach lower reservoir to the satisfaction of the SLRD Director of Engineering;*
7. *Authorization to proceed by the Director, Environmental Management Act at the Ministry of Environment with respect to the Contaminated Sites Regulation;*
8. *Adoption of Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018;*
9. *Approval of the Heritage Revitalization Agreement and statements of significance with respect to the existing structures to be maintained on the property;*
10. *Approval of the sale of relevant Crown land (Parcel A, Plan BCP 7077, DL 891, Group 1, NWD, PID 025-820-141) to Britannia Oceanfront Developments Corporation; and*
11. *Provision of a report prepared by a Professional Engineer, noting that the land will be "safe for use intended" to the satisfaction of the SLRD Director of Engineering.*

Resolutions of October 24, 2018:

THAT the Britannia Beach Oceanfront Development Corporation be required to contribute its \$25,680 (80%) share of the 2019 annual operations and maintenance costs associated with the Squamish-Lillooet Regional District Britannia Creek Debris Flood Works, Town Center, Operations and Maintenance Service Establishing Bylaw No. 1600-2018 as the bylaw will not be in place until 2020, in addition to its \$285,000 reserve contribution (which was the subject of a previous Board resolution).

Resolutions of January 30, 2019:

THAT the following resolutions dated March 28, 2018 be rescinded:

THAT adoption of Bylaw No. 1556-2018, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018" be subject to the following conditions:

Approval of the sale of relevant Crown land (Parcel A, Plan BCP 7077, DL 891, Group 1, NWD, PID 025-820-141) to Britannia Oceanfront Developments Corporation;

Authorization to proceed by the Director, Environmental Management Act at the Ministry of Environment with respect to the Contaminated Sites Regulation;

<i>Board Condition to Adoption</i>	<i>Description</i>	<i>Status</i>
<i>Flood and debris control to be approved by the SLRD Board</i>	<p>The Geobrugg net has been installed, and Operations and Maintenance manual has been submitted.</p> <p>Crown tenure for the Geobrugg net is underway.</p> <p>Legal access to the Geobrugg net must be acquired.</p> <p>Maintenance agreements must be finalized.</p> <p>The SLRD cannot execute the transfer agreement until the Province has completed issuance of the Land Tenure and Water Licence (as we don't want to own unauthorized infrastructure). The Land Tenure has to complete before the water licence can be issued. The Land Tenure is expected to be issued in the fall of 2019 (per recent correspondence with the Province).</p>	<p>This was a condition of adoption however this condition can now be tied to the issuance of Building Permits. It is now recommended that no more than 6 building permits for the townhouses be approved until this issue has been addressed and no building permits shall be given final approval until this issue is resolved. This will allow the proponent to begin undertaking the development while the access and tenure agreements are being completed/developed.</p>
<i>Service area for maintenance to be created.</i>	<p>Alternative Approval Process & Petition are complete. Service Establishment Bylaws have been adopted and are complete. All supporting documentation has been submitted to BCAssessment for inclusion on the 2020 completed roll.</p>	<p>Condition satisfied</p>
<i>Consideration of a one-time contribution from the developer of \$285,000 to be placed in the reserve and</i>	<p>The developer has agreed to pay the one-time \$285,000 contribution and the \$25,680. A formal asset transfer agreement must be signed.</p>	<p>Condition partially satisfied</p>

<p><i>used to repair/replace the debris net should a 1 in 50 year event occur early.</i></p> <p>Requirement to contribute BODC's \$25,680 (80%) share of the 2019 annual operations and maintenance costs associated with the geobruigg net O&M and reserve.</p>		
<p><i>Approval of an operations and maintenance manual by the Director of Engineering</i></p>	<p>An Operations and Maintenance manual was submitted by the professional engineering firm of Kerr Wood Leidel. The Director of Engineering is satisfied with this manual.</p>	<p>Condition satisfied</p>
<p><i>Provision of a report and a s. 219 covenant stating that the property is "safe for the use intended" and setting out building flood proofing measures as in the draft KWL O+M manual dated Feb 22, 2018</i></p>	<p>BODC's engineers must provide a report that can be attached to a covenant, stating that the site is "safe for the use intended".</p> <p>This has been prepared and is with legal counsel for signing.</p>	<p>Condition satisfied</p>
<p><i>Approval of the proposed water supply, construction of an additional cell at the BB lower reservoir and</i></p>	<p>The Director of Engineering is satisfied with the water supply being proposed for the development.</p>	<p>Condition satisfied</p>

