

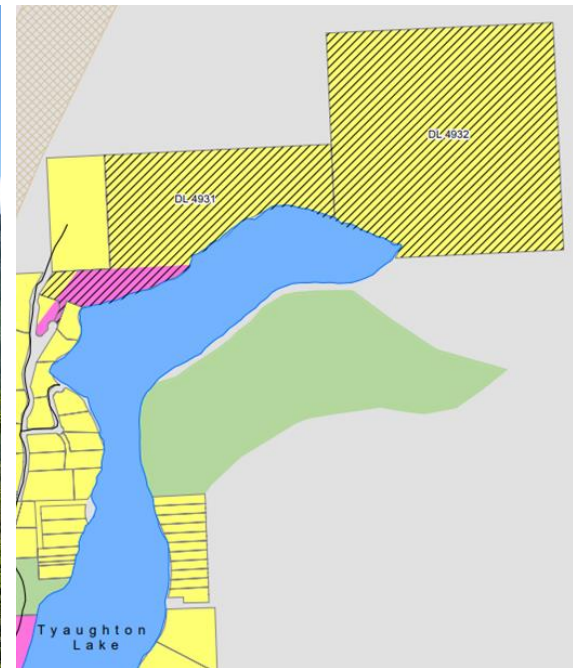


# PUBLIC HEARING ELECTORAL AREA 'A'

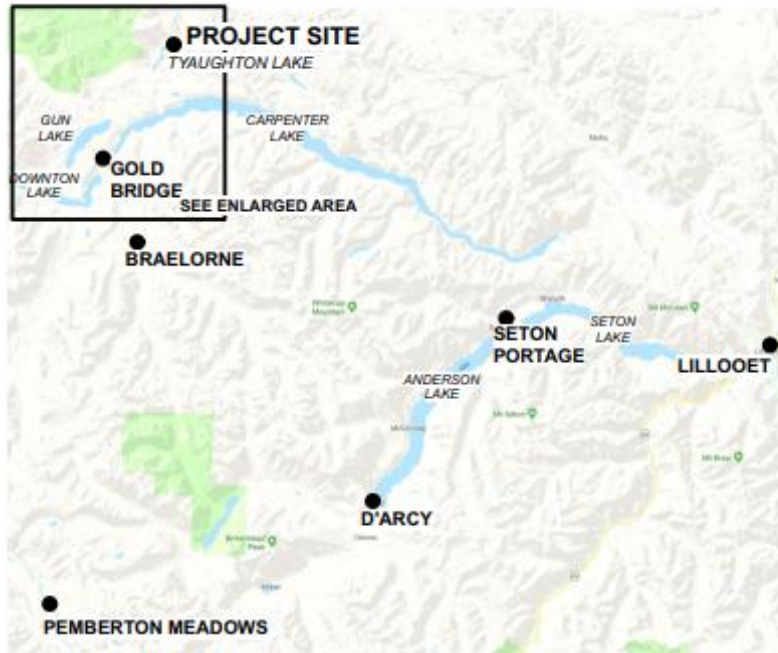
Upper Bridge River Valley Official Community Plan  
Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023

November 15, 2023

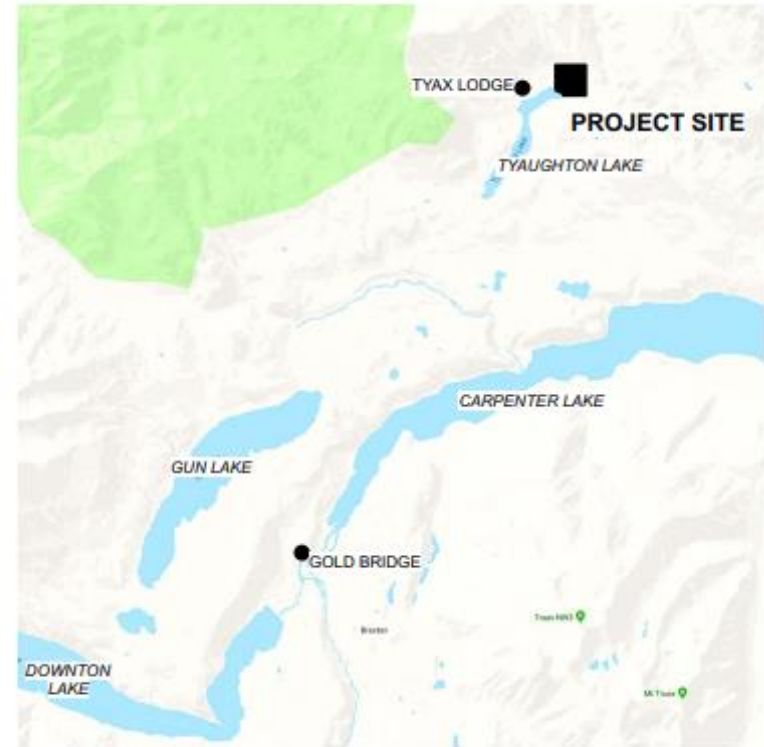
# Tyaughton Creek Estates OCP Amendment Application



