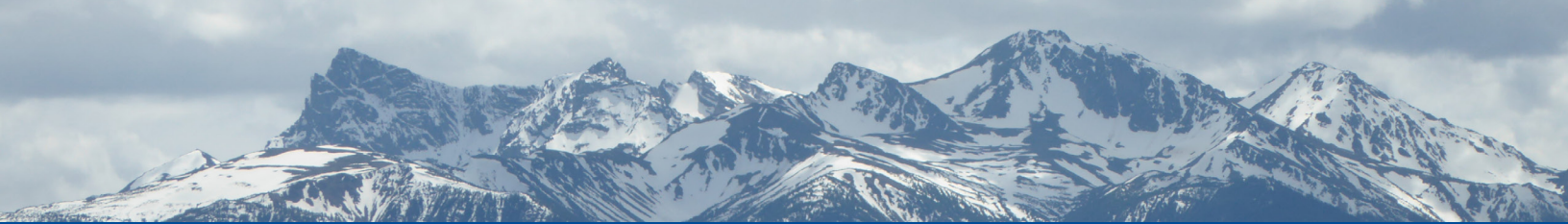


A guide to regulations and bylaws: Squamish-Lillooet Regional District (SLRD) Electoral Area A





A Brief Overview

What is the SLRD?

The Squamish-Lillooet Regional District (SLRD) is a local government federation consisting of four member municipalities (District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, District of Squamish) and four unincorporated rural Electoral Areas (A, B, C and D). Headquartered in Pemberton, B.C., the SLRD is governed by a Board of Directors, made up of elected municipal and electoral area representatives.

Did you know?

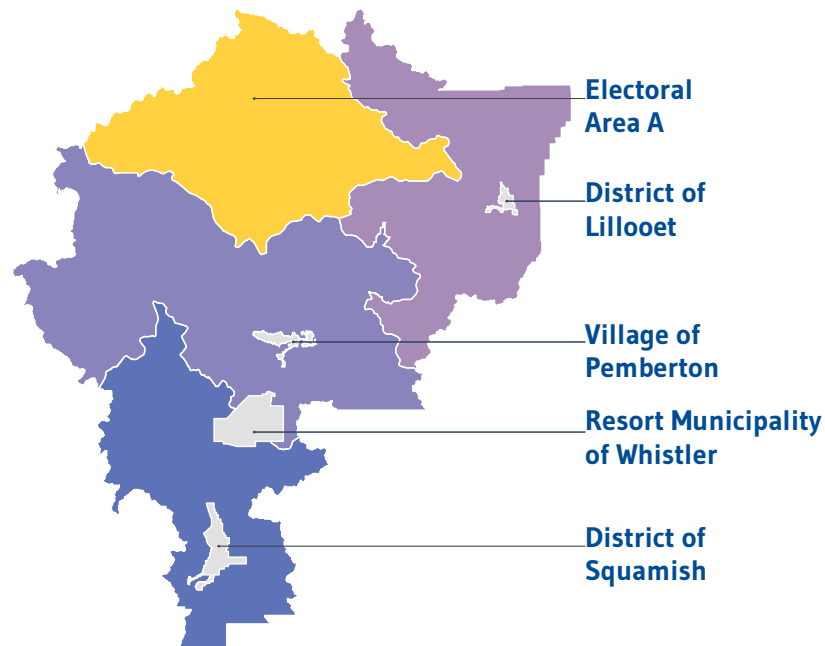


Short term rentals are not permitted unless proper zoning is in place, such as the Residential Tourist Accommodation and Resort Commercial Zones, which permit tourist accommodation uses.

Bed and Breakfasts (B&Bs): Although SLRD zoning bylaws include B&Bs as a permitted use in most zones, it is required that this use must be located on a property that is owner or resident occupied. B&Bs are permitted in a principal residence or a cottage/carriage house on the property, but are not permitted within secondary suites. B&Bs are to be auxiliary uses.

A change of use permit is needed when moving from a single-family dwelling to a single-family dwelling with a B&B. A change of use permit is also required for a cottage or carriage home that will be used as a B&B.

Development Permit Areas (DPAs) are designated to protect the natural environment and farming, and to ensure development is safe and compatible with the surrounding character of the surrounding area



What does the Planning & Building Department Do?

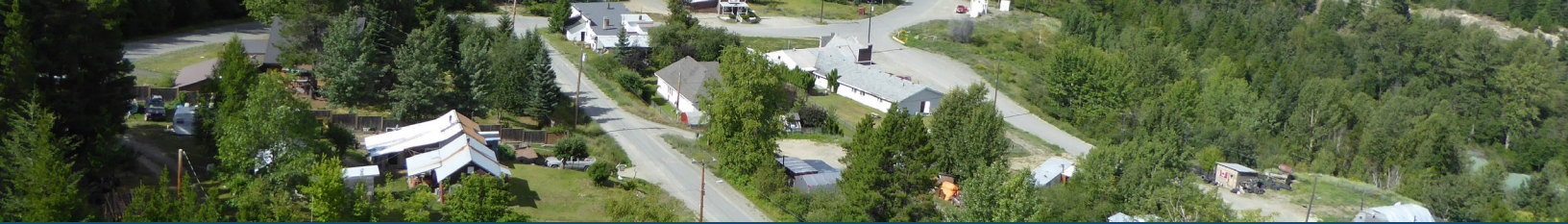
The SLRD's Planning & Building department oversees the areas of Planning, Building and Inspection, Bylaw Enforcement and Mapping. Visit the SLRD website for more information:

<https://www.slrd.bc.ca/planning-building/planning-development-services>

Do you need a Development Permit?

