

REQUEST FOR DECISION

Tyax Real Estate Ltd. – Tyax Lodge Rezoning & OCP Amendment Application Bylaws 1305-2014 and 1306-2014

Meeting Date: January 13/27, 2013

To: SLRD EAD / Board

Applicant: Brent Murdoch (Agent) & Kate Cleland (Owner)

Location: SLRD Electoral Area A – Tyaughton Lake

Legal Descriptions:

PID 002-306-441 (DL 4931, except Plans B3568, B5258, 35969, and KAP67637, LLD)

PID 024-877-646 (Lot 6, DL 4931, Plan KAP67637, LLD)

OCP Designation: Commercial Residential Special Planning Area Upper Bridge River OCP Bylaw No. 608	Zoning: R3, RR2, & C4 Zoning Bylaw No. 670, 1999	ALR Status: N/A	Development Permit Areas: Wildfire Protection RAR
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1. THAT Bylaw 1305-2014, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014” be introduced and given first reading.
2. THAT Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be introduced and given first reading.
3. THAT pursuant to Section 882(3) (a)(i, ii) of the *Local Government Act*, the Regional District has considered Bylaw 1305-2014 in conjunction with its financial plan and solid waste management plan.
4. THAT Bylaw 1305-2014, cited as “Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014” and Bylaw 1306-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014” be referred to the appropriate First Nations, District of Lillooet, Cariboo Regional District, Village of Pemberton, and provincial agencies including the Interior Health Authority, the Ministries of Forests, Lands, & Natural Resource Operations, Environment, BC Parks, and Transportation & Infrastructure, for comment.

5. THAT prior to the adoption of Bylaw 1306-2014, the following conditions be met:
- a. A restrictive covenant is executed to formalize the exclusion zone identified in the 2011 McClung Report for the Tyax Lodge property (PID 002-306-441).
 - b. Receipt of reports for both Site A (PID 002-306-441) and B (024-877-646) indicating assurances from a professional engineer that the multiple unit accommodation, accesses, driveways and other intended uses are “safe for the uses intended”.
 - c. A restrictive covenant is executed to ensure that staff housing is the primary use for the proposed new buildings with the option that the property owner could approach the SLRD in the future to amend the covenant if necessary.
 - d. A restrictive covenant is executed regarding the terms and conditions for a campground use in the exclusion zone, along with a geotechnical report providing assurances from a professional engineer that summer camping is “safe for the use intended”.
 - e. An assessment of the septic situation will be required for the existing and proposed campground use on the Tyax Lodge property (PID 002-306-441). This assessment must determine what the existing systems can handle in addition to what would be required with the proposed expanded campground of up to 50 campsites.

KEY ISSUES/CONCEPTS:

The SLRD received an application for a rezoning and OCP amendment regarding the Tyax Lodge property (Site A) and an adjacent property (Site B) as shown in Appendix 1. The amendment application requests zoning to allow additional staff accommodation to be constructed on both properties. A dormitory style building is proposed for the Tyax Lodge property along with office and storage uses related to the helicopter operations at Site A, and a multi-unit housing building is proposed to be constructed on Lot 6 at Site B. SLRD staff have developed draft amendment bylaws for the OCP (Bylaw 1305) and Zoning Bylaw (Bylaw 1306) as per the Board’s resolution of December 16, 2013.

RELEVANT POLICIES:

Upper Bridge River OCP Bylaw No. 1022, 2006

Zoning Bylaw No. 670, 1999

BACKGROUND:

Tyax Real Estate is seeking to amend the zoning of two parcels that they own. One parcel currently includes the Tyax Wilderness Lodge, and the other parcel is immediately adjacent to the lodge site. According to the applicant, the Tyax Wilderness Lodge has been struggling with employee housing and accommodation issues in an effort to attract and retain staff. The lodge has identified a need to provide consistent, practical, and reasonable quality accommodation for staff in a variety of configurations that are within easy walking distance to the main lodge.

The dormitory building (Site A) is proposed to be two storeys with office, storage, and accessory uses related to the helicopter operations located on the lower floor and staff accommodation on the upper floor. The multi-unit housing proposed for Lot 6 (Site B) is proposed to be a six unit, 2.5 storey complex located on the only buildable portion of the parcel. This location would provide higher quality living quarters for staff away from the main lodge area with potential for a mix of unit types. The OCP bylaw amendment includes the new Form and Character Development Permit area for Commercial and Multifamily Residential buildings. The existing and proposed covenanted areas are being reflected in the zoning amendments through the parks and open space zones for each of the two properties.

ANALYSIS:

Description:

The lodge property (Site A) is quite large (29.87 ha) and extends eastward along the lake and away from the water as seen in both Appendix 1 and 2. The other property that is the subject of the rezoning application is Lot 6 (Site B), which is located across the road to the west of the lodge property. Lot 6 is approximately 2.39 ha. Both properties are owned by Tyax Real Estate Ltd. along with several of the other adjacent lots (Lot 1, 3, 5). Lot 2, which is the waterfront lot directly south of the lodge property is owned by Nicolas Saverys. Lots 1, 2 and 3 are all zoned R3 (see below for types of use) under SLRD Zoning Bylaw No. 670.

Official Community Plan Issues

To undertake this change in zoning, an amendment to the Upper Bridge River Official Community Plan (OCP) Bylaw No. 608, 1996 is required. Site A is currently split as to OCP designations between Residential, Commercial, and Special Planning Area. The land use designation for Site A would be amended to a single commercial designation for the lodge portion of the site. The remainder of Site A would then be designated as Parks and Open Space.

New Form and Character Development Permit guidelines

The Upper Bridge River OCP will need to be amended in order to create a Development Permit Area (DPA) for Form & Character to guide the architectural and landscape aspects of the sites. The DPA is based on the one used for the Sea to Sky Gondola project in Electoral Area D, and likewise could be expanded to the entire Upper Bridge River Valley OCP area upon the next review of the OCP.

Zoning Issues

Site A

Site A is one large parcel that is currently split zoned into three portions under SLRD Zoning Bylaw No. 670. Given the exclusion zone that covers a large portion of DL 4931 (Site A is part of this lot) east of the lodge, and the concerns regarding access to and from that section, the SLRD proposes that only limited uses be allowed in the portion of the site that is to the east of the exclusion

zone. The zoning would still allow the current and proposed uses for the lodge area west of the exclusion zone.

The new zoning would create a commercial zone for the lodge area west of the exclusion zone. This new commercial zone would incorporate some of the existing uses on the property, as well as the proposed staff dormitory and office, storage, and maintenance building uses related to helicopter operations. A parks and open space zone would cover the eastern portion of DL 4931 from the exclusion zone east.

Existing uses in the current zoning (C4, R3, RR2 zones)

- Commercial lodging
- Pension
- Restaurant
- Marina
- Boat sale and rental
- Indoor and outdoor recreational facility
- Neighbourhood pub
- Retail store
- Single family dwelling
- Temporary tourist accommodation
- Bed & breakfast
- Agriculture
- Forestry practices
- Kennel
- Campground
- Open land recreation – golf courses and motocross tracks
- Garden nursery
- Secondary suite
- Home business / Home industry

Proposed uses for the new Commercial zone would include:

- Commercial lodging
- Multiple unit accommodation
- Office & storage ancillary to accommodation, lodging and helicopter uses
- Helicopter landing and staging
- Fuel storage
- Restaurant/pub ancillary to commercial lodging
- Single family dwelling
- Indoor/Outdoor Recreation
- Floatplane dock and small personal watercraft dock
- Campground, subject to the requirements of Section 13A.3
- Accessory buildings and uses

Campground

The applicant has requested that the existing campground (includes 28 sites), and the possibility of an expansion (up to 22 additional sites) be recognized in the proposed zoning. The applicant is considering plans to expand the campground up to 50 campsites from the current 28. The existing campground is currently located within the exclusion zone identified by the McClung Report, however, it has been stated that the campground is summer use only and the hazard is a winter one only. There are existing water and septic services that provide outhouse and shower facilities for campground users. An assessment of the current state of the water and septic services, as well as the requirements to accommodate the proposed expansion will be required. The campground use will be subject to numerous restrictions if it is included in the zoning as it currently occupies a portion of the exclusion zone identified in a snow avalanche hazard report.

Proposed zoning restrictions:

Section 13A.3 – Campground use on property PID 002-306-441

- The campground use is subject to the terms and conditions of a restrictive covenant on the title of the property.
- The campground use is restricted to summer only from the beginning of June to the end August.
- The campground use may include up to a maximum of 50 campsites.

This use will only be incorporated in the proposed zoning if there is a geotechnical report that provides assurances that it is safe for the use intended prior to the public hearing. A covenant would be placed on title to limit the campground use to the summer months only as well. Unless the concerns about the geotechnical hazard can be alleviated and the necessary assurances and legal measures provided, the campground use will not be included in the proposed zoning.

Indoor/Outdoor Recreation would be limited to: tennis and volleyball courts, and stables for horses, to reflect existing uses.

Proposed uses for the new Open Space zone would include:

- Open Space, Limited Use

Open Space, Limited Use would be defined as: that portion of a lot not occupied by parking areas, which may or may not be accessible by vehicle, and may only be suitable for limited recreational use. Open Space, Limited Use shall be free of any buildings or structures.

The proposed accommodation building for Site A will be limited in floor area to the following:

- TOTAL Gross Floor Area (GFA) – 6,045 ft² / 561.6 m²

The site coverage of that building is proposed to be 2,695 ft² / 222.0 m².

Site B

The existing R3 zone allows for a single family dwelling and several other uses.

Given the restrictive covenant and the limitations to the buildable area, the SLRD proposes to rezone the buildable portion of the property to only permit multi-unit housing as requested by the applicant. The portion of the property that is subject to the restrictive covenant would be rezoned to open space (limited use).

Existing uses in the current zoning (R3 zone)

- Single family dwelling
- Temporary tourist accommodation
- Bed & breakfast
- Home business

Proposed uses for the new Residential zone would include:

- Multiple unit housing
- Accessory uses

Proposed uses for new Open Space zone would include:

- Open Space, Limited Use

Open Space, Limited Use would be defined as: that portion of a lot not occupied by parking areas, which may or may not be accessible by vehicle, and may only be suitable for limited recreational use. Open Space, Limited Use shall be free of any buildings or structures.

The proposed accommodation uses for Site B would be limited in floor area to the following:

- TOTAL Gross Floor Area – 8,330 ft² / 773.9 m²

The site coverage for the multiple unit housing on Site B is proposed to be 3,890 ft² / 361.4 m².

Geotechnical Issues

Site A

There is an exclusion zone on Site A identified in a 2011 geotechnical report by McClung that prohibits buildings and uses in that area. The access to the proposed staff dormitory and helicopter site from the lodge is through this area. A restrictive covenant will be required to address the snow avalanche hazards and to formalize the exclusion zone as identified in the 2011 McClung Report. That report assessed the snow avalanche risk for the fan of a large avalanche path that runs into Tyaughton Lake near