



REQUEST FOR DECISION

Britannia Oceanfront Developments Corporation -
Rezoning and OCP
Amendment Bylaws – Rescinding of 1st, 2nd and 3rd
Readings and Consideration of 1st and 2nd Readings

Meeting Date: January 30, 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

RECOMMENDATIONS:

1. THAT first, second and third readings of Bylaw No.1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” be rescinded.
2. THAT first, second and third readings 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as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be rescinded.
3. 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 first and second time, as amended.
4. 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 first and second time, as amended.
5. THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area D Director and Chair Tony Rainbow, with Director Race as alternate delegate, pursuant to Section 469 of the Local Government Act,

for the consideration of Bylaw 1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” and Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018”.

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 THAT the following resolutions dated March 28, 2018 be rescinded: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

PURPOSE:

The purpose of this report is to advise the SLRD Board of Directors of changes being proposed by the Britannia Beach Oceanfront Developments Corporation (BODC) with respect to their application for rezoning and Official Community Plan amendments for their property at the corner of Highway 99 and Copper Drive in Britannia Beach.

In addition, this report provides bylaw revisions in order to address the proposed application changes. In order for the proposed bylaws to proceed, the original bylaw readings must be rescinded, and first and second reading must be given with respect to the revised bylaws. A new public hearing must be held.

KEY INFORMATION:

Background

- On April 24, 2017, the SLRD received an application for a zoning and OCP amendment for land located at the entry to Britannia Beach North at Copper Drive and Highway 99, across from the B.C. Mining Museum.
- On March 28, 2018, both the zoning and OCP amendment bylaws were given first reading.
- On May 23, 2018, both the zoning and OCP amendment bylaws were given second reading.
- On June 18, 2018 a public hearing was held with approximately 45 people in attendance.
- On June 27, 2018 both the zoning and OCP amendment bylaws received third reading.
- On December 21, 2018, BODC requested an amendment to their proposal. The request for amendment resulted from their need to carve a piece of Crown Land out of their application. The removal of the Crown Land from the proposal resulted in the need to modify the site

plan, the total number of residential units and the gross floor area. In addition, some modifications to the commercial portion of the site plan are being proposed.

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

June 28/29, 2017 (page 267); <https://slrd.civicweb.net/document/89561/Squamish-Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=6E837EFCAD1544E9A4E8FF3C55570CC5>

October 25, 2017 (page 278); <https://slrd.civicweb.net/document/92874/Squamish-Lillooet%20Regional%20District%20Board%20-%2025%20.pdf?handle=F1F4AC45C66F42E8B8A47B940206CACF>

March 28, 2018 (page 784); <https://slrd.civicweb.net/document/98004/Squamish-Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=7C9D20A2E2D74F1D88E3B7E313FDA955>

May 23, 2018 (page 200); <https://slrd.civicweb.net/document/99983/Squamish-Lillooet%20Regional%20District%20Board%20-%2023%20.pdf?handle=7C69E6F445E44DFAA98DB29AA49131D6>

June 27, 2018 (page 592); <https://slrd.civicweb.net/document/101154>

ANALYSIS:

A key component of the original Britannia Oceanfront Developments Corporation (BODC) application included the purchase and use of a portion of Crown Land. The land had originally been owned by Macdonald Development Corporation (parent company of BODC) and was gifted to the Crown when Macdonald determined that it was no longer useful to them. Several years later, Macdonald Development decided that the Crown Land would be to useful to their rezoning application and they decided to seek a Crown Land purchase in order to buy back the land that was originally held by them. Assuming that they could acquire their land back at a reasonable price, Macdonald Development proceeded with their rezoning application and included the Crown Land in their development plans, with Crown approval. A condition of bylaw adoption was the resolution of the Crown Land purchase.

After extensive negotiation with the Crown, Macdonald Development has decided to abandon their plans to re-purchase their land from the Crown due to the high cost of the land requested by the Crown, and has instead resolved to carve the Crown Land portion out of their application. SLRD staff are in support of seeking a Sponsored Crown Grant over the Crown Land in order to acquire the land for park purposes. This will be detailed in a report to the SLRD Board under separate cover. In any case, Macdonald Development (through BODC) has agreed to provide the SLRD with the amenities as originally agreed to, for those amenities that are on the Crown Land with the assumption that the SLRD will eventually acquire a Sponsored Crown Grant over the Crown Land. These amenities include a children's play area, community garden, trails, and

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associated improvements and fill material. Security(s) will be provided for the construction of these amenities.