<i>provision of security thereto</i>	Cost estimates for construction were submitted by BODC and are satisfactory to the SLRD.	
<i>Adoption of Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018</i>	This bylaw was adopted on March 28, 2018.	Condition satisfied
<i>Approval of the Heritage Revitalization Agreement and Statements of Significance with respect to the existing structures to be maintained on the property.</i>	A draft document has been prepared which now includes requests for tax exemptions. This item requires more details.	This was a condition of adoption however this condition can now be tied to the issuance of Building Permits. It is recommended that no more than 6 building permits for the townhouses be approved until this issue has been addressed and no building permits shall be given final approval until this issue is resolved.

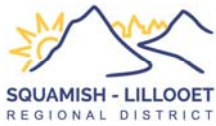
In addition to the above-noted items, the Zoning amendment bylaw 1556-2018 was approved by the Ministry of Transportation and Infrastructure on May 3, 2019.

NEXT STEPS:

As all required documentation is now in place, Bylaws 1555-2018 and 1556-2018 are ready for adoption. Following adoption of the rezoning and OCP amendment bylaws, the applicant may apply for the necessary development and building permits (as noted above). The outstanding information as noted above will be brought forward to the Board at a later date.

OPTIONS:

Option 1 (preferred option): Adopt Bylaw 1555-2018 and Bylaw 1556-2018.



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– Adoption

Option 2: Do not adopt Bylaw 1555-2018 and Bylaw 1556-2018. (note that changes to use or increases in density require another public hearing to be held).

Option 3: Other, as per Board request.

APPENDICES:

1. Proposed Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018
2. Proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2015, Amendment Bylaw No. 1556-2018.

Submitted by: K. Needham, Director of Planning and Development Services

Reviewed by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013,
AMENDMENT BYLAW NO. 1555-2018**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Electoral Area D Official Community Plan Bylaw No. 1135-2013 to enable development at Britannia Beach;

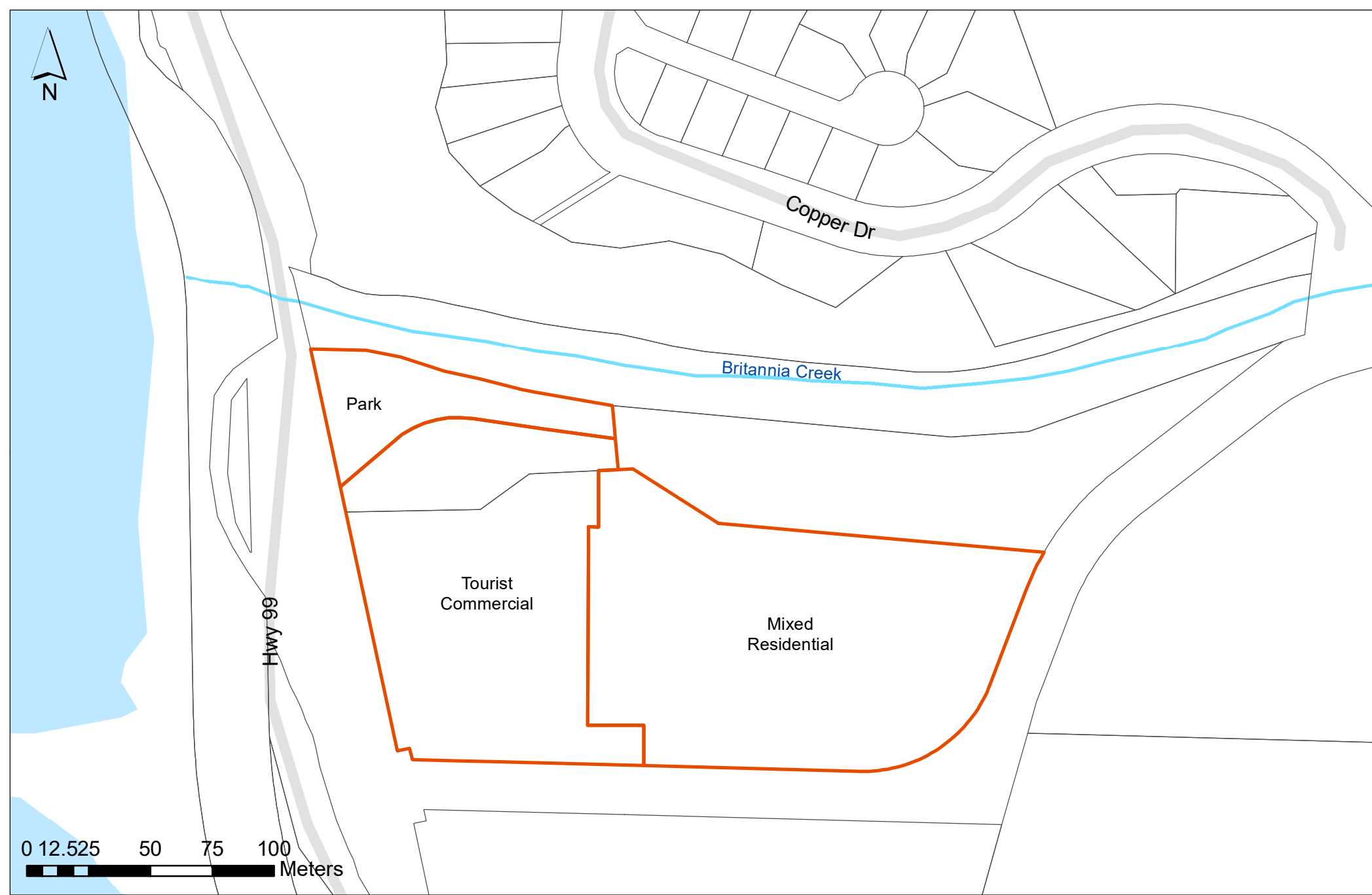
NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018".
2. The Electoral Area D Official Community Plan Bylaw No. 1135-2013, Schedule A is amended as follows:
 - (1) This bylaw is to be added to the Summary of Bylaw Amendments Table.
 - (2) Official Community Plan Schedule C Map 1A "Howe Sound East Sub-Area" is amended to redesignate the property in Britannia Beach "Flood Protection" and "Open Space" to "Tourist Commercial" and "Park" and "Mixed Residential" as outlined on Schedule A to this bylaw.

