



REQUEST FOR DECISION

Area C Wildfire Protection Development Permit Area (Third Reading and MOTI Approval)

Meeting Date: June 29, 2022

To: SLRD Board

RECOMMENDATIONS:

THAT Bylaw 1741-2022, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022” be given third reading.

THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw 1741-2022, cited as “Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022” be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

KEY ISSUES/CONCEPTS:

In recent years, wildfires have caused significant personal, cultural, economic and environmental loss in British Columbia and the SLRD. With the effects of climate change being felt across the province, this trend is expected to continue unless sufficient wildfire mitigation and preparedness measures are put in place.

Electoral Area C is the only area within the SLRD not covered by a Wildfire Protection Development Permit Area (DPA), and it has been the intention of staff to introduce one for some time. A Wildfire Protection DPA is needed to help reduce the risk to public safety, property and forests from wildfire hazards. The objective of the Wildfire Protection DPA is to ensure new developments in Electoral Area C are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities.

Amendment Bylaw 1741-2022 was given second reading at the April 20, 2022 Board meeting and a Public Hearing was held on May 17, 2022. Public Hearing outcomes and revisions are outlined in this report. As there are no outstanding or new issues, SLRD staff are recommending the Board give third reading to Amendment Bylaw 1741-2022 and refer the bylaw to Ministry of Transportation and Infrastructure (MOTI) for approval.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999](#)
[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)
[Electoral Area C Community Wildfire Protection Plan](#)

BACKGROUND:

Existing Wildfire Protection DPAs in Areas A, B and D have been used as the template for the proposed Area C Wildfire Protection DPA, with some updated language to reflect current BC FireSmart best practices and BC Building Code terminology. Area D and C Wildfire Protection DPAs will be aligned (as both are currently being addressed through amendment bylaws), with the opportunity to update Area A and B Wildfire Protection DPAs in the future.

Local Government Act

Under section 488(1)(b) of the *Local Government Act*, a local government may introduce a Wildfire Protection DPA – designated as a development permit area for protection of development from hazardous conditions.

BC FireSmart and BC Building Code

BC FireSmart now includes recommendations based on:

- Non-Combustible Zone (0 – 1.5 meters);
- Zone 1 (1.5 – 10 meters; fire resistant landscaping); and
- Zone 2 (10 – 30 meters; coniferous tree spacing).

The DPA guidelines are focussed around these three areas. It is also recognized that non-combustible roofing is the most critical FireSmart action to implement; thus, all Wildfire Protection DPA applications require the use of non-combustible roofing materials, as well as the option of implementing two or more other guidelines.

Application

The Wildfire Protection DPA (DPA4) applies to all lands within Electoral Area C. There are some exemptions, including additions to existing buildings where the total area of the additions is less than 50 m². For a full list of exemptions see Section 17.20 in Appendix A.

WedgeWoods Estates

At WedgeWoods Estates, all Wildfire Protection measures are required (as opposed to non-combustible roofing and two or more measures, which is the requirement elsewhere in Area C). This approach is being proposed at WedgeWoods Estates as this reflects most closely what is currently required under the “Appendix B: Wildfire Protection Guidelines and Checklist” – part of the developer Building Scheme and Covenants. The updated terminology, based on BC FireSmart and BC Building Code, will also support ease of implementation for property owners and consistency for SLRD staff.

Fire Protection Plan

As the SLRD does not have subdividing authority (this is with MOTI); subdivision aspects are proposed to be addressed through a new Wildfire Protection Policy:

17.16. For Zoning Amendment applications involving the subdivision of 10 parcels or more, a Fire Protection Plan prepared by a Qualified Professional may be requested. The Fire Protection Plan should address safe access and evacuation routes, fire hydrant locations, fuel management.

Previous Staff Reports

[First Reading Staff Report](#)

[Second Reading Staff Report](#)

Previous Board Resolutions

At the February 23, 2022 SLRD Board meeting it was resolved:

THAT Bylaw 1741-2022, cited as "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022" be introduced and given first reading.

THAT Bylaw 1741-2022, cited as "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022" be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, and Vancouver Coastal Health for comment.