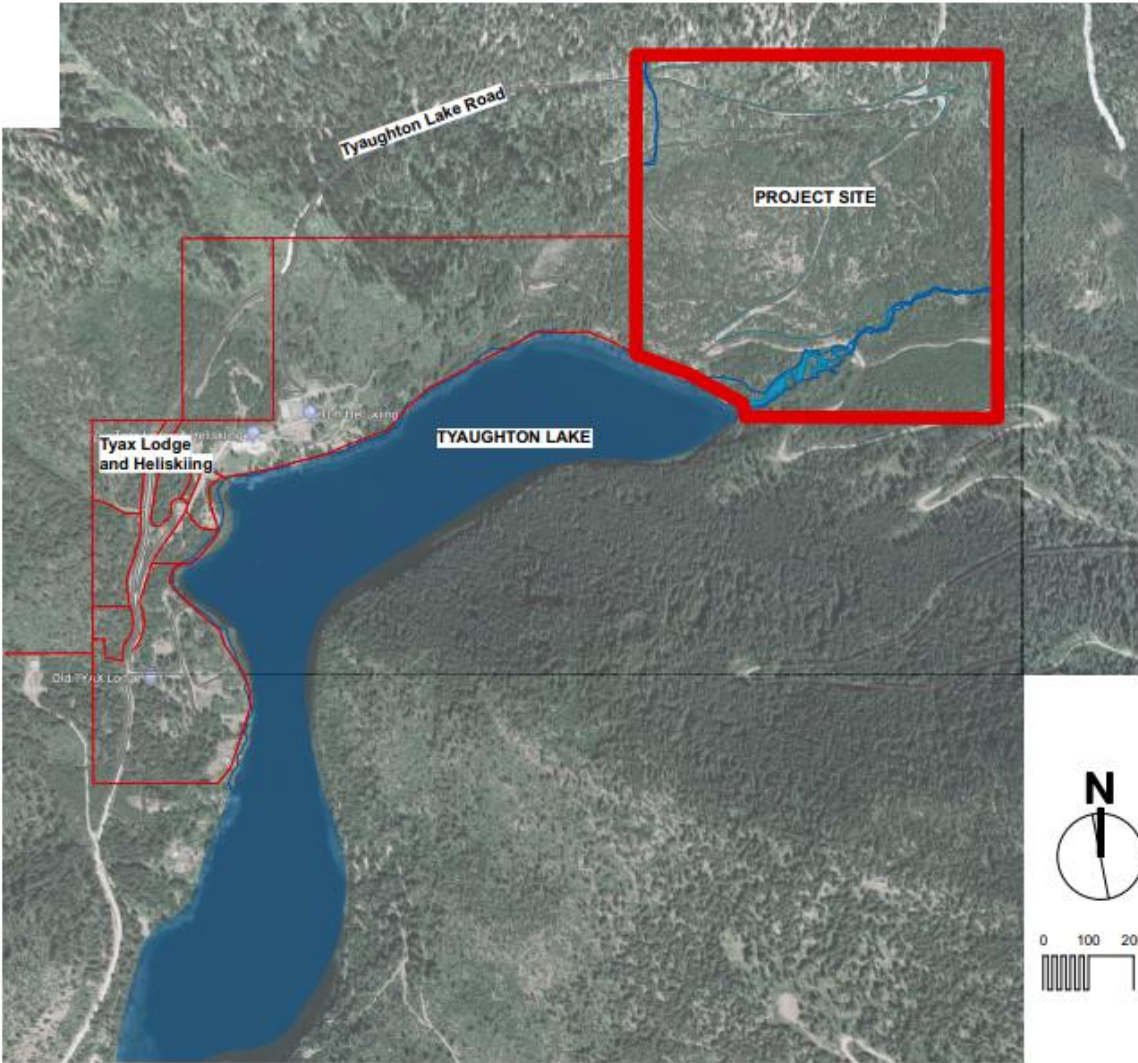
# SITE LOCATION



SITE LOCATION



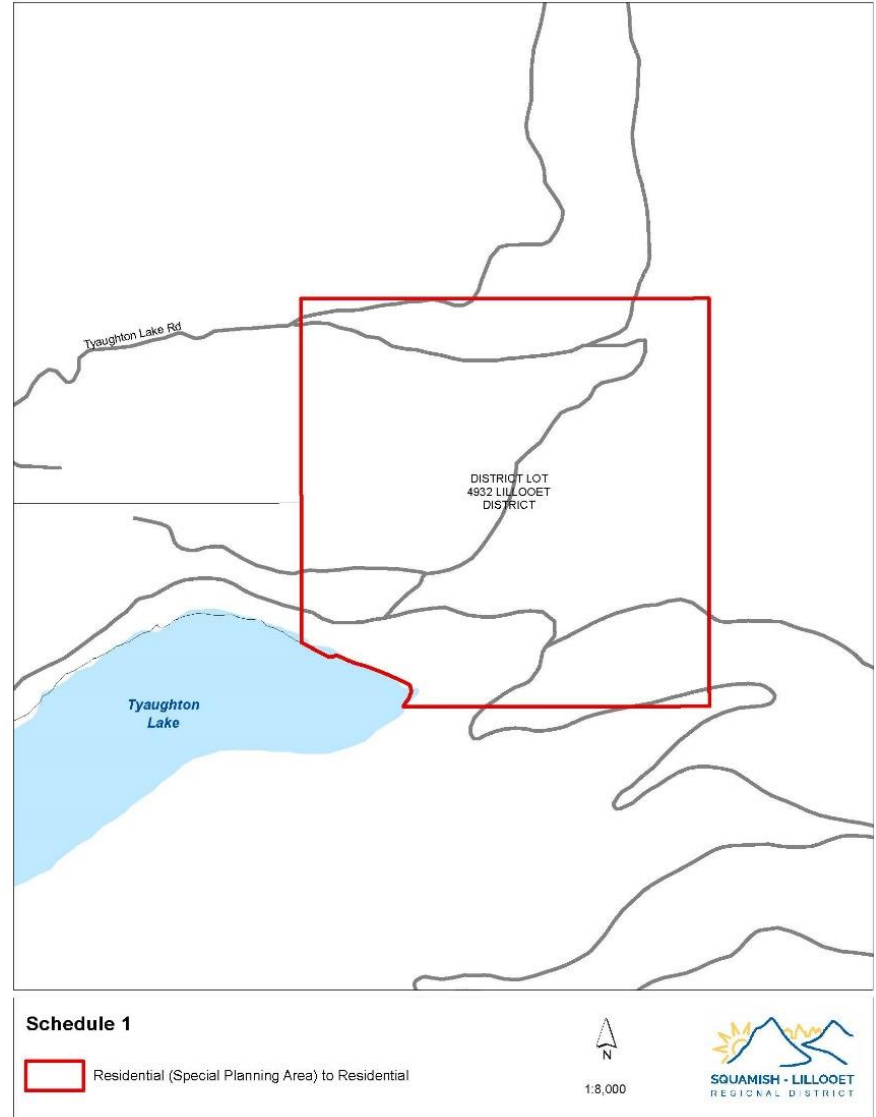
# SITE CONTEXT



SITE CONTEXT - AERIAL OVERLAY

# AMENDMENT BYLAW No. 1819-2023

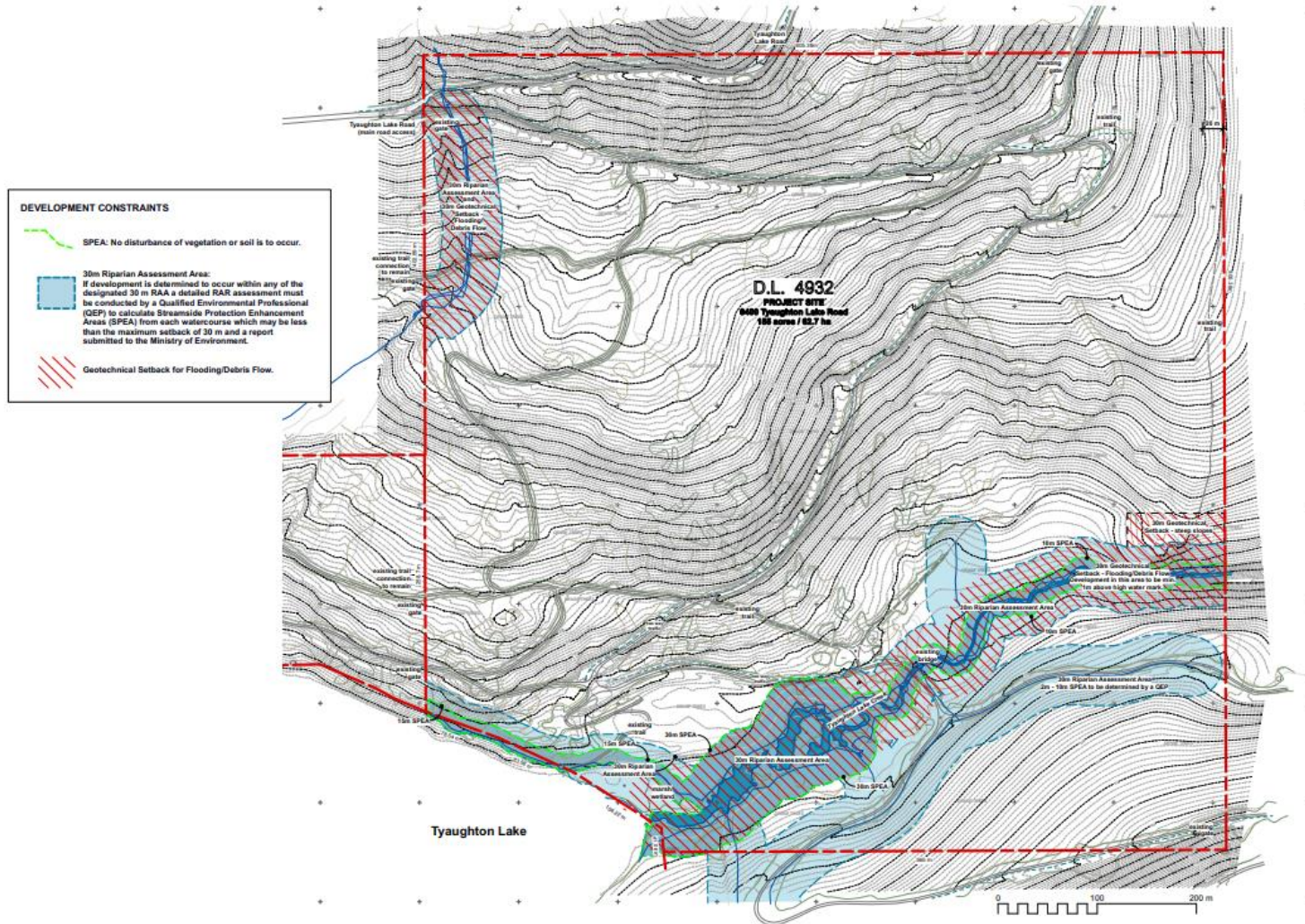
Applies to PID: 013-392-093,  
DISTRICT LOT 4932 LILLOOET  
DISTRICT as outlined on the map:



# PROJECT DESCRIPTION

- The bylaw is associated with an application to amend the Official Community Plan (OCP) designation at 8400 Tyaughton Lake Road (District Lot 4932) from Residential (Special Planning Area) to just Residential, as there is no intention to intensify development on the property
- The property owner would like to subdivide the property into 8 ha parcels, which is provided for under the current RR2 - Rural Resource (8ha) Zoning