READ A FIRST TIME this	28 th day of	March, 2018
READ A SECOND TIME this	23 rd day of	May, 2018
PUBLIC HEARING HELD on the	18 th day of	June, 2018
READ A THIRD TIME this	27 th day of	June, 2018
FIRST READING RESCINDED this	30 th day of	January, 2019
SECOND READING RESCINDED this	30 th day of	January, 2019
THIRD READING RESCINDED this	30 th day of	January, 2019
READ A FIRST TIME, as amended, this	30 th day of	January, 2019
READ A SECOND TIME, as amended, this	26 th day of	February, 2019
PUBLIC HEARING HELD on the	14 th day of	March, 2019
READ A THIRD TIME, as amended, this	24 th day of	April, 2019
ADOPTED this	24 th day of	July, 2019

Tony Rainbow
Chair

Kristen Clark
Corporate Officer



Schedule A
Squamish-Lillooet Regional District
Electoral Area D Official Community Plan Bylaw No. 1135 - 2013
Amendment Bylaw No. 1555 -2018 Revision to Schedule C Map 1A "Howe Sound East Sub Area"



**SQUAMISH-LILLOOET REGIONAL DISTRICT
SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D ZONING BYLAW NO.
1350-2016, AMENDMENT BYLAW NO. 1556-2018**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 to enable development at Britannia Beach;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