At the April 20, 2022 SLRD Board meeting it was resolved:

THAT Bylaw 1741-2022, cited as "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022" be given second reading.

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 C Director Russell Mack with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw 1741-2022, cited as "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022".

ANALYSIS:

The following section provides an analysis of the public hearing and revisions from second reading. For full analysis of SLRD bylaws and policies, please see previous staff reports linked above.

Public Input

SLRD received some inquiries from members of the development community regarding implementation of the Wildfire Protection DPA. Specifically, questions were raised around how to implement Zone 1 and Zone 2 landscaping guidelines in relation to property lines.



Figure 1

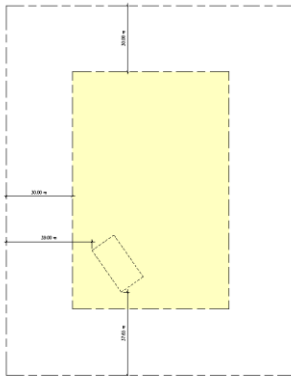


Figure 2

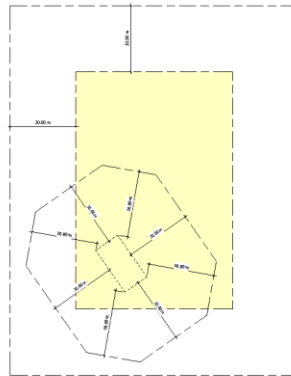
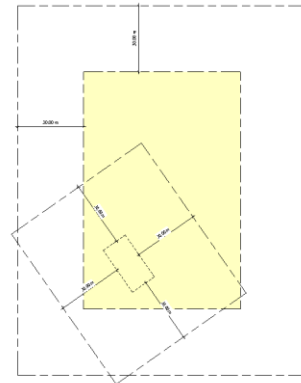


Figure 3



As illustrated by the graphics above, depending on where a home is situated in relation to property lines will impact how and where landscaping measures can be implemented. The intent of the DPA, and how staff consider the Wildfire Protection landscaping guidelines in other parts of the SLRD, is for measures to be implemented “to the greatest extent possible”.

As a result of these discussions, the following revisions have been made to the Wildfire Protection DPA, which were shared as information at the public hearing.

Revisions

Content additions were made to clarify that the Zone 1 and Zone 2 measures are to be “implemented to the greatest extent possible” – allowing for property owners to implement landscaping and tree spacing measures on their properties while acknowledging that the Zones may not be implemented uniformly around the home as a result of property lines etc. See Appendix A for tracked changes indicating revisions.

Public Hearing

An electronic public hearing was held on May 17, 2022. The public hearing was advertised in the May 5th and May 12th issues of the Pique Newsmagazine. Information was also posted on the SLRD website and shared out on SLRD social media channels. No written submissions were received and no public attended the public hearing.

The public hearing was adjourned as per section 10 of the *Squamish-Lillooet Regional District Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014* which states:

10.1 If no members of the public attend a public hearing, the hearing shall be adjourned after 15 minutes and shall be considered to have been held as required.

See Appendix B for public hearing minutes and presentation slides.

REGIONAL IMPACT ANALYSIS:

Impacts of the Electoral Area C Wildfire Protection DPA will largely be localized, as the DPA is only applicable to Electoral Area C. The Electoral Area C Wildfire Protection DPA is consistent with the other Electoral Area Wildfire Protection DPAs. It is also aligned with the Regional Growth Strategy and supports implementation toward achieving the regional goals therein.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give third reading to Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022 and refer to MOTI for approval.

Option 2

Revise as per Board direction and third reading to the Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022 as revised and refer to MOTI for approval.

Option 3

Reject the OCP amendment.