Wildfire Protection and Riparian development permits might be required for your area before construction or land clearing. Visit the SLRD website for more information:

www.slrd.bc.ca/formsandguides



Building Permits & Inspections



Building permits are required in the SLRD to protect the safety and interests of individuals and communities by reviewing and approving building plans before work is initiated. The SLRD strives to ensure that buildings comply with the Building Code, SLRD zoning bylaws and other applicable legislation, including conservation authority approvals and specific requirements under the Environmental Protection Act.

The Squamish-Lillooet Regional District Building Bylaw sets out the rules and regulations for issuing permits to build in Electoral Areas. Building Permits are valid for three years. Failure to obtain a Building Permit can result in construction delays, a notice on the title and or legal action.

Work that requires a building permit:

- Construction, renovation, alteration to a building, or part of a building;
- Changing the use of a building;
- Finishing previously unfinished areas such as basements or enclosing a carport or porch area;
- Demolishing all or a portion of any building or structure;
- Moving any building, structure or mobile home onto or within the Regional District;
- Placing a previously manufactured home or housing structure on any land;
- Installing solid fuel appliances, fireplaces and chimneys;
- Installing a fire sprinkler system;
- Installing or altering any plumbing works or services;
- Constructing a farm building;
- Constructing or altering a retaining wall 1.2 metres or more above finished grade.

Required Inspections in the SLRD:

It is the owner's responsibility to call for the following required inspections:

- Footings/Foundation;
- Dampproofing/Draintile;
- Sewer & Water test & Installation (Plumbing);
- Underground Plumbing (Under slab);
- Pre-slab (Building);
- Rough in Plumbing (Above Slab);
- Framing;
- Tub & Shower Installation and Testing;
- Insulation/poly vapour barrier;
- Solid Fuel Appliance/ Fireplace/Chimney;
- Plumbing & Buildings Finals;

For Electoral Area A (Gold Bridge/Bralorne) building inspection services are available on Fridays.

To book an inspection, please contact the Planning and Building Assistant at 1-800-298-7753 extension 241 at least two days in advance of the day the Building Inspector is in your area. For more information, check out the SLRD website at www.slrd.bc.ca/building-inspection

SLRD Soil Deposit and Removal Bylaw

Did you know that a permit is required to deposit or remove 10 m³ or more of soil in a year? This regulatory bylaw applies throughout the SLRD and is in place to:

- protect topsoil, agricultural lands, riparian areas and watercourses;
- prevent the introduction, establishment and spread of invasive species.

Additional Permits in Electoral Area A



Before undertaking a building project, check in advance on which permits are required in your area. Some commonly requested permits include Development Variance Permits (DVP) and Temporary Use Permits (TUP).

Learn more here: www.slrd.bc.ca/formsandguides

Development Variance Permit

A Development Variance Permit (DVP) allows for the relaxation of certain Squamish-Lillooet Regional District zoning bylaw requirements, other than use or density, such as setbacks from a lot line.

Development Variance Permits are issued under Section 498 of the Local Government Act. A DVP is required whenever proposed construction does not meeting with the requirements of:

- the applicable zoning bylaw;
- a sign bylaw;
- a land use contract.

A variance cannot vary the use or the density, nor can it vary floodplain specifications or phased development agreements.

Read the full list of requirements here: https://www.slrd.bc.ca/sites/default/files/planning_guides/Development%20Variance%20Permit%20Guide.pdf

Temporary Use Permit

TUPs temporarily authorize a particular use, where the zoning does not permit for that use. The permit is issued for a specified period of time and establishes the conditions under which the temporary use may be carried on.

Despite uses permitted in the applicable zoning bylaw, a TUP may do one or more of the following:

- Allow commercial or industrial uses in a designated TUP area;
- Specify conditions under which the temporary use may be carried out;
- Allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Read the full list of requirements here: https://www.slrd.bc.ca/sites/default/files/pdfs/planning_guides/Temporary%20Use%20Permit%20Guide.pdf

SLRD Web Map

Your Access to Planning & Development Information

Use GIS to view and analyze information about a particular piece of land or features on the landscape.

- Conduct a property search
- Generate a property report
- Find other property information (such as whether or not your property is in the Agricultural Land Reserve or a Development Permit Area)

Consult the Guide to Getting Started with the SLRD Web Map here: <http://www.slrd.bc.ca/planning-building/mapping>, for basic tips on how to begin using the web map.