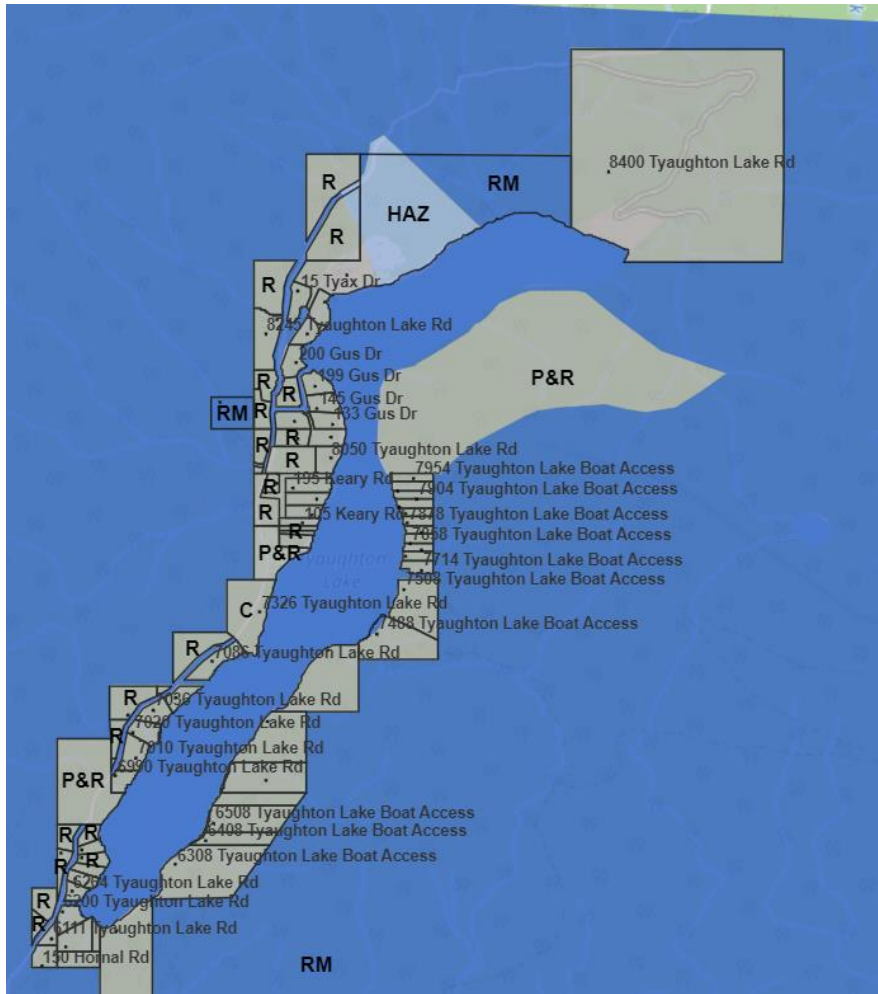
# EXISTING SITE



# PROJECT DESCRIPTION

- To enable subdivision as per the existing zoning, District Lot 4932 must be removed from the Special Planning Area
- Amendment Bylaw No. 1819-2023 also ensures no further subdivision beyond what is