



REQUEST FOR DECISION

2510 Summit Rd (Area C) – Zoning Amendment Bylaw No.
1699-2020;
Reduction of Minimum Parcel Size

Meeting Date: December 16, 2020

To: SLRD Board

Applicant: James Wilson

Location: Electoral Area C, 2510 Summit Road, Birken BC

Legal Description: PID 025-444-026 (LOT 2, DL 1251)

**RGS
Designation:**
Rural
Residential

**OCP
Designation:**
Rural
Residential

Zoning:
Rural 1 (RR1)

ALR Status:
N/A

**Development Permit
Areas:**
N/A

RECOMMENDATIONS:

THAT Bylaw 1699-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020” be introduced and given first reading.

THAT Bylaw 1699-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020” be referred to the appropriate First Nations, Vancouver Coastal Health Authority, and provincial agencies including the Ministries of Transportation & Infrastructure, and Forests, Lands, Natural Resource Operations and Rural Development.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application for District Lot 1251, 2510 Summit Rd. The property is currently zoned Rural 1 (RR1) in SLRD Electoral Area C Zoning Bylaw 765, 2002. The property location is shown in Appendix A, Schedule A. The proposed zoning amendment is to facilitate subdivision of the parcel into two lots and would see the property rezoned to RR1-Residential subzone RR1(RES) thereby reducing the minimum parcel size to one hectare.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)
[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999](#)
[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)
[Policy No. 6.7 \(BP- Subdivision – Proof of Water\)](#)

BACKGROUND:

The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site specific rezoning applications subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.

OCP Policy: 4.18. Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mt. Currie - D'Arcy corridor may be amended, through a site-specific rezoning application, to one hectare, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.

Policy No. 6.7 (BP- Subdivision – Proof of Water)

No application for subdivision for residential purposes is permitted unless there is proof of water (500 gallons per day on parcels under 10 acres).

The applicant has provided confirmation from qualified professionals that the water requirements can be met.

The Ministry of Transportation and Infrastructure (MoTI) has additional requirements (geotechnical, water, septic) that they can request at the subdivision approval stage, and there will be site/building specific requirements at the Building Permit stage. A referral will be made to MoTI after 1st reading of zoning amendment bylaws and any other requirements will be identified for SLRD staff at that time.

Other Electoral Area C Zoning Bylaw No. 765, 2002 considerations that relate to the subject property include:

- Usable Parcel Area – Each parcel shall have a minimum usable parcel area of 1,000 square meters.
- Dwellings Per Parcel – ~~No more than one dwelling (including secondary suite) may be located on a parcel less than two hectares.~~ No more than two dwellings, one of which may include a secondary suite, may be located on a parcel one hectare or greater, but less than eight hectares.
- Siting Requirements – No structure shall be located within 7.5 meters of a parcel line.
- Parcel Coverage – The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2,000 square meters or less the parcel coverage shall not exceed 35 percent.

It is now being brought to the Board for first reading and to initiate the referral process. The zoning amendment will reduce the minimum parcel size to one hectare to facilitate the subdivision of District Lot 1251, 2510 Summit Rd.

ANALYSIS:

SLRD Staff conducted an initial review of the zoning amendment application and subsequent additional information regarding water quantity, as required by Electoral Area C Official Community Plan Bylaw No. 689, 1999. Section 4.18.

The Potable Water Supply Assessment conducted by Arden Consulting Engineers Ltd. confirms that the water quantity criteria can be met for the property:

- It is concluded that both Well 1 and 2 are capable of providing a sustained yield in excess of 2,273 liters per day

Terrain Stability

The Electoral Area C Official Community Plan Bylaw No. 689, 1999 mapping shows the property is not within or near any mapped terrain hazard areas. Should slopes be greater than 40%, a geotechnical report may be required.

Riparian Assessment Area

There are no riparian areas located on the subject property, however the applicants were made aware of the Riparian Area Regulations, as all of Electoral Area C is within the RAR Development Permit Area. Should the applicant wish to alter land or build within this Riparian Assessment Area (within 30m of a water body/feature), a Development Permit will be required prior to construction.

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy Bylaw No. 1062, 2008 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 support small lot development in the Birken area. Similar precedents have been set by neighbours, where water quantity and quality criteria have been met, thus regional impacts are minor. The Ministry of Transportation and Infrastructure (MOTI), as the subdivision approving authority, will ultimately determine the suitability for subdivision.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give first reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020

Option 2

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020 as revised.

Option 3

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

Option 4

Reject the zoning amendment application.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating referral process for the zoning amendment bylaw.