The removal of the Crown Land from the BODC proposal has necessitated a revision to their site plan, their proposed number of units and some other minor changes.

The changes to the proposal are summarized here:

ITEM BEING REVISED	ORIGINAL APPLICATION	REVISED APPLICATION
Number of townhouse units	73	73
Gross floor area of townhouse units	10,810 m ² (116,367 sq.ft.)	10,846 m ² (116,752 sq.ft.)
Number of rental residential units (covenanted for restricted rental prices)	14	11
Gross floor area of rental residential units	695 m ² (7,481 sq.ft.)	506 m ² (5,451 sq.ft.)
Number of commercial buildings being proposed		The 4 proposed new buildings and 2 of the 3 “honeymoon cabins” have been removed
Gross floor area of commercial space being proposed	2,521 m ² (27,136 sq.ft.)	1,862 m ² (20,043 sq.ft.) (2,000 m ² allowed for in the zoning bylaw - includes buffer)
Number of “heritage” existing structures being preserved on site	12	10 (less the aforementioned 2 honeymoon cabins)
Amenity space being proposed (note that the amenities are unchanged)	582 m ² (6,262 sq.ft.)	510 m ² (5,493 sq.ft.)
Garbage/recycling and bike storage	Garbage and recycling were located separate from bike parking	Garbage and recycling are now located in the same building as the bike parking
Exterior parcel line setbacks	3 m	2 m (reduced to address modified parcel lines)
Electric vehicle charging stations	Previously 10 electric vehicle charging stations were required by Board resolution on June 27, 2018	This provision has been included in the zoning bylaw
Copper Drive Walking path width	1.5 m	1.2 m
Schedule 9 to Bylaw 1556	The previous bylaw required that a children’s playground and community garden be	As the Crown Land has now been removed from this application, Schedule 9 now requires that securities for

	provided on the Crown Land portion of the site.	these amenities be collected, however, if the SLRD does not acquire a Sponsored Crown Land Grant within 5 years, these securities will be returned to BODC.
OCP Bylaw 1555 map		Modified to exclude Crown Land

For comparison, the previously proposed site plan is attached as Appendix 1 and the currently proposed site plan is attached as Appendix 2.

Summary of Outstanding Conditions:

At the March 28, 2018 meeting the following resolutions were made with respect to Bylaw No. 1556-2018:

1. *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.*

As well, at the October 24, 2018 meeting the following resolutions were made with respect to the previous application by BODC:

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).

The above resolutions are described in the table below:

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
LAND RELATED ISSUES	Application authorization by the Crown for BODC to apply for rezoning on behalf of the Crown land parcel.	The Crown authorized BODC to apply for rezoning and that approval was to continue until 3 rd reading	Good up to 3 rd reading	As the Crown Land is no longer being considered as part of this application, this condition is no longer required.
	<i>Sale of Crown property to BODC</i>	That portion of the site owned by the Crown must be transferred to BODC	Must be complete prior to adoption of bylaws.	As BODC will no longer be purchasing Crown Land, this condition is no longer required.
	SLRD to abandon its License of Occupation	The Licence of Occupation for the yard waste bin must be abandoned.	Prior to the disposal of Crown Land	As BODC is no longer seeking to purchase Crown Land, the SLRD's License of Occupation for a transfer station no longer needs to be abandoned at this time. This condition is no longer required.
	<i>Authorization to proceed by the Director, Environmental Management Act at the MOE with respect to the Contaminated Sites Regulation</i>	As the BODC land submitted a site profile that indicates previous site contamination, the Contaminated Sites Regulation has been triggered.	Release letter must be issued prior to adoption of bylaws or issuance of any other approvals.	A release letter was received on June 21, 2018 authorizing the SLRD to approve rezoning bylaws. This condition is no longer required.
ENGINEERING RELATED	<i>Flood and debris control to be approved by the SLRD Board</i>	The Board must approve the proposed debris control regime (i.e. Geobrug net, etc.)	Prior to adoption of bylaws.	SLRD is working through costing and service area issues. A petition was received from BODC. Once the Inspector approval has been received, the SLRD can conduct the AAP (alternative approval process) for the