provided for under the current zoning by including an 8-hectare minimum parcel size policy specific to District Lot 4932

# OCP DESIGNINATION



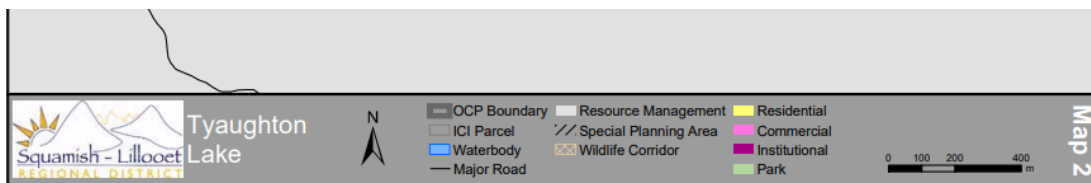
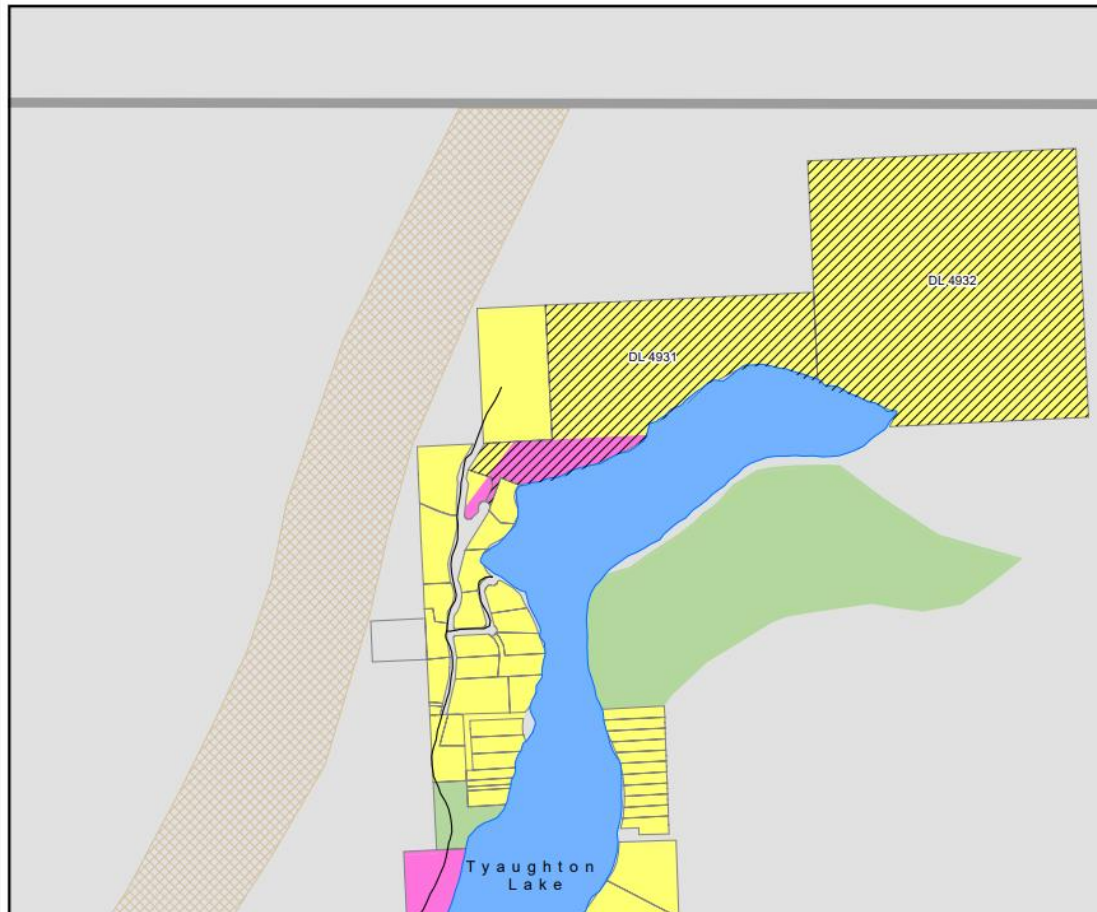
OCP Designation =  
Residential (Special  
Planning Area)