Current Projects

Area A OCP Review and Update (Area A 2040 OCP)

The Area A Official Community Plan (OCP) is undergoing a comprehensive review and update, incorporating current information and best practices. This project will be ongoing throughout 2022, with the planned adoption of a new OCP for early 2023. Community engagement is central to the update process – check out the project page for the next opportunity to participate and to stay up to date: slrd.bc.ca/AreaAOCPUpdate

Hazards in the SLRD



The SLRD is a unique area where various geological changes occur. To help mitigate risks, many regions in the SLRD require a hazard assessment and professional geotechnical sign-off before building permit issuance. The Building Inspector may require a report certified by a professional engineer with experience in geotechnical engineering. The report's purpose would be to assess the terrain/hazards of the subject property and, if necessary, recommend mitigative measures to reduce risk so development can proceed.

FireSmart

Electoral Area A is an intense wildfire area, and risks are high. Check out the BC FireSmart Manual to learn how you and your neighbours can reduce the hazards of Wildfire: <https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/emergency-preparedness-response-recovery/embc/preparedbc/homeowner-firesmart.pdf>

For more information on the FireSmart program click here: <https://www.slrd.bc.ca/emergency-program/preparedness/firesmart-program>

Learn More

Check out the Guidelines for Hazard Assessment: <https://www.slrd.bc.ca/sites/default/files/pdfs/building-inspection/Hazard%20Guideline.PDF>

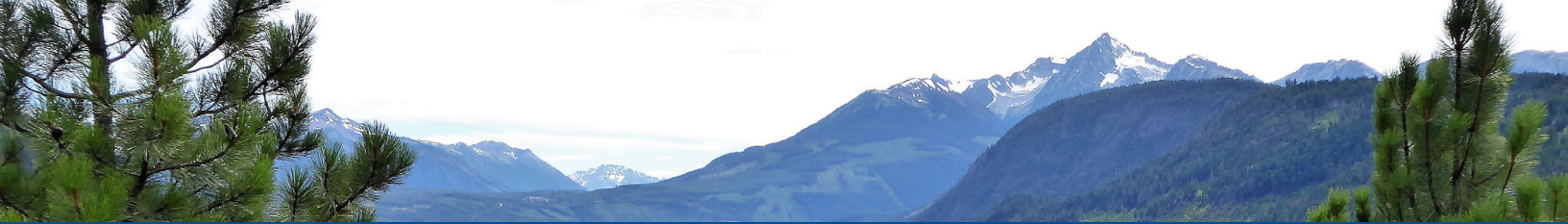
The Gold Bridge / Bralorne Area Terrain, Constraints, and Hazards Report indicates the location and extent of constraints to development and hazards. It is available here: www.slrd.bc.ca/terrainstabilitygoldbridge

Updates to Civic Addressing

The Addressing Bylaw (Civic Addressing Regulatory Bylaw No. 1124, 2009) was recently updated to require all new civic address signs to be larger and more visible.

Property owners may elect to request, on a cost recovery basis, that the Regional District supply a civic address sign. Cost for compliant signs are expected to be between \$70-\$80 but may vary based on manufacturer requirements.

To access the bylaw click here: <https://www.slrd.bc.ca/inside-slrd/bylaws/civic-addressing-regulatory-bylaw>



Electoral Area A Noise Bylaw

The bylaw regulates noise in Electoral Area A which unduly disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of reasonable persons at or near the source of such noise or sound. In addition, the following specific prohibitions apply:

Any amplified music or singing or speech or sounds made by instrument, radio, stereophonic equipment or other device which is audible outside the premises on the real property from where the music or speech originates which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public outside of the following hours, unless written approval is obtained from an <i>Authorized Person</i> .	MONDAY - SATURDAY Before 8:00 am or After 10:00 pm	SUNDAY & STATUTORY HOLIDAY Before 8:00 am or After 10:00 pm
Any construction noise or vibration, which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public outside of the following hours, unless written approval is obtained from an <i>Authorized Person</i> .	MONDAY - SATURDAY Before 8:00 am or After 9:00 pm	SUNDAY & STATUTORY HOLIDAY Before 9:00 am or After 8:00 pm

Visit the SLRD website for further information or to access the bylaw in full:

<http://www.slrd.bc.ca/planning-building/planning-development-services/regulatory-bylaws/noise-bylaws>

Contact the Planning & Building Department

SLRD Bylaw Department

The SLRD has a Bylaw Enforcement Officer and a ticketing system in place. The Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has a Compliance and Enforcement team. Depending on the nature and location of the concern, complaints may be directed to either the SLRD or FLNRORD or both.

General Inquiries

Have any further inquiries for the Planning and Building Department? Contact the department through email at planning@slrd.bc.ca or phone at 604-894-6371

SLRD Bylaw Enforcement

- Complete the SLRD Bylaw Enforcement Witness Report, found on the SLRD website here: <http://www.slrd.bc.ca/services/bylaw-enforcement>
- Submit your complaint form to the SLRD by email: bylawenforcement@slrd.bc.ca

RCMP Compliance and Enforcement

- The Lillooet RCMP Detachment handles compliance and enforcement in Electoral Area A
- Individuals can call 250-256-4244 or 9-1-1 during an emergency