NOW THEREFORE the Board 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 D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018”.
2. This bylaw is to be added to the Table of Bylaw Amendments.
3. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule A is amended as follows:
 - (1) The Table of Contents is amended by inserting the following:
SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT
2 ZONE
and the page numbering is reordered as required.
 - (2) Section 1 “DEFINITIONS” is amended by inserting the following definition after Village Commercial Use (Porteau Cove):
VILLAGE COMMERCIAL USE (BRITANNIA OCEANFRONT) means a use that includes but is not limited to *retail, restaurant, personal service establishment, neighbourhood pub, brewery, distillery, office, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, health enhancement centre, day nursery*, and similar uses that serve the needs of the Britannia Beach community and the travelling public, specifically excluding drive-through restaurants, adult entertainment, casino or other gambling use.
 - (3) Section 3 is amended by adding the zone “CD2” and “Britannia Oceanfront Comprehensive Development” to Column I and Column II respectively after the zone classification “CD1”.
 - (4) Schedule B “Appendices” is amended by adding:
Schedule B6 - Britannia Oceanfront Zoning Areas Map
Schedule B7- Britannia Oceanfront Development Plan
Schedule B8 - Britannia Oceanfront Parks, Trails and Community Use Areas
Schedule B9 - Britannia Oceanfront Park and Trail Improvements & Amenities Table, all as attached to this bylaw.
 - (5) SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT
2 ZONE is inserted after the CD1 – PORTEAU COVE COMPREHENSIVE
DEVELOPMENT 1 ZONE as follows:

SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE

Intent

16.2.1 This zone is intended to provide for a mix of small scale commercial uses, residential uses, community uses, parks, open space and a creekside trail based on a comprehensive plan in conformity with the Electoral Area D Official Community Plan policies and guidelines.

Areas with the CD2 zone

16.2.2 Pursuant to Section 479 of the *Local Government Act* the Britannia Oceanfront Comprehensive Development (CD2) Zone is comprised of the following Areas shown on Schedule B6 (Britannia Oceanfront Zoning Areas Map).

Permitted Uses

16.2.3 In the CD2 Zone, the *use of land, buildings and structures* is restricted to:

- .1 Within the Park and Community Use Area (P1)
 - (a) Park
 - (b) Playground
 - (c) Community Garden
 - (d) Trail
 - (e) *Assembly Use*
 - (f) Community facilities

- .2 Within the Village Commercial Area (C1)
 - (a) *Village Commercial Use (Britannia Oceanfront)*
 - (b) *Apartment*
 - (c) *Assembly Use*

- .3 Within the Residential One Area (R1)
 - (a) *Townhouse*
 - (b) *Apartment*
 - (c) *Home office*

Regulations

16.2.4 The following documents relate to the Britannia Oceanfront CD2 Zone and are attached to Schedule B of this Bylaw:

- Schedule B6: Britannia Oceanfront CD2 Zoning Areas Map (showing the P1, C1 and R1 areas)
- Schedule B7: Britannia Oceanfront Development Plan
- Schedule B8: Britannia Oceanfront Parks, Trails and Community Use Areas
- Schedule B9: Britannia Oceanfront Park and Trail Improvements & Amenities

- .1 On a parcel located in the CD2 Zone, no *use, building* or *structure* shall be constructed unless the use of the land and construction and use of *buildings* and *structures* occurs within and conforms to the uses permitted in the areas identified on Schedules B6.

Minimum Site Area

16.2.5 The minimum *parcel area* for new subdivisions in the CD2 zone shall be as follows:

- .1 Residential (R1) - 1.5 hectares
- .2 Commercial (C1) – 1.4 hectares

Standards

16.2.6

- .1 In the Village Commercial Area a residential occupancy may be combined with a commercial occupancy in the same premises as long as the residential use is not located on the ground level.
- .2 A maximum of 800 m² of *gross floor area* for a single mixed pharmacy and grocery store use is permitted within the Village Commercial Area.
- .3 A maximum of one *neighbourhood pub* is permitted in the Village Commercial Area, with a maximum person capacity of 150 persons.

Density of Development in the CD2 Zone

16.2.7.1 Subject to s.16.2.8.2, a maximum of 73 *dwelling units* shall be permitted in the R1 Area of the CD2 zone, and a maximum 14 *dwelling units* shall be permitted in the C1 Area of the CD2 zone, to be developed generally in accordance with the development plan shown on Schedule B7, with parks, trails and amenities generally as per Schedules B8 and B9.

Conditions Relating to the Provision of Amenities

- 16.2.8 .1 The maximum permitted residential density for all lands zoned CD2 is 1 *dwelling unit* per 5 hectares.
- .2 Despite section 16.2.8.1 the maximum permitted residential density in the CD2 zone may be increased to a maximum of 87 *dwelling units* if all of the following community amenities are provided prior to application for building permits:
 - i) the registration of a right-of-way agreement in favour of the *Squamish-Lillooet Regional District* to secure public use of the western portion of the creekside trail as shown on Schedule B7;
 - ii) the registration of a covenant pursuant to Section 219 of the *Land Title Act* on a minimum of 14 *dwelling units*, setting rental restrictions as follows:
 - i. limiting the rental prices to a price per square metre that is 80% of the average market rental rates in the Squamish area (based on the most recently available BC Stats Rental Market Survey data), and;
 - ii. on a minimum of 6 of those *dwelling units*, setting rental restrictions to limit those rentals to those people who are employed in the Britannia Beach area.