# SPECIAL PLANNING AREA

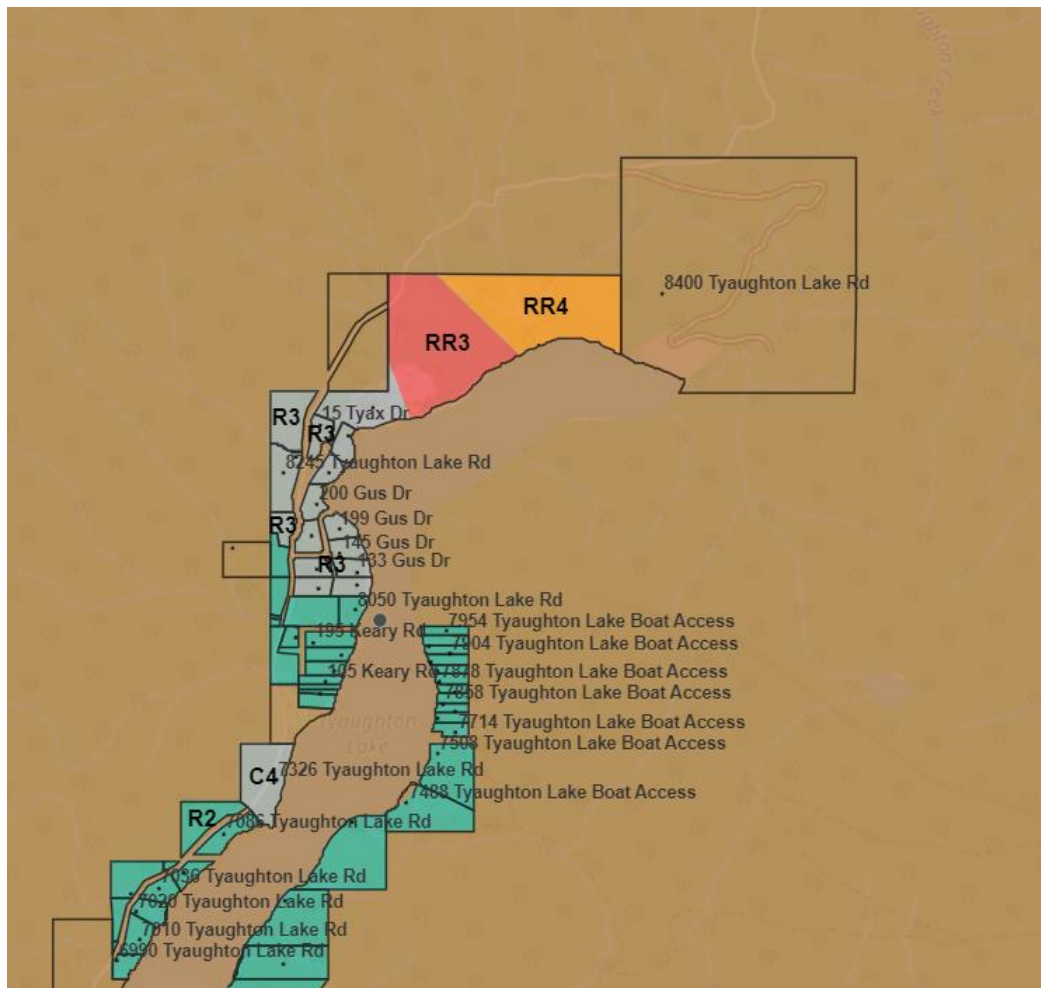
Special Planning Area only applies to DL 4932 and DL 4931

