



REQUEST FOR DECISION

Tyughton Creek Estates – OCP Amendment (Third Reading & Adoption)

Meeting Date: December 13, 2023

To: SLRD Board

Applicant: Tyughton Creek Estates Ltd.

Location: Tyughton Lake, Gold Bridge, Electoral Area A

Legal Descriptions: DISTRICT LOT 4932 LILLOOET DISTRICT; PID: 013-392-093

RGS Designation: N/A	OCP Designation: Residential, Special Planning Area	Zoning: RR2 – Rural Resource Zone (8ha)	ALR Status: N/A	Development Permit Areas: Riparian Protection Wildfire Protection
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RECOMMENDATIONS:

THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be given third reading.

THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be adopted.

THAT the Public Hearing Minutes of November 15, 2023 Squamish-Lillooet Regional District “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No 1819-2023” be approved as circulated.

KEY ISSUES/CONCEPTS:

The SLRD received an Official Community Plan (OCP) Amendment application proposing to remove the Special Planning Area designation on District Lot 4932, Tyughton Lake, Gold Bridge. The property owner would like to subdivide the property into seven single family lots approximately 8 ha in size, which is provided for under the existing RR2 - Rural Resource (8ha) Zoning. The property owner is seeking to amend the OCP designation from Residential (Special Planning Area) to just Residential, as there is no intention to intensify development on the property. Thus, the current Special Planning Area policies and related requirements are not relevant. To enable subdivision as per the existing zoning, District Lot 4932 must be removed from the Special Planning Area.

OCP Amendment Bylaw No. 1819-2023 removes the Special Planning Area designation from the subject property, which ensures no further intensification, and confirms the 8ha minimum parcel size. This is aligned with the broader Upper Bridge River Valley OCP update project that is underway and input received from the OCP update Community Advisory Committee. Zoning

is in place for the proposed development, and further aspects of the subdivision application will be reviewed by Ministry of Transportation and Infrastructure as part of the subdivision process. Referral comments have been received from agencies and a public hearing was held on November 15, 2023 (previously scheduled for August 15, 2023 but postponed due to the Downton Lake Wildfire). The minutes of the Public Hearing are attached as Appendix B. OCP Amendment Bylaw No. 1819-2023 is now being presented for consideration of third reading and adoption.

RELEVANT POLICIES:

[Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996](#)

[Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999](#)

[Squamish-Lillooet Regional District Housing Need and Demand Study, 2020](#)

BACKGROUND:

Project Description

The Owner would like to subdivide the subject property into seven single family lots approximately 8 ha in size. The proposed subdivision retains the RR2, Rural Resource Zoning, with lots to be developed in accordance with the zoning bylaw (maximum of two dwelling units per lot). To enable subdivision as per the existing zoning, District Lot 4932 must be removed from the Special Planning Area.

The Special Planning Area designation contemplates intensification of DL 4932, but the property owner, the SLRD Housing Need and Demand Study, as well as community input received as part of the broader OCP update project do not support further density (beyond existing zoning) in the Tyaughton or Gun Lake areas. Thus, the current Special Planning Area policies and related requirements are not relevant.

OCP Amendment Bylaw No. 1819-2023 removes the Special Planning Area designation; it also ensures no further subdivision beyond what is provided for under the existing zoning by including an 8-hectare minimum parcel size policy specific to District Lot 4932.

Further aspects of the subdivision application will be reviewed by the Ministry of Transportation and Infrastructure as part of the subdivision process.

Previous Staff Reports

[June 7, 2023 EAD/June 28, 2023 SLRD Board](#)

Previous Board Resolutions

At the June 28, 2023 SLRD Board meeting it was resolved:
THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be introduced and given first and second readings.

THAT Bylaw 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023” be referred to the appropriate First Nations, and provincial agencies including the Ministry of Transportation and Infrastructure, the Ministry of Forests, the Ministry of Water, Land and Resource Stewardship, and Interior Health for comment.

THAT the Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area A Director Sal DeMare with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1819-2023, cited as “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023”.

Special Planning Area Designation

- 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

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

Additional Policy

- Why: the proposed additional policy reflects the Area A OCP Update Community Advisory Committee input.
- Intent: is to clarify that no further subdivision is supported beyond what is provided for under the 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.*

ANALYSIS:

The following section provides an analysis of the agency referral responses and public hearing outcomes. For full analysis of SLRD bylaws and policies, please see previous staff reports linked above.