- iii) the registration of a covenant pursuant to Section 219 of the *Land Title Act* establishing rental, use and ongoing maintenance obligations for the *day nursery, health enhancement centre* and community hall as follows:
 - i. requiring a 99 year lease be granted to the Britannia Beach Community Association or its successor entity, and;
 - ii. limiting the rental rate of the *day nursery* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor, and;
 - iii. limiting the rental rate of the *health enhancement centre* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor;
- iv) provision of the flood protection works (site filling remains to be completed) as set out in a Section 219 covenant registered against the property and the provision of a financial security in a form typically acceptable to the Squamish-Lillooet Regional District in the amount of 135% of cost estimates for such works;
- v) construction of the park and trail improvements and amenities as set out in Schedule B9 of this Bylaw or the provision of a financial security in a form typically acceptable to the Squamish-Lillooet Regional District in the amount of 135% of cost estimates for such works; and
- vi) where all statutory rights of way and covenants referred to in subparagraphs i) to (iv) are granted in favour of the *Squamish-Lillooet Regional District* for consideration of \$10.00, and registered as a first charge against the title to the land with priority over all other charges and encumbrances of a financial nature.

- .3 The lands in the CD2 zone must not be subdivided, except so as to consolidate the lands into a single *parcel*, unless the density permitted under section 16.2.8.1, and the obligations related to that density in relation to the provision of amenities, are allocated among the *parcels* being created in a manner satisfactory to the *Squamish-Lillooet Regional District*, by means of an amendment of this bylaw or a covenant registered under Section 219 of the *Land Title Act* against the parcels being created, in priority to all charges of a financial nature for consideration of \$10.00, or other means satisfactory to the *Squamish-Lillooet Regional District*.

Siting, Maximum Gross Floor Area, Parcel Coverage and Height Regulations

16.2.9 No principal *building* or *structure* shall exceed the maximum building footprint, building height or building *setbacks* indicated in this section, except where exempted under section 16.2.9.1 or where otherwise modified through a Development Permit.

- .1 Except as otherwise provided in this bylaw, the standards in the following table apply:

Matter to be Regulated	Townhouse Dwelling Units	Apartment Dwelling Units	Village Commercial Space (includes all commercial space, daycare, fitness centre and community hall)
Maximum Building Footprint in the C1 Area	N/A	N/A	500 m ²
Maximum Number of <i>dwelling units</i> in the C1 Area	N/A	14	N/A
Maximum Number of <i>dwelling units</i> in the R1 Area	73	N/A	N/A
Maximum total <i>gross floor area</i> in the CD2 zone (C1 Area)	N/A	950 m ²	2,000 m ²
Maximum total <i>gross floor area</i> in the CD2 zone (R1 Area)	11,600 m ²	N/A	N/A
Maximum Building <i>Height</i>	13.0 m	13.0 m	13.0 m
<i>Exterior parcel line setback</i>	2.0 m	2.0 m	2.0 m
Minimum length of a residential driveway apron	5.0 m	N/A	N/A

- .2 Despite any regulations contained in Section 4.8.9 of this Bylaw, unenclosed *balconies*, verandas, porches, patios, or decks not exceeding 10% of the allowable *gross floor area* shall be excluded from the calculation of *gross floor area* for *townhouses* and *apartments*.

Parking and Loading

- 16.2.10 Motor vehicle and bicycle parking shall comply with the requirements of Schedule A Section 5 of this bylaw.
- 16.2.11 In addition to the requirements of Schedule A Section 5 of this bylaw, there shall be a minimum of 10 electric vehicle charging stations within the Village Commercial area.