Intent of the Special Planning Area designation “is to recognize the potential for possible future development within the next five to ten years”

This time frame has long since passed with no development



# ZONING – RR2

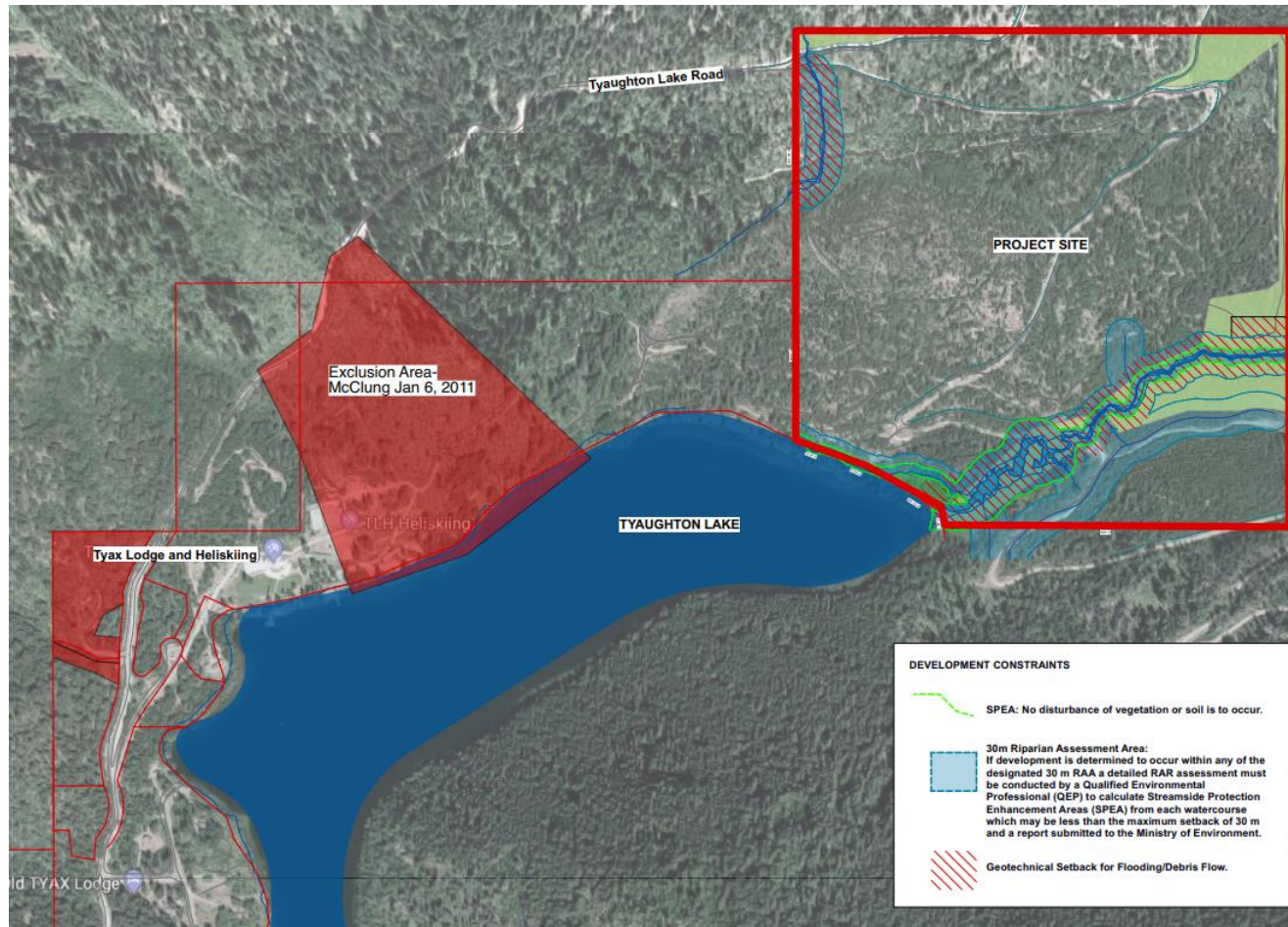


Zoning = Rural  
Resource 2 (RR2)

