



REQUEST FOR DECISION

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

Meeting Date: May 26, 2021

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 adopted.

KEY ISSUES/CONCEPTS:

Amendment Bylaw 1699-2020 was given third reading at the April 21, 2021 Board meeting, and Staff were directed to send the bylaw to the Ministry of Transportation & Infrastructure (MOTI) for its approval prior to adoption. After consulting with MOTI, it was determined that Ministry approval under Section 52(3)(a) of the Transportation Act is not required as the site is located outside the Ministry’s Controlled Area (800m from a Controlled Access Highway intersection).

BACKGROUND:

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.

Previous Board Resolutions

At the April 21, 2021 SLRD Board meeting, the SLRD Board resolved:

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

REQUEST FOR DECISION

Zoning Amendment Bylaw No. 1699-2020 (Adoption)

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw 1699-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020” be sent to the Ministry of Transportation & Infrastructure for its approval prior to adoption of the bylaw.

[Second Reading - 2510 Summit Rd – Zoning Amendment – March 24, 2021 Board](#)

[First Reading - 2510 Summit Rd – Zoning Amendment – December 16 2020 Board](#)

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 \(BP- Subdivision – Proof of Water\)](#)

OPTIONS:

Option 1 (PREFERRED OPTION)

Adopt Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1699-2020.

Option 2

Do not adopt the bylaw and refer back to staff for more information, or for revision.

Option 3

Reject the zoning amendment application.

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 sub-zone (RR1_{RES})

BYLAW NO.	SUMMARY OF AMENDMENTS	DATE OF ADOPTION
1699-2020	Lot 2 DL 1251, Plan KAP71081 Except Plan KAP72339, LLD – from Rural 1 zone to: Rural 1 – Rural sub zone (RR1 _{RES}) – Map Amendment	_____, 2021

READ A FIRST TIME this 16th day of DECEMBER, 2020.

READ A SECOND TIME this 24th day of MARCH, 2021.

PUBLIC HEARING WAIVED this 24th day of MARCH, 2021.

READ A THIRD TIME this 21st day of APRIL, 2021.

ADOPTED this day of MAY, 2021.

Jen Ford
Chair

Kristen Clark
Corporate Officer