Referral Comments

Agency	Referral Response
Ministry of Transportation and Infrastructure	No response
Interior Health	Referral response determined interests are not affected
Ministry of Forest	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 <i>Special Tree Protection Regulation</i>
Ministry of Water, Land and Resource Stewardship	No response
Lillooet Tribal Counsel	No response (note this is typical for fee simple lands where no additional development is proposed)
P'egp'ig'lha Council	No response (note this is typical for fee simple lands where no additional development is proposed)

Public Hearing

An electronic public hearing was held on November 15, 2023 at 6pm. The public hearing was advertised in the November 1st and 8th issues of the Lillooet News. Neighbour Notifications were sent to all properties with 150m of the subject property. Information was also posted on the SLRD website and shared out on SLRD social media channels. No formal written submissions were received. SLRD staff did receive a few emails with questions and comments. These are summarized below.

See Appendix B for public hearing minutes and Appendix C for presentation slides.

Public Questions/Comments to SLRD Staff

Public Question/Comment	SLRD Staff Response
Community member noted that the OCP update Community Advisory Committee “has approved the removal of District Lot 4932 from the Special Planning Area designation.”	Yes, and SLRD staff have also included a new 8ha minimum parcel size specific to District Lot 4932, reflecting concerns from the Community Advisory Committee.
Will the SLRD be recommending that the minimum frontage requirement of 50 metres as stated in the OCP be ignored for this application?	The SLRD will communicate compliance with SLRD bylaws. The Upper Bridge River Valley Policy 7.18 states “The minimum lot frontage along a lake shall not be less than 50 metres for Gun Lake and Tyaughton Lake”. This will be communicated to MOTI as part of the referral process.

<p>With respect to Lots 6 & 7 of the proposed subdivision. A large area percentage of these two proposed lots fall within a Riparian assessment Area, and or a Geotechnical Setback for Flooding/Debris Flow. Much of the land is unsuitable for building and septic systems. If approved will the SLRD be recommending a reduction in density to a single dwelling on each of these lots in view of the foregoing?</p> <p>Given the large private water frontage of the adjacent Tyax Lodge property and the water frontage of DL 4932, will the SLRD be requesting a public right of way be included in the proposed subdivision application?</p>	<p>MOTI will consider site characteristics when considering the proposed subdivision application, and the number or layout of lots may be revised accordingly. Interior Health will review servicing in relation to site conditions as part of the subdivision approval process. The proponent has indicated they are working with MOTI and geotechnical engineers on a revised subdivision layout, so this work is already underway.</p> <p>This is at the discretion and jurisdiction of MOTI as part of the subdivision approval process. SLRD referral response is specific to compliance with SLRD bylaws. Park dedication requirements are only triggered for subdivisions involving parcels under 2ha.</p>
<p>Is there nothing in Bylaws when subdividing into 8ha about useable land? It doesn't matter if the lots are mostly in the riparian zone?</p>	<p>In terms of useable parcel, this will be considered by MOTI as part of the subdivision process and will include a review of riparian and geotechnical constraints. In terms of SLRD bylaws the Riparian Protection DP and building permit process will confirm there is adequate space for servicing (septic and water) given site constraints. Additionally, Interior Health is involved in the MOTI subdivision process as well.</p>
<p>Please confirm the only purpose of this hearing is to remove the Special Planning Area designation for this property, which in turn will return the property to the current RR2 Zoning?</p> <p>Understanding that the MoTI has final authority for approval of the subdivision with comment and recommendations from a variety of other agencies (including the SLRD), please confirm current plans and documents provided by the applicant for this hearing are not being recommended for approval by the SLRD to MoTI?</p>	<p>Yes, this is correct. Amendment Bylaw No. 1819-2023 is to remove the subject property from the OCP special planning area, as more intensive residential development is not contemplated or supported. The Amendment Bylaw further confirms the 8ha minimum parcel size, as per the RR2 zoning that is in place.</p> <p>The subdivision application is referred to the SLRD for comment on compliance with existing bylaws. SLRD staff will review the subdivision application referral from MOTI in relation to SLRD policies and bylaws (i.e. OCP and Zoning). As MOTI has the subdividing authority, they have the discretion in terms of lot layout, access, etc. SLRD referral comments will focused on the parcel size requirements as per the RR2 zoning as well as OCP policies such as the minimum lot frontage along the lake and 8ha min parcel size.</p>