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
				community's share of the service (i.e. 20%).
	<i>Service area for maintenance to be created</i> <i>Consideration of a one-time contribution from the developer of \$285,000 to be placed in the reserve and used to repair/replace the debris net should a 1 in 50 year event occur early.</i> Requirement to contribute BODC's \$25,680 (80%) share of the 2019 annual operations and maintenance costs associated with the geobrug net O&M and reserve.	A service area must be created to address the operations and maintenance of the geobrug net and future flood debris removal.	Prior to adoption of bylaws. The developer has agreed to the one-time \$285,000 contribution and the \$25,680. A formal agreement must be signed and the money to be received prior to adoption of bylaws. Service establishment bylaw needs to be set up prior to adoption of bylaws.	Ongoing (see above).
	<i>Approval of an operations and maintenance manual by the Director of Engineering</i>	A draft O+M manual was submitted by Kerr Wood Leidel. The Director of Engineering is satisfied with this manual but would like some further details.	Prior to bylaw adoption	Final O+M manual must be submitted by BODC
	<i>Provision of a report and a s. 219 covenant stating that the property is "safe for the use intended" and setting out building</i>	BODC's engineers must provide a report that can be attached to a covenant, stating that the site is "safe for the use intended".	Prior to adoption of bylaws	Awaiting submission of the s.219 covenant

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
	<i>flood proofing measures as in the draft KWL O+M manual dated Feb 18, 2018</i>			
	<i>Approval of the proposed water supply, construction of an additional cell at the BB lower reservoir and provision of security</i>	The Director of Engineering is satisfied with the water supply being proposed for the development.	Prior to adoption of bylaws	Cost estimates and securities in the amount of 135% of estimates must be submitted.
	<i>Adoption of the Heritage Conservation Service Establishing Bylaw No. 1557-2018</i>	This bylaw was adopted on May 23, 2018		COMPLETE
HERITAGE ISSUES	<i>Approval of the Heritage Revitalization Agreement and statements of significance</i>	A draft Heritage Revitalization Agreement (“HRA”) and statements of significance has been submitted, which includes a tax exemption provision. BODC is requesting a 5 year tax exemption on the entire commercial portion of their site as part of their heritage preservation work. Tax exemptions are provided for by the <i>Local Government Act</i> and such exemptions may be given to developers in order to support heritage revitalization efforts. The HRA/ tax exemption bylaw will require MOTI approval. Further information this bylaw will presented under separate cover.	Can be given readings prior to adoption and adopted after the rezoning bylaw is adopted.	The HRA will need to be presented to the Board. The applicant is requesting that this include a tax exemption provision. The Board must decide if a tax exemption should be granted for a period of years in order to support the heritage preservation that has been done on the site. A report on this matter will be presented under separate cover.

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
		These bylaws can be combined or presented as separate bylaws.		
ZONING AMENITY CONDITIONS (as per previous reports)	Only 1 dwelling is allowed on the lands unless the following conditions are met:			
	Registration of RoW for Creekside trail	Public access right-of-way	After adoption of bylaws and prior to issuance of building permits.	Public access right-of-way document to be prepared for that portion of the trail on BODC land.
	Registration of RoW for public use of yard waste bin	Public access right-of-way	After adoption of bylaws and prior to issuance of building permits.	This condition is no longer required due to the removal of Crown Land from the application. The condition has been removed from the proposed zoning bylaw.

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
	219 covenant on minimum 14 dwellings setting rental restrictions as follows: - rental price limited to 80% of avg market rental rates; -on min of 6 of those units setting rental restrictions to those employed at Britannia Beach. Note that this is in response to this Board resolution: <i>THAT staff investigate resale and rental rate restrictions in discussions with Britannia Oceanfront Developments Corporation</i>	Section 219 covenant	After adoption of bylaws and prior to issuance of building permits.	Section 219 covenant to be prepared. With the revised proposal, a s.219 covenant is only proposed for 11 dwellings rather than 14. The applicant has stated that this reduction is in relation to the reduction in commercial space being proposed.
	219 covenant for rental, use and ongoing maintenance of the day nursery, health enhancement centre and community hall: -99 year lease for the BBKA; - rental rates of day care and health enhancement facility to be 50% of market rental rates		After adoption of bylaws and prior to issuance of building permits.	Section 219 covenant to be prepared.
	219 covenant detailing flood protection works and construction of the flood protection works +security of 135% of estimated costs.		After adoption of bylaws and prior to issuance of building permits.	Section 219 covenant to be prepared to address the provision of the remaining flood protection works which includes the provision of fill for