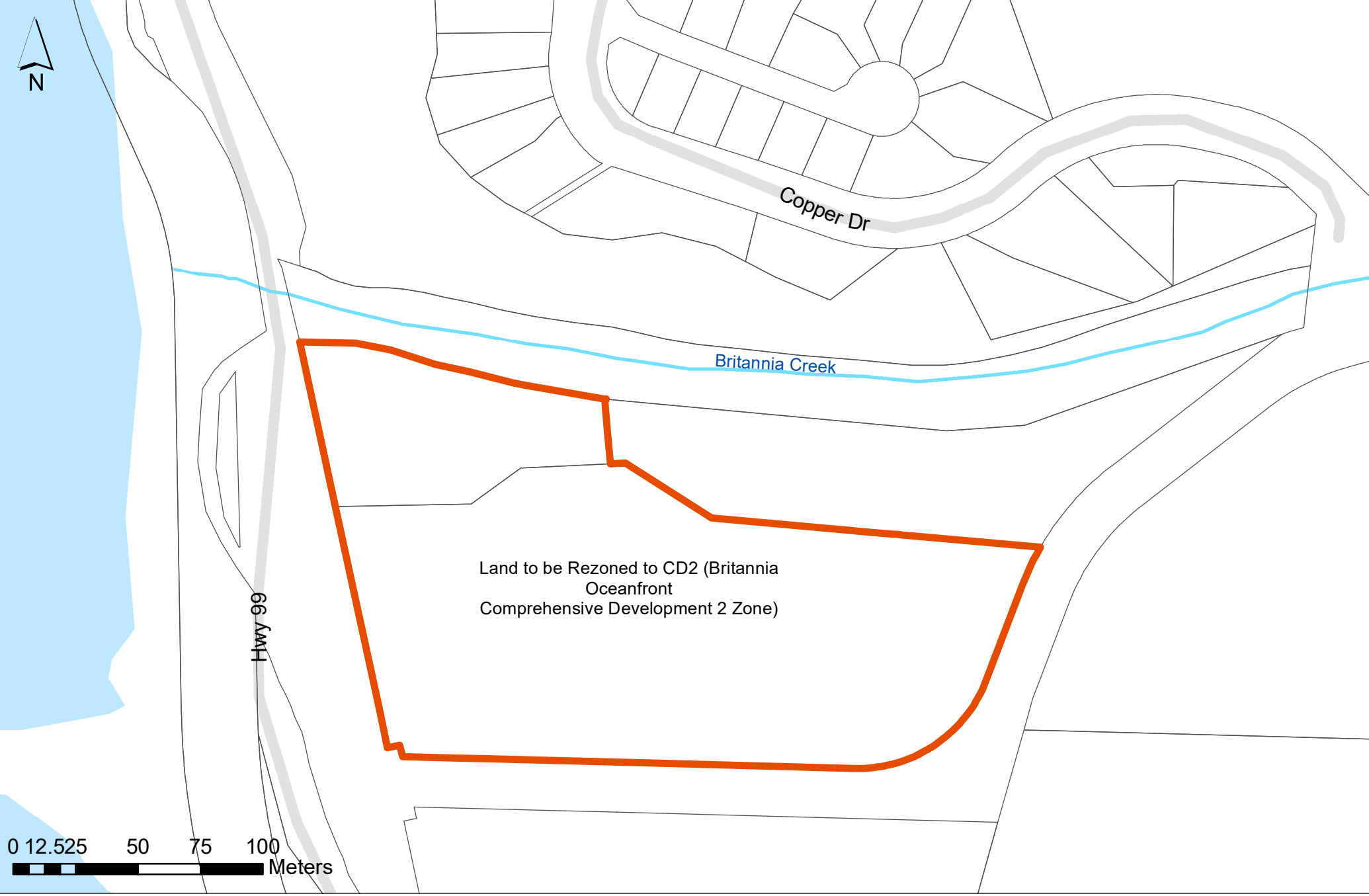
4. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 mapping is amended as follows:

The land outlined on the map on Schedule A to this bylaw and legally described as “PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; AND, PART DEDICATED ROAD ON PLAN BCP19403” is rezoned from RR3 (Rural Resource 3 Zone) to CD2 (Britannia Oceanfront Comprehensive Development 2 Zone) and the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No.1350-2016 mapping shown on Schedule B1 is updated to reflect this zoning change.