FOLLOW UP ACTION: If approved by the Board, refer the bylaw to MOTI for approval.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022 and tracked changes version

Appendix B: Public Hearing Minutes and [Presentation](#) – May 17, 2022

Prepared by: C. Dewar, Senior Planner

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

Approved by: C. Dalton, Chief Administrative Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA C OFFICIAL COMMUNITY PLAN BYLAW NO. 689, 1999, AMENDMENT BYLAW NO. 1741-2022

A bylaw of the Squamish-Lillooet Regional District to amend Electoral Area C Official Community Plan Bylaw No. 689, 1999

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Electoral Area C Official Community Plan Bylaw No. 689, 1999;

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 Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022”.
2. Schedule A Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999 is hereby amended as follows:
 - a. Replacing the Wildfire Hazard section under 17 NATURAL HAZARDS with a new Wildfire Hazard section and **Development Permit Area 4: Wildfire Protection**, attached as Schedule 1 to this bylaw.
 - b. Updating numbering of the Flood Hazard section, to reflect additions to the Wildfire Hazard section, beginning with 17.27.
3. By adding Amendment Bylaw 1741-2022 to the Summary of Amendments table as follows:

1741-2022	Wildfire Protection Development Permit Area (DPA4)	[Date of Bylaw Adoption]
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READ A FIRST TIME this 23rd day of February, 2022.

READ A SECOND TIME this 20th day of April, 2022.

PUBLIC HEARING this 17th day of May, 2022.

READ A THIRD TIME this day of , 2022.

APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this day of , 2022

ADOPTED this day of , 2022.

Jen Ford
Chair

Kristen Clark
Corporate Officer

Wildfire Protection

- 17.12. The Regional District encourages Ministry of Forests, Lands, Natural Resource Operations and Rural Development to reduce wildfire hazard and create and maintain fire defense improvements on Crown Lands within the Plan area.
- 17.13. Homeowners are urged to carry out annual wildfire threat assessments and to reduce wildfire threat by measures described in the Home Owner's FireSmart Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives. (The FireSmart Manual is available at the following website: (<https://firesmartbc.ca/>))
- 17.14. The design of new community water systems shall take into consideration the water volumes required for adequate fire protection.
- 17.15. For Zoning Amendment applications involving the subdivision of 10 parcels or more, a Fire Protection Plan prepared by a Qualified Professional may be requested. The Fire Protection Plan should address safe access and evacuation routes, fire hydrant locations, fuel management.
- 17.16. Volunteer fire protection services shall be supported within the context of the BC Fire Safety Act and the Office of the Fire Commissioner Playbook requirements.

Development Permit Area 4: Wildfire Protection

BACKGROUND

Purpose

- 17.17. Pursuant to Section 488(1)(b) of the *Local Government Act*, Development Permit Area 4: Wildfire Protection (DPA 4) is designated as a development permit area for protection of development from hazardous conditions.

Application & Area

- 17.18. The Wildfire Protection DPA (DPA4) applies to all lands within Electoral Area C. For land within WedgeWoods Estates, see guidelines set out in 17.25. A Wildfire Protection Development Permit is required for development activities that involve any of the following:
- (a) Construction of, addition to or alteration of a building or other structure, where a building permit is required.

Exemptions

- 17.19. A Wildfire Protection Development Permit is not required for:
- (a) additions to existing buildings where the total area of the additions is less than 50 m²;
 - (b) renovations within an existing building that are not roofing related (note: roof renovations require non-combustible construction materials as per section 17.22);
 - (c) where a covenant is registered on title requiring property owners to comply with the Wildfire Protection DPA guidelines;
 - (d) a temporary use being carried on under a Temporary Use Permit issued by the **Board**;

(e) where exempted by the building inspector.

Delegation of Authority

17.20. The Board delegates the authority to issue Wildfire Protection Development Permits to the Director of Planning and Development.