<p>As this hearing is focused on the OCP Amendment and any public comment regarding this bylaw change, is there any other opportunity for the public to provide comments to the SLRD specifically about the subdivision (i.e. number of lots, impact on the area, etc.)? My understanding in discussions with the Development Officer at MoTI responsible for this property is that there is no other public input process at the Ministry level, so how do property owners relay any concerns they have with this subdivision?</p> <p>In regards to the proposed plan provided by the applicant:</p> <ul style="list-style-type: none"> As the current plans do not meet the zoning bylaw (i.e. frontage of Lot 5 not 50m), will the SLRD be requesting the applicant to revise their current plans? <p>In regards to the subdivision process: I understand with my discussions with MoTI that once they receive the application, the application is forwarded to a variety of Provincial entities such as Forestry, Health, Environment, etc. as well as First Nations and the SLRD for comment. At this point I assume the SLRD would need to provide comments and their support of the application to MoTI and would need to ensure the application meets SLRD bylaws. Is that correct?</p> <p>In regards to other Land Title Act (LTA) requirements for subdivision: Does the SLRD concern themselves with other LTA requirements or is this left to MoTI</p>	<p>The SLRD does not review or approval/endorse subdivision layouts, plans, conditions, etc.).</p> <p>Local government comments back to MOTI refer to compliance with existing bylaws. The zoning provides for the proposed subdivision, and authority to subdivide is with MOTI.</p> <p>The plans submitted with the development application are not apart of the OCP Amendment Bylaw No. 1819-2023 (which is just removing the special planning area designation and confirming the 8ha min parcel size). The proponent may need to submit revised plans at the development permit stage (i.e. Riparian Protection Development Permit, Wildfire Protection Development Permit) based on the subdivision application and what is approved by MOTI.</p> <p>Yes, this is correct.</p> <p>These items/requirements are with MOTI as subdividing authority.</p>
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<p>to provide comment to the applicant? This includes items such as: LTA 75(c) requires a 20m access to a body of water for a new subdivision Guide to Rural Subdivisions 2.3.3.10 requires access to lands beyond the subject parcel including crown land.</p>	
<p>Is this application to remove the property from the OCP special planning area and for subdivision approval or is subdivision approval a separate process and application at a later date?</p> <p>The majority of the lots as proposed do not appear to have the required road frontage on the existing public road (Tyaughton Lake Road) which I understand is required for each lot.</p> <p>(a) Is the applicant seeking a relaxation on this requirement? (b) Will there be new public roads created and maintained to access these lots? (c) If yes to (b) who pays the associated cost for upgrades and ongoing maintenance? (d) If no to (b) how will these lots be safely accessed.</p> <p>Will the applicant be required to provide public amenities such as trails, beach access or other public improvements or contributions as a condition of approval?</p> <p>There are existing recreational trails that are used regularly on this property. Will access to these trails be impacted by this subdivision?</p>	<p>Amendment Bylaw No. 1819-2023 is to remove the subject property from the OCP special planning area, as more intensive residential development is not contemplated or supported. The Amendment Bylaw further confirms the 8ha minimum parcel size, as per the zoning that is in place. A separate application is made to the Ministry of Transportation and Infrastructure (MOTI) for subdivision, as this is the subdividing authority in rural areas. Subdivision approval is a separate process, led by MOTI, and the SLRD is included as a referral agency.</p> <p>As per SLRD Area A OCP Bylaw No. 608, Policy 7.18 The minimum lot frontage along a lake shall not be less than 50 metres for Gun Lake and Tyaughton Lake. This will be communicated to MOTI as part of the referral process. Road frontage requirements are at the discretion of MOTI and SLRD bylaws do not speak to these.</p> <p>This will be at the discretion of MOTI as part of the subdivision application. Note that the SLRD Park Dedication Policy and Local Government Act requirements for park dedication are not applicable for subdivisions where the minimum parcel size will be greater than 2ha (the subject application is proposing 8ha lots are per the current RR2 zoning).</p> <p>This is at the discretion of the property owner(s) as the trails are located on private property.</p>

Additional staff comments:

- It should be noted that the majority of the existing lots on Tyaughton Lake are under 8ha in size and most are in the 0.5ha to 7.5ha range.
- MOTI will look at any traffic impacts when they are considering the subdivision application.
- SLRD referral comments to MOTI will speak to compliance with SLRD bylaws (zoning and OCP), which will include comments around the RR2 Zone 8ha min parcel size and 50m min frontage along lake.
- SLRD Park Dedication Policy and Local Government Act requirements for park dedication are not applicable for subdivisions where the minimum parcel size will be greater than 2ha (the subject application is proposing 8ha lots are per the current RR2 zoning).
- Road frontage/access and other LTA requirements are addressed by MOTI in the process of subdivision application/approval.
- Subdivision is a separate process from the OCP Amendment Bylaw currently under consideration. The applicant will work with the MOTI to obtain permission to subdivide. The subdivision application is referred to the SLRD for comment on compliance with existing bylaws. The MOTI will then further look at water availability, impact on roads/traffic, servicing, access and any other site constraints (geotechnical, riparian, etc.).

Development Permit Areas and other Site Considerations

Further details associated with the geotechnical, riparian and wildfire constraints, as well as minimum lot frontage, will be addressed through the MOTI subdivision process and SLRD development permit (Riparian Protection and Wildfire Protection) and building permit processes.

MOTI Subdivision

SLRD involvement in the MOTI subdivision application process is limited to confirming compliance with SLRD bylaws (i.e. the zoning and in this case the OCP policy for minimum lot frontage along the lake). The SLRD does not review or approval/endorse subdivision layouts, plans, conditions, etc.).

OCP Amendment Bylaw No. 1819-2023 – Summary

<p>SLRD PLANS</p> <ul style="list-style-type: none"> • 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
<p>ZONING</p> <ul style="list-style-type: none"> • is in place for the proposed subdivision
<p>OCP</p> <ul style="list-style-type: none"> • the additional new policy will confirm no further subdivision beyond what is provided for under the existing zoning (sets a minimum parcel area of 8ha)
<p>SUBDIVISION</p> <ul style="list-style-type: none"> • 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

REGIONAL IMPACT ANALYSIS:

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

OPTIONS:

Option 1 (PREFERRED OPTION)

Give third reading and adopt Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023 and receive the minutes of the Public Hearing.

Option 2

Revise as per Board direction and give third reading and adopt the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023 as revised.

Option 3

Refer the OCP amendment application back to SLRD staff for more information, or for revision.

Option 4

Reject the OCP amendment application.

FOLLOW UP ACTION: If approved by the Board, proceed with bylaw consolidation.

ATTACHMENTS:

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

Appendix B: Public Hearing Minutes

Appendix C: [Public Hearing Presentation](#)

Prepared by: C. Dewar, Senior Planner

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

Approved by: N. Gilmore, Interim Chief Administrative Officer

Appendix A

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1819-2023

A bylaw of the Squamish-Lillooet Regional District to amend the
Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Upper Bridge River Valley Official Community Plan;

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 “Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1819-2023”.
2. Upper Bridge River Valley Official Community Plan By-law No. 608, 1996 is amended as follows:
 - (a) By removing District Lot 4932 from Section 7 Residential Lands policies 7.15 and 7.16.
 - (b) By adding the following policy to Section 7 Residential Lands:
Policy 7.20. The minimum parcel area for District Lot 4932 shall be 8ha.
 - (c) By removing District Lot 4932 from Section 13 Parks, Recreation and Open Space policy 13.4.
 - (d) By adding Amendment Bylaw No. 1819-2023 to the Summary of Amendments table as follows:

1819-2023	Tyaughton Creek Estates OCP Amendment	, 2023
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3. Map 2 (Tyaughton Lake) of the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is amended as follows:

By redesignating the land legally described as “DISTRICT LOT 4932 LILLOOET DISTRICT” from Residential (Special Planning Area) to Residential as shown on Schedule “1”.

READ A FIRST TIME this	28 th day of	JUNE, 2023
READ A SECOND TIME this	28 th day of	JUNE, 2023
PUBLIC HEARING held this	15 th day of	NOVEMBER, 2023
READ A THIRD TIME this	day of	, 2023
ADOPTED this	day of	, 2023

Jen Ford
Chair

Angela Belsham
Corporate Officer

Tyaughton Lake Rd

DISTRICT LOT
4932 LILLOOET
DISTRICT

Tyaughton
Lake

Schedule 1

 Residential (Special Planning Area) to Residential



1:8,000



Appendix B



PUBLIC HEARING

Upper Bridge River Valley OCP Amendment Bylaw

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

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on November 15, 2023 at 6:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: S. DeMare., Meeting Chair and Electoral Area A Director; K. Needham, Director of Planning and Development Services; C. Dewar, Senior Planner; L. Plotnikoff, Planning and Building Assistant (Recording Secretary); and 9 members of the public including the proponent.