ATTACHMENTS:

Appendix A: Zoning Amendment Bylaw No. 1699, 2020

Prepared by: D. Kyobe, Planner

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

Approved by: M. Helmer, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA C ZONING BYLAW NO. 765-2002
AMENDMENT BYLAW NO. 1699-2020**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002;

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 the 'Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020.
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, is hereby amended as follows:

The Official Zoning Map, Schedule C, Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is hereby amended by:

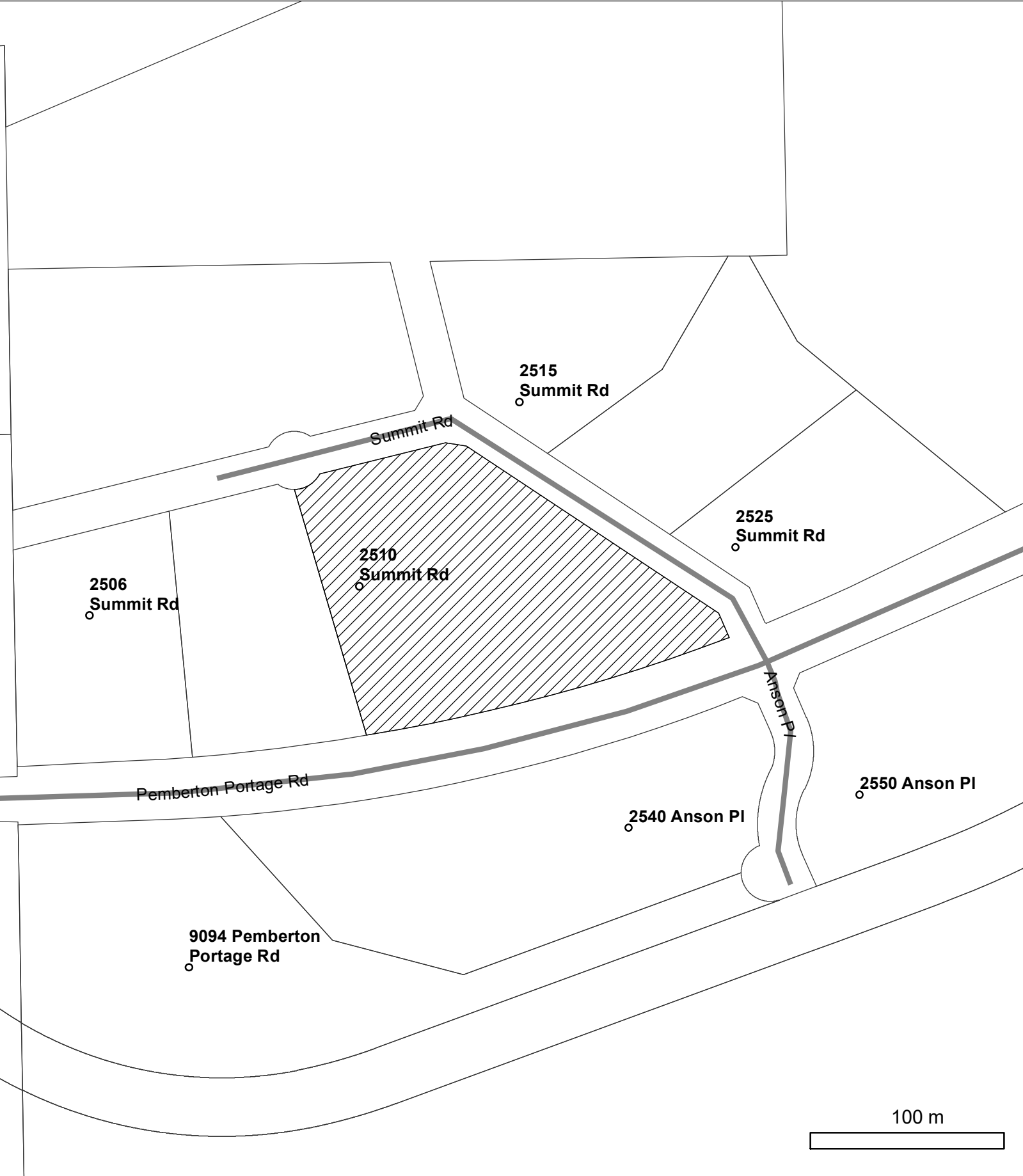
- (i) rezoning DL 1251, Lot 2, Plan KAP71081 Except Plan KAP72339, as outlined on Schedule A, which is attached to and forms part of this bylaw, from Rural 1 zone (RR1) to Rural 1 - Rural Residential ~~single dwelling~~ sub-zone (RR1_{RES})

BYLAW NO.	SUMMARY OF AMENDMENTS	DATE OF ADOPTION
XXXX-XXXX	Lot 2 DL 1251, Plan KAP71081 Except Plan KAP72339, LLD – from Rural 1 zone to: Rural 1 – Rural Residential (single dwelling) sub zone (RR1 _{RES}) – Map Amendment	_____, 2020

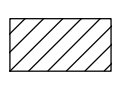
READ A FIRST TIME this	day of _____, 2020.
READ A SECOND TIME this	day of _____, 2021.
PUBLIC HEARING this	day of _____, 2021.
READ A THIRD TIME this	day of _____, 2021.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	day of _____, 2021.
ADOPTED this	day of _____, 2021.

Jen Ford
Chair

Kristen Clark
Corporate Officer



Schedule A



LOT 2 DISTRICT LOT 1251 LILLOOET DISTRICT PLAN
KAP71081 EXCEPT PLAN KAP72339 "Subject Property"