- Minimum parcel size  
8ha
- 2 dwellings or duplex

Removal of the  
Special Planning Area  
designation does not  
impact the zoning or  
current development  
rights on the property.

# NATURAL HAZARDS



Located outside mapped geotechnical hazard area

# DEVELOPMENT PERMIT AREAS & OTHER SITE CONSIDERATIONS

- Further details associated with the geotechnical, riparian and wildfire constraints, as well as minimum lot frontage will be addressed through the Ministry of Transportation and Infrastructure subdivision application and SLRD Riparian Protection and Wildfire Protection Development Permits

# SLRD STUDIES

## HOUSING NEED AND DEMAND STUDY (2020)

- Housing recommendations are directed to Gold Bridge and Bralorne
- Additional infill opportunities are suggested for the Residential Zone and Commercial Zones, not the Rural Resource Zones

## GEOTECHNICAL STUDIES

- DL 4932 located outside mapped geotechnical hazard areas (Upper Bridge River Valley OCP, McClung 2011)
- DL 4932 located outside prioritized geohazard risk areas (SLRD Regional Geohazard Risk Assessment, BGC 2023)

# REFERRAL COMMENTS

## Provincial Agencies and Neighbouring First Nations

**Interior Health:** Referral response determined interests are not affected

**MOTI:** No response

**Ministry of Forests:** Referral response noted adjacent range tenure and suggested mitigation measures, such as fencing. This can be explored at the development permit stage. It was also noted that the parcel overlaps critical habitat for whitebark pine and the need to retain any whitebark pine where reasonable, as per the *Special Tree Protection Regulation*

**Water, Land, Resource Stewardship:** No response

**First Nations:** No response (note this is typical for fee simple lands where no additional development is proposed)

# ADDITIONAL POLICY

WHY: Proposed additional policy reflecting Area A OCP Update  
Community Advisory Committee input

INTENT: To clarify no further subdivision beyond what is provided for  
under existing RR2 zoning

## NEW POLICY:

*Upper Bridge River Valley Official Community Plan By-law No. 608, 1996 is  
amended as follows:*

- (a) By adding the following policy to Section 7 Residential Lands:  
Policy 7.20. The minimum parcel area for District Lot 4932 shall be  
8ha.*

# REGIONAL IMPACT ANALYSIS

Impacts of removal of the Special Planning Area designation on District Lot 4932 will be local

# SUMMARY

## SLRD PLANS:

- removal of the Special Planning Area designation is aligned with the broader Upper Bridge River Valley OCP update project that is underway
- SLRD Housing Need and Demand Study directs growth to Bralorne and Gold Bridge not RR2 lands

ZONING – is in place for the proposed subdivision

OCP – additional new policy will confirm no further subdivision beyond what is provided for under the current zoning (sets a minimum parcel area of 8ha)

SUBDIVISION – further aspects of the subdivision application will be reviewed as part of the Ministry of Transportation and Infrastructure subdivision process, which includes referral to SLRD for comment on existing bylaws

# NEXT STEPS

Staff will bring Amendment Bylaw 1819-2023 back to the SLRD Board for consideration of third reading and adoption, tentatively scheduled for December 13, 2023

# COMMENTS & SUBMISSIONS?

## PARTICIPATION INSTRUCTION

(via Zoom Online Video or Phone Conferencing)

### Online Video

For members of the public wishing to make a submission, **please use the 'raise hand' feature.**

### Phone Conferencing

For **those on the phone, the raise hand feature can be accessed by pressing star nine [\*9]**. We will use the last three digits of your phone number to call on you to speak

### Written Submissions

Written submissions can be sent in until the end of the Hearing by email to cdewar at slrd dot bc dot ca (cdewar@slrd.bc.ca)

When speaking please address the Chair and commence your remarks by clearly stating your name and community of residence

**After the conclusion of this Public Hearing, the SLRD Board cannot receive representations from the public on the proposed Bylaw**