CALL TO ORDER

Director DeMare introduced and called the meeting to order at 6:02pm.

CHAIR'S INTRODUCTORY COMMENTS

Good afternoon, my name is Sal DeMare, and as the Electoral Area A Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Kim Needham, Director of Planning and Development Services, Claire Dewar, Senior Planner, and Lara Plotnikoff, Planning and Building Assistant who will be recording your comments.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed Bylaw:

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

This Public Hearing is being held electronically and we welcome and thank those who have joined us via Zoom video and phone. The Public Hearing *may* be recorded for minute-taking purposes but recordings will not be published to the SLRD website.

This public hearing was advertised in the November 1st and 8th issues of the Lillooet News. Every one of you present who believes that your interest in the property or area is affected by the proposed Bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaws.

I will now provide some brief instructions for those of you participating in this evening's Public Hearing via Zoom Online Video or Phone Conferencing.

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

We will call on each person to speak in turn and your microphone will be unmuted.

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.

For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

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). Written submissions will have emails and addresses redacted and any information provided may be included in the public record.

When speaking please address myself as Chair and commence your remarks by clearly stating your NAME and COMMUNITY of residence.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed Bylaw. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaw, or alter and then adopt the Bylaw, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the Bylaw and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 0 written submission(s) regarding the Tyaughton Creek Estates OCP Amendment and the associated bylaw.

I will now ask Senior Planner Claire Dewar to introduce the bylaw.

After Claire's presentation, the applicant (if applicable) will be given a brief opportunity to speak.

Following the staff presentation, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaw.

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

STAFF PRESENTATION

C. Dewar, senior planner, gave a presentation which described the proposed bylaw and its intent. The presentation provided an overview on proposed changes including context for project site and project description with current zoning, current and proposed OCP designation, other site considerations, SLRD studies for housing and geotechnical hazard and risk areas, referrals, and the next steps.

PROPONENT COMMENTS

The proponent thanked the SLRD for holding the meeting. He noted that he is currently working with MOTI and consulting with a geotechnical expert to further make amendments to the subdivision proposal and looks forward to input from neighbours in order to make the best use of the land.

SUBMISSIONS FROM THE PUBLIC

Sue Ekersley

Ms. Ekersley thanked Claire Dewar for responding to email questions from residents prior to the hearing to clarify the amendment bylaw. She raised concern from an environmental perspective and in relation to property values about the addition of up to 16 dwellings on the lake as she said it will increase the population on the lake by close to 25%. She noted that residents have stated they are not okay with an additional 16 dwellings and wanted to know how residents give input regarding the number of dwellings.

Claire Dewar

Ms. Dewar noted that the proponent is working with the Ministry of Transportation and Infrastructure (MOTI) with respect to the subdivision and there has not been any decision on what they will approve and how many lots would be appropriate. BC Interior Health was also referred to for comment so there are many checks and balances for environmental concerns as part of the subdivision application process. The SLRD Riparian Protection Development Permit area will apply for development activities within 30m of a waterbody. It was further noted that the lot is already zoned for the 8 hectare lots.

Sue Ekersley

Ms. Ekersley noted that she has concerns regarding one potential lot not having enough for lake frontage.

Claire Dewar

Ms. Dewar noted that the SLRD has the opportunity to provide referral comments back to MOTI regarding compliance with SLRD bylaws and zoning; this will include communicating the OCP policy regarding minimum lake frontage along Tyaughton Lake. MOTI will also have their requirements when they consider how many lots are appropriate for that parcel.

Jeff Browne

Mr. Browne asked whether the SLRD will be in favour of the subdivision in regards to waterfront frontages if the proposed subdivision doesn't meet with the bylaw.

Claire Dewar

Ms. Dewar noted that the SLRD would communicate to MOTI what the SLRD policy states and they will use that to make the decision on how many lots would be approved.

TERMINATION

Director DeMare called three times for further comment. There being no further comments, he terminated the public hearing for **Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No 1819-2023** at 6:26pm.