Objective

17.21. To ensure new developments in Electoral Area C are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities.

GUIDELINES

General Guidelines

17.22. The following general guidelines apply:

- (a) a development permit shall be issued only if non-combustible roofing materials that conform to Class A or Class B fire resistance as referenced in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles) and if two or more of the following measures identified in the BC FireSmart Home Owner's Manual and BC Building Code are indicated in the application (implemented to the greatest extent possible):
 - i. Non-Combustible Zone (0 – 1.5 meters from face of building) – implement all of the following: non-combustible siding (including but not limited to cement board, slate, metal, plaster, stucco, and other concrete products, excluding decorative trim, soffit, fascia, and similar features); fire resistant windows (exterior windows, windows within exterior doors, and skylights shall be tempered, multilayered glazed panels, or glass block), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces), screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh;
 - ii. Zone 1 (1.5 – 10 meters) – implement fire resistant landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to BC Fire Smart Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around the entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and/or
 - iii. Zone 2 (10 – 30 meters) – implement coniferous tree spacing (spacing trees at least 3 meters apart) and remove combustible materials.
- (b) Applications for a Wildfire Protection Development Permit shall be accompanied by plans indicating the following, as necessary to show how the requirements under 17.22 (a) are being implemented in the proposed development:
 - i. Location of all existing and proposed buildings and structures, parking areas, and driveways;
 - ii. Extent and nature of existing and proposed landscaping, including details of trees and ground cover (how Zone 1 and/or Zone 2 are implemented to the greatest extent possible); and
 - iii. The exterior materials of existing and proposed structures.
- (c) Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans that are prepared in consultation with a Registered Professional Biologist, Forester, or Landscape Architect and that provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire

resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.

- (d) Applicants are encouraged to review and comply with the BC FireSmart Guidelines and the fuel management recommendations outlined in the SLRD Community Wildfire Protection Plan.
- (e) Applicants are encouraged to remove all debris from land clearing (clean wood and vegetation) and take it to an appropriate facility to be composted.

17.23. Where building construction and/or vegetation fuel management is proposed to take place within a Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Riparian Protection DPA Guidelines.

17.24. It is the applicant's responsibility to comply with all other relevant Bylaws, Acts and Regulations, including but not limited to the *Riparian Areas Protection Regulation, Water Sustainability Act, Fisheries Act, Wildlife Act, Migratory Birds Convention Act, Species at Risk Act, and Weed Control Act.*

WedgeWoods Estates Guidelines

17.25. The general guidelines outlined in 17.22 apply, with the exception of 17.22 (a). For WedgeWoods Estates a development permit shall be issued only if all of the following measures identified in BC FireSmart Home Owner's Manual and BC Building Code are indicated in the application:

- (a) Non-combustible roofing materials that conform to Class A or Class B fire resistance as referenced in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles);
- (b) Non-Combustible Zone (0 – 1.5 meters from face of building) – implement all of the following: 70% non-combustible exterior building materials (including siding, soffits, fascia, windows and doors), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces), screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh;
- (c) Zone 1 (1.5 – 10 meters) – implement (to the greatest extent possible) fire resistant landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to BC Fire Smart Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around your entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and
- (d) Zone 2 (10 – 30 meters) – implement (to the greatest extent possible) coniferous tree spacing (spacing trees at least 3 meters apart) and remove combustible materials.

Wildfire Protection

- 17.12. The Regional District encourages Ministry of Forests, Lands, Natural Resource Operations and Rural Development to reduce wildfire hazard and create and maintain fire defense improvements on Crown Lands within the Plan area.
- 17.13. Homeowners are urged to carry out annual wildfire threat assessments and to reduce wildfire threat by measures described in the Home Owner's FireSmart Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives. (The FireSmart Manual is available at the following website: (<https://firesmartbc.ca/>))
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- 17.15. For Zoning Amendment applications involving the subdivision of 10 parcels or more, a Fire Protection Plan prepared by a Qualified Professional may be requested. The Fire Protection Plan should address safe access and evacuation routes, fire hydrant locations, fuel management.
- 17.16. Volunteer fire protection services shall be supported within the context of the BC Fire Safety Act and the Office of the Fire Commissioner Playbook requirements.

Development Permit Area 4: Wildfire Protection

BACKGROUND

Purpose

- 17.17. Pursuant to Section 488(1)(b) of the *Local Government Act*, Development Permit Area 4: Wildfire Protection (DPA 4) is designated as a development permit area for protection of development from hazardous conditions.

Application & Area

- 17.18. The Wildfire Protection DPA (DPA4) applies to all lands within Electoral Area C. For land within WedgeWoods Estates, see guidelines set out in 17.25. A Wildfire Protection Development Permit is required for development activities that involve any of the following:
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Exemptions

- 17.19. A Wildfire Protection Development Permit is not required for:
- (a) additions to existing buildings where the total area of the additions is less than 50 m²;
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 - (c) where a covenant is registered on title requiring property owners to comply with the Wildfire Protection DPA guidelines;
 - (d) a temporary use being carried on under a Temporary Use Permit issued by the **Board**;

(e) where exempted by the building inspector.