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	<i>TASK ITEM (bolded and italicized indicates a Board resolution)</i>	<u>DESCRIPTION</u>	<u>WHEN</u>	<u>STATUS</u>
				the raising of the grade at the BODC site.
	Section 219 covenant ensuring the construction of and provision of securities for all amenities (trails, parks, bus shelter, community garden, play structure, fill, etc.).			Section 219 covenant and securities will be required as per Schedule B9 of Zoning Bylaw 1556. A reverter clause will be included in the s.219 covenant to state that if a Sponsored Crown Land Grant cannot be acquired by the SLRD within 5 years, then the securities for the community garden and the children's play structure will be returned to the applicant.

Next Steps

A second public hearing must be held after 2nd reading. All covenants and rights-of-way and other items required before adoption of bylaws, must be prepared/agreed to before Bylaws 1555 and 1556 can be adopted.

Summary

The modifications to the BODC application necessitates bylaw revisions and the holding of a second public hearing, due to the changes in density. Please see the attached bylaws for the changes which have been highlighted.

OPTIONS:

Option 1 (preferred option): Rescind all readings of Bylaw 1555-2018 and Bylaw 1556-2018 and give the revised bylaws first and second reading and schedule second public hearing. Note

that referrals to provincial agencies and First Nations were sent previously and the changes being made do not warrant a second referral.

Option 2: Rescind all readings of Bylaw 1555-2018 and Bylaw 1556-2018 and give the revised bylaws first and second reading with additional requested changes from the Board, and schedule second public hearing.

Option 3: Do not rescind all readings of Bylaw 1555-2018 and Bylaw 1556-2018 and do not give the revised bylaws first and second reading and schedule second public hearing.

Option 4: Other, as per Board request.

APPENDICES:

1. Previous site plan (from the June 27, 2018 3rd reading)
2. Proposed site plan
3. Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018, as amended.
4. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018, as amended.

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

Reviewed by: L. Flynn, Chief Administrative Officer

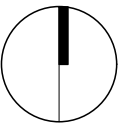


3	Issue for Development Permit	05/29/2017
2	Issued for Final Review	02/10/2017
1	Issued for Review	02/08/2017
Revision No.		Date

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Client:

Project Title:
Britannia Beach

Drawing Title:
Overall Landscape Site Plan

Project North: 
Drawn By: MW
Checked By: MP
Scale: 1:500
Job No.: 16-049
Sheet No.:



4	Reissued for Development Permit	12/21/2018
3	Issue for Development Permit	05/29/2017
2	Issued for Final Review	02/10/2017
1	Issued for Review	02/08/2017
Revision No.		Date

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Client:

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Overall Landscape Site Plan

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1:500		
Sheet No.:		

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;