READ A FIRST TIME this	28 th day of	March, 2018
READ A SECOND TIME this	23 rd day of	May, 2018
PUBLIC HEARING HELD on the	18 th day of	June, 2018
READ A THIRD TIME this	27 th day of	June, 2018
FIRST READING RESCINDED this	30 th day of	January, 2019
SECOND READING RESCINDED this	30 th day of	January, 2019
THIRD READING RESCINDED this	30 th day of	January, 2019
READ A FIRST TIME, as amended, this	30 th day of	January, 2019
READ A SECOND TIME, as amended, this	27 th day of	February, 2019
PUBLIC HEARING HELD on the	14 th day of	March, 2019
READ A THIRD TIME, as amended, this	24 th day of	April, 2019
PER s.52 (3)(a) of the Transportation Act, APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	3 rd day of	May, 2019
ADOPTED this	24 th day of	July, 2019

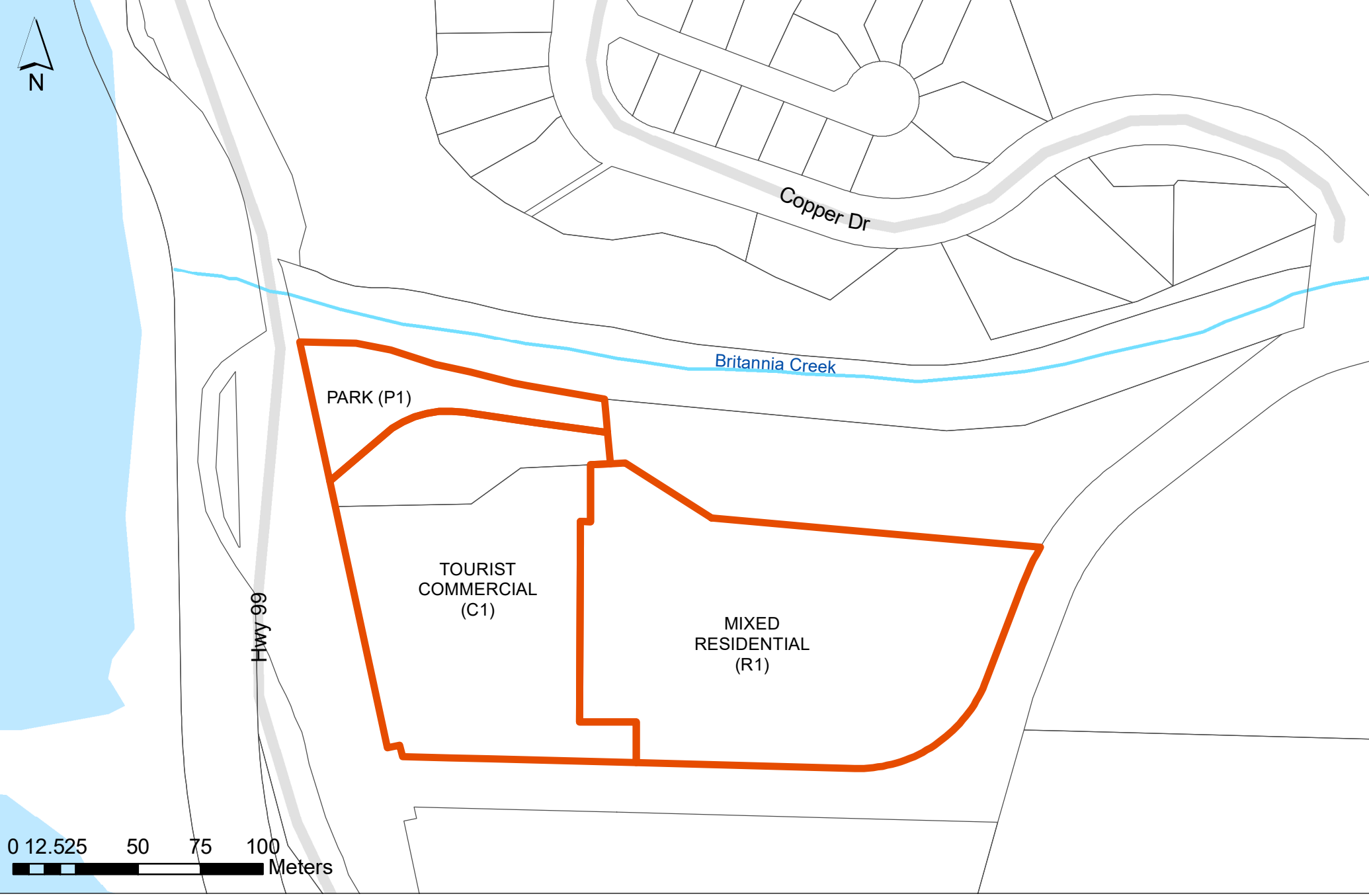
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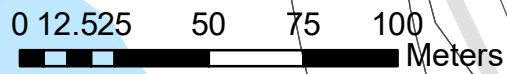
Schedule A
Squamish-Lillooet Regional District
Electoral Area D Zoning Bylaw No. 1350 - 2016
Amendment Bylaw No. 1556 -2018