Delegation of Authority

17.20. The Board delegates the authority to issue Wildfire Protection Development Permits to the Director of Planning and Development.

Objective

17.21. To ensure new developments in Electoral Area C are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities.

GUIDELINES

General Guidelines

17.22. The following general guidelines apply:

- (a) a development permit shall be issued only if non-combustible roofing materials that conform to Class A or Class B fire resistance as referenced in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles) and if two or more of the following measures identified in the BC FireSmart Home Owner's Manual and BC Building Code are indicated in the application (implemented to the greatest extent possible):
 - i. Non-Combustible Zone (0 – 1.5 meters from face of building) – implement all of the following: non-combustible siding (including but not limited to cement board, slate, metal, plaster, stucco, and other concrete products, excluding decorative trim, soffit, fascia, and similar features); fire resistant windows (exterior windows, windows within exterior doors, and skylights shall be tempered, multilayered glazed panels, or glass block), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces), screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh;
 - ii. Zone 1 (1.5 – 10 meters) – implement fire resistant landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to BC Fire Smart Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around the entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and/or
 - iii. Zone 2 (10 – 30 meters) – implement coniferous tree spacing (spacing trees at least 3 meters apart) and remove combustible materials.
- (b) Applications for a Wildfire Protection Development Permit shall be accompanied by plans indicating the following, as necessary to show how the requirements under 17.22 (a) are being implemented in the proposed development:
 - i. Location of all existing and proposed buildings and structures, parking areas, and driveways;
 - ii. Extent and nature of existing and proposed landscaping, including details of trees and ground cover (how Zone 1 and/or Zone 2 are implemented to the greatest extent possible); and
 - iii. The exterior materials of existing and proposed structures.
- (c) Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans that are prepared in consultation with a Registered Professional Biologist, Forester, or Landscape Architect and that provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire

resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.

- (d) Applicants are encouraged to review and comply with the BC FireSmart Guidelines and the fuel management recommendations outlined in the SLRD Community Wildfire Protection Plan.
- (e) Applicants are encouraged to remove all debris from land clearing (clean wood and vegetation) and take it to an appropriate facility to be composted.

17.23. Where building construction and/or vegetation fuel management is proposed to take place within a Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Riparian Protection DPA Guidelines.

17.24. It is the applicant's responsibility to comply with all other relevant Bylaws, Acts and Regulations, including but not limited to the *Riparian Areas Protection Regulation, Water Sustainability Act, Fisheries Act, Wildlife Act, Migratory Birds Convention Act, Species at Risk Act, and Weed Control Act.*

WedgeWoods Estates Guidelines

17.25. The general guidelines outlined in 17.22 apply, with the exception of 17.22 (a). For WedgeWoods Estates a development permit shall be issued only if all of the following measures identified in BC FireSmart Home Owner's Manual and BC Building Code are indicated in the application:

- (a) Non-combustible roofing materials that conform to Class A or Class B fire resistance as referenced in the current BC Building Code are utilized (examples include metal, asphalt, clay and composite rubber tiles);
- (b) Non-Combustible Zone (0 – 1.5 meters from face of building) – implement all of the following: 70% non-combustible exterior building materials (including siding, soffits, fascia, windows and doors), install spark arrestor on chimney (for fireplaces, wood stoves and furnaces), screen vents, eaves, attics and underfloor openings with three-millimetre non-combustible wire mesh;
- (c) Zone 1 (1.5 – 10 meters) – implement (to the greatest extent possible) fire resistant landscaping (plant low-growing, well-spaced, fire-resistant plants and shrubs – refer to BC Fire Smart Landscaping Guide) and maintain a 1.5-metre, non-combustible zone around your entire home and any attachments (rock, or stone surface with no plants, debris or combustible materials); and
- (d) Zone 2 (10 – 30 meters) – implement (to the greatest extent possible) coniferous tree spacing (spacing trees at least 3 meters apart) and remove combustible materials.

