



# **ELECTORAL AREA D ZONING REVIEW**

**PUBLIC INFORMATION MEETING  
WEDNESDAY NOVEMBER 18, 2015**

# AREA D ZONING REVIEW

- The project will consolidate the three existing zoning bylaws into one and update the zoning for Electoral Area D.
  - Zoning Bylaw No.s 20, 540, and 672 would be replaced by Zoning Bylaw No. 1350
- In addition it would establish zoning over several currently unzoned areas including:
  - Some remaining portions of the Upper Squamish Valley such as Rustad Road, and further up the valley beyond the current zoned area.
  - Ring Creek, Levette Lake, portions of the Furry Creek uplands, and other small portions of Electoral Area D.
  - There are also proposed updates for the existing Agriculture zone based on recent revisions to Provincial guidelines for zoning in farming areas.
- Many zones existing in the current bylaws will have limited changes – primarily the zone name and code.

# AREA D ZONING REVIEW

- Some zones are being reviewed for updated provisions beyond cosmetic changes.
- Existing Pinecrest Estates Land Use Contract Bylaw No. 102 would be replaced by zoning of private strata lots and common property.
- Existing Black Tusk Village zoning would change similar to Pinecrest in that private strata lots and the common property would be zoned separately.
  - Currently Residential 1 zone of Bylaw No. 20 applies to entire parcel
- Existing Britannia Beach residential zoning will change from two zones to three

# AREA D ZONING REVIEW

- Backcountry Commercial zoning changes and updates to reflect transition from Temporary Use Permits to zones, as well as updated provisions for existing zoned areas.
  - Alexander Falls/Callaghan Country Lodge, Canadian Wilderness Adventures, Whistler Olympic Park
- Park and open space zoning for SLRD owned parcels and/or dedicated park lands, dedicated rights of way for public access to water.
- Rubble Creek Landslide Hazard Area – zoning to match provincial data incorporated into Electoral Area D Official Community Plan (OCP) Bylaw No. 1135
  - Related to implementation of recommendations from the provincial Garibaldi Civil Defence Zone Land Management Plan

# AREA D ZONING REVIEW

- Consolidation and merging of zones and creation of new zones.
- Creation of new definitions, alignment of common terms between SLRD zoning bylaws in different Electoral Areas.
- Adding provisions for:
  - agritourism activities and agritourism accommodation
  - farm retail sales
  - siting and sizing of residential uses on farmland

# AREA D ZONING REVIEW

- Unzoned areas
  - Rural or residential zoning proposed for unzoned areas outside the ALR
    - Lack of zoning provides uncertainty for property owners and neighbours about land uses that can occur
    - By zoning properties, a local government provides clarity and certainty about what can and cannot occur on a lot
    - E.g. rural zoning for Ring Creek possibly incl. home business, secondary suite uses
    - Regulations re: parcel line setbacks, building heights, parcel coverage, etc.

# AREA D ZONING REVIEW

- A first draft of the proposed Electoral Area D Zoning Bylaw No. 1350 is intended to be presented to the SLRD Board at their January 2016 meeting.
- Once the SLRD Board has given the proposed zoning bylaw first reading a copy will be posted on the SLRD website.
- As an initial estimate, the public hearing might occur in March or April 2016.
- More information and updates on the project, including staff reports and bylaws will be posted on the Area D Zoning Review project page here:

<http://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/area-d-zoning-review>

# COMMENTS / QUESTIONS?