**Schedule B6
Britannia Oceanfront Zoning Areas Map
CD2 Zone**





DRAWING LEGEND:

	Existing Building Commercial
	Proposed Commercial
	Proposed Residential
	Sodded Lawn
	Planting Area
	Patio Unit Paving
	Unit Paving
	Concrete Paving
	Mulch Area
	Landscape Bench

Schedule B7 Britannia Oceanfront Development Plan





Schedule B8 Britannia Oceanfront Parks, Trails, and Community Use Areas

SCHEDULE B9 –

BRITANNIA BEACH OCEANFRONT PARK AND TRAIL IMPROVEMENTS AND AMENITIES

Park	Program/Uses	Minimum Size
A. Creekside Trail	<ul style="list-style-type: none"> • A 3 m wide linear trail that runs along Britannia Creek from the Highway 99 Bridge to Copper Drive, approximately 350 meters in length. Crushed gravel surface shall be constructed to SLRD trail standards. Retain existing asphalt where applicable. 	3 m wide X 350 m long ~1,050 m ²
B. Bridge Park	<ul style="list-style-type: none"> • Primarily a day use passive recreation park with open views to the ocean with crushed gravel and lawn areas. • Off leash dog area • Picnic tables, benches and trash receptacles • Power and water service, low level lighting • New tree and shrub plantings • A crushed gravel surfaces 	725 m ²
C. Children's Playground	<ul style="list-style-type: none"> • A day use, active and passive recreation park • Neighbourhood children's playground structure • Natural Areas • Train Connections • Interpretive Signage • Benches and trash receptacles 	620 m ²
D. Community Garden	<ul style="list-style-type: none"> • An active garden area with a small (2.25m X3m) garden shed for storage of equipment • Minimum of 35 garden plots (1.2m X 2.7m) with 40 cm of topsoil • Fencing for protection from animals • Water service to be provided 	575 m ²
E. Community Hall	<ul style="list-style-type: none"> • Multipurpose meeting room with a capacity of ~125 people • Available for community gatherings • Facilities for reheating prepared foods for lounge and multipurpose room activities • Wheelchair accessible • Washroom facilities 	216 m ²
F. Health Enhancement Facility	<ul style="list-style-type: none"> • Multipurpose area that can be used for physical activities such as personal training, yoga and stretching • Men and women's change rooms • Washrooms 	110 m ²
G. Daycare	<ul style="list-style-type: none"> • A children's daycare with capacity for a minimum of 20 children • Outdoor play area to Provincial standards 	182 m ²
H. Bus shelter and lay by	<ul style="list-style-type: none"> • Provision of a letter of credit in the amount of \$28,000 toward a BC Transit Type 4 bus shelter in the Hwy 99 right of way. • Construction of a pathway from the commercial development to the bus shelter. Design details are to be determined in conjunction with BC Transit in association with their operational needs. 	

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BRITANNIA BEACH OCEANFRONT PARK AND TRAIL IMPROVEMENTS AND AMENITIES

I. Copper Drive walking path	<ul style="list-style-type: none">• A concrete walking path along the Copper Drive frontage (1.2 m width) for 200 m, and a gravel walking path connecting to Highway 99)	~325 m long
J. Memorial Park	<ul style="list-style-type: none">• Contemplative park space, incorporating the existing monument in a quadrangle to reflect a more formal composition.• Both hard and soft landscaping elements referencing English cottage gardens	170 m ²
K. Additional Fill	<ul style="list-style-type: none">• Provision of additional fill to be provided for that part of the land described as “PCL A EXC PT ON PL BCP 10055 DL 891 GP 1 NWD PL BCP 7077”, or \$400,000 in the form of a letter of credit for such works.	