Appendix B



PUBLIC HEARING

Electoral Area C Wildfire Protection DPA Amendment

Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689-1999, Amendment Bylaw No 1741-2022

Electoral Area C Lilwat Mainstreet Development

**Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002, Amendment Bylaw No. 1697-2020; and
Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689-1999, Amendment Bylaw No. 1698-2020**

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on May 17, 2022 at 4:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: R. Mack., Meeting Chair and Electoral Area C Director; K. Needham, Director of Planning and Development Services; C. Dewar, Senior Planner; L. Plotnikoff, Planning and Building Assistant (Recording Secretary); and 2 members of the public, including the applicant.

CALL TO ORDER

Director Mack introduced and called the meeting to order at 4:00 PM.

CHAIR'S INTRODUCTORY COMMENTS

Good afternoon, my name is Russell Mack, and as the Electoral Area C 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. "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022;
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020; and
3. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020

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 is also being recorded and will be uploaded to the SLRD website for public viewing.

This public hearing was advertised in the May 5 & 12 issues of the Pique Newsmagazine. Every one of you present who believes that your interest in the property 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 Bylaw.

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).

When speaking please address myself as Chair and commence your remarks by clearly stating your name and address or 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 bylaws. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, 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 Area C Wildfire Protection Development Permit Area and the associated bylaw.

And we have 1 written submission(s) regarding the Lil'wat Mainstreet Development and the associated bylaw.

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

After Claire's presentation, the applicants will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION
Area C Wildfire
Protection DPA

As there were no attendees for the Area C Wildfire Protection DPA the presentation was not given.

TERMINATION

Director Mack Called three times for further comments, he adjourned the public hearing for:

**Squamish-Lillooet Regional District Electoral Area C Official
Community Plan Bylaw No. 689, 1999, Amendment Bylaw No.
1741-2022**

at 4:15pm.

STAFF PRESENTATION
Lil'wat Mainstreet
Development

C. Dewar, Senior Planner, gave the option to present but as proponents were the only attendees they opted out of the presentation. C. Dewar verbally shared concerns from the submission received via email. C. Dewar shared that 110 parking stalls are being provided for as per the zoning bylaw. Additionally, it was confirmed an Initial Environmental Review was completed by Cascade Environmental, as well as servicing capacity (sewer/water) confirmed as per Vancouver Coastal Health requirements. C. Dewar stated that any fencing could be explored through the Development Permit process.

APPLICANT COMMENTS

Tom Laviolette (Director of
Infrastructure)

T. Laviolette clarified that the rental housing units would be prioritized for Lil'wat Nation community members but not limited to only band members. Further, T. Laviolette shared that a non-profit housing society would be set up to manage the units, including any noise complaints.

Sean McEwen (Architect)

S. McEwen communicated the need to consider visual impacts of fencing.

TERMINATION

As per Squamish-Lillooet Regional District Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014;

10.0 PUBLIC HEARINGS

10.1 if no members of the public attend a public hearing, the hearing shall be adjourned after 15 minutes and shall be considered to have been held as required.

Director Mack adjourned the public hearing for:

Squamish-Lillooet Regional District Electoral Area C
Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-
2022; and

Squamish Lillooet Regional District Electoral Area C
Official Community Plan Bylaw No. 689, 1999, Amendment
Bylaw No. 1698-2020

at 4:30 pm.

"ORIGINAL SIGNED BY"

R. Mack, Chair

"ORIGINAL SIGNED BY"

L. Plotnikoff, Recording Secretary

From: [Olwen Higgins](#)
To: [Claire Dewar](#)
Subject: SLRD BOARD OF DIRECTORS
Date: May 17, 2022 9:26:36 AM

I own a property adjacent to this proposed development.

There are a number of concerns I have:-

- 1, The residential component of this development , with 53 units available. This would increase the population by at least 106 people, and possibly more if they have children.
2. The number of cars for the residential tenants alone could be at least 53 allowing one car per household Plus all the traffic from the commercial suites..
3. We have a number of creeks on our property and I wonder if an environmental study has been for this density on less than 3 acres of land?
4. I understand that the residences are for band members only and if that is the case, who can be approached should the suites get rowdy?
5. I would like an undertaking that a fence be built around the property to protect our land. creeks and trespassing. from the tenants.

I look forward to hearing from you,

Olwen Higgins