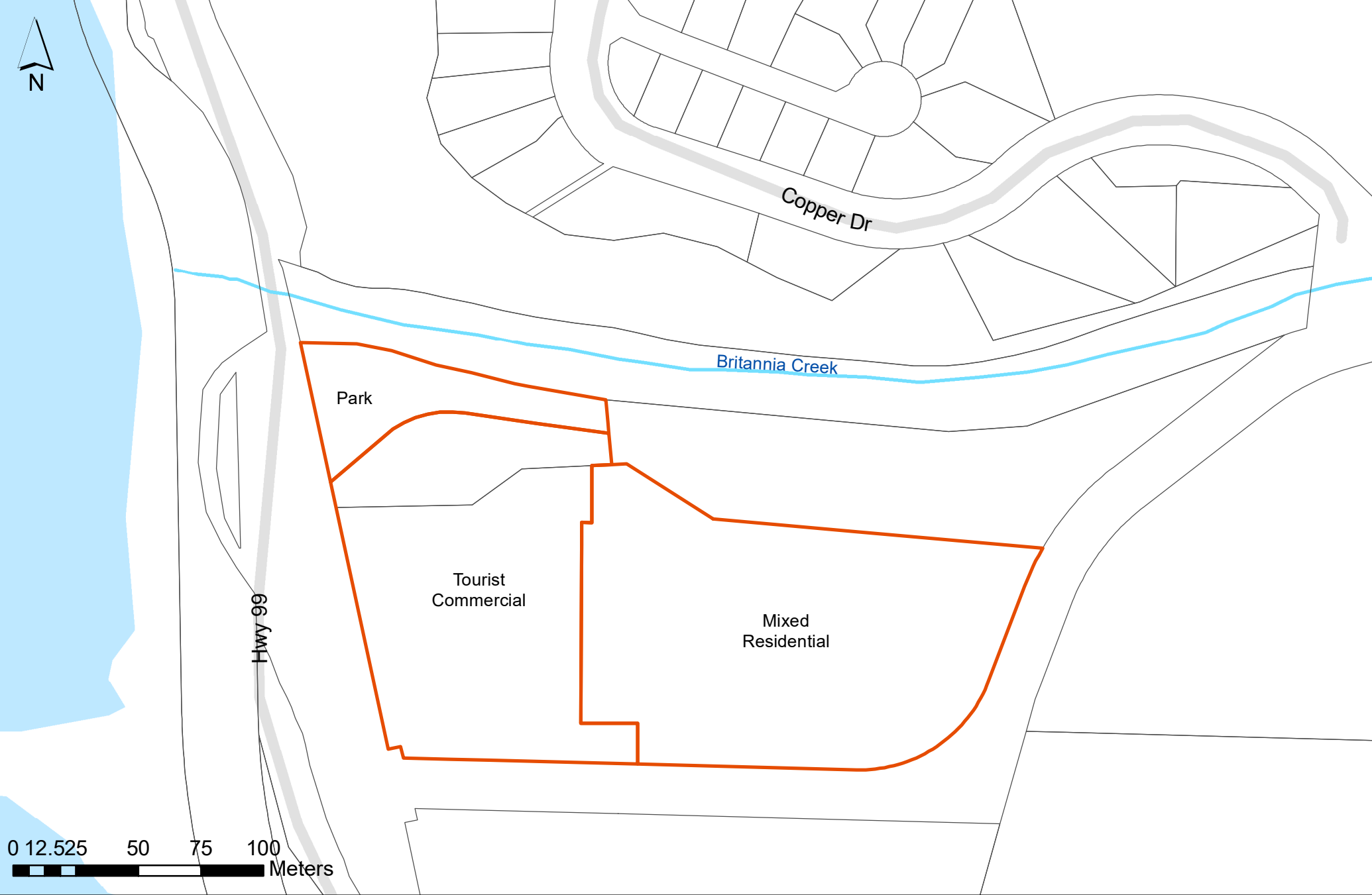
NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

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	30 th day of	January, 2019
PUBLIC HEARING HELD on the	day of	, 2019
ADOPTED this	day of	, 2019

Tony Rainbow
Chair

Kristen Clark
Corporate Officer



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 **1411** *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 **8784** *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 right of way in favour of the *Squamish-Lillooet Regional District* to secure public use of a site for a yard waste bin and associated parking area and access, generally as shown on Schedule B7;~~
 - ii) the registration of a covenant pursuant to Section 219 of the *Land Title Act* on a minimum of **1411** *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) **construction 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	1411	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	950850 m ²	3,5002,000 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>	32.0 m	32.0 m	32.0 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.

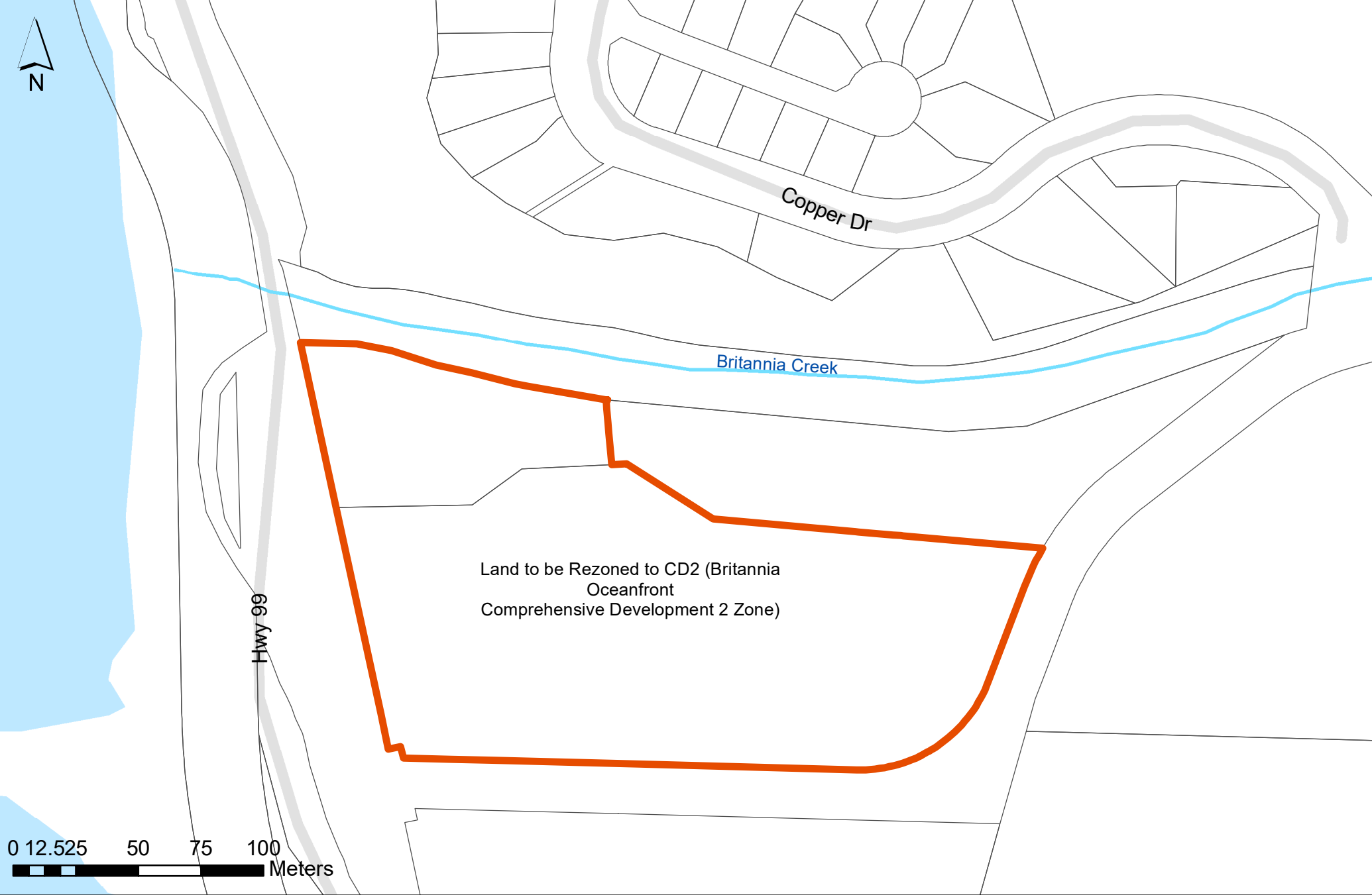
4. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 mapping is amended as follows:

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 AND, PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077" 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	30 th day of	January, 2019
PUBLIC HEARING HELD on the	day of	, 2019
PER s.52 (3)(a) of the Transportation Act, APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2019
ADOPTED this	day of	, 2019

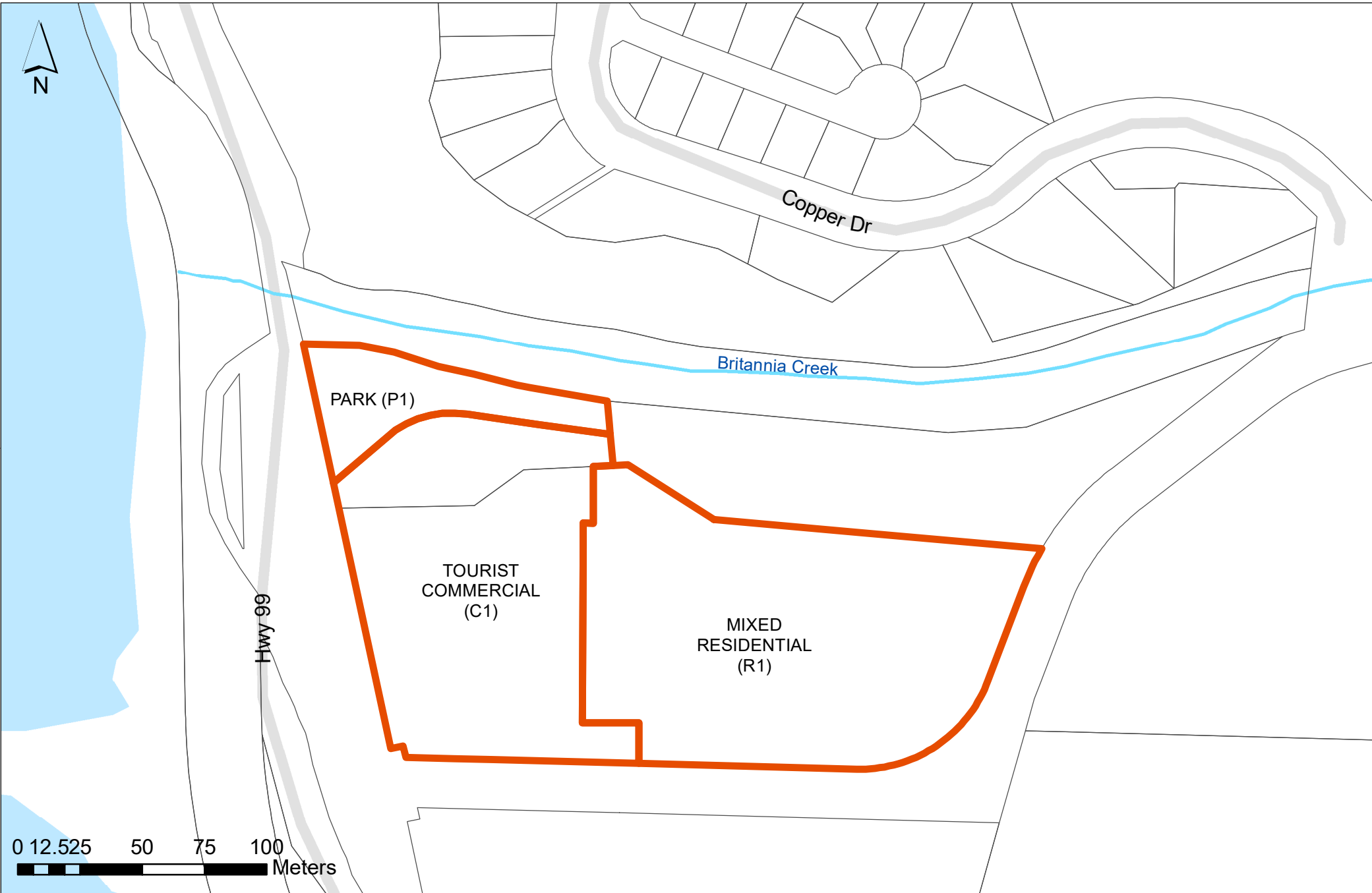
Tony Rainbow
Chair

Kristen Clark
Corporate Officer



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



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	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	- 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 (proposed to be located on Crown Land if the SLRD is successful in acquiring a Sponsored Crown Grant within 5 years of bylaw adoption)	- 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 (proposed to be located on Crown Land if the SLRD is successful in acquiring a Sponsored Crown Grant within 5 years of	- 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

SCHEDULE B9 –

BRITANNIA BEACH OCEANFRONT PARK AND TRAIL IMPROVEMENTS AND AMENITIES

bylaw adoption)		
E. Community Hall	• 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	• 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	• 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	• 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	
I. Copper Drive walking path	• A concrete walking path along the Copper Drive frontage (1.51.2 m width) for 200 m, and a gravel walking path connecting to Highway 99)	~325 m long
J. Memorial Park	• 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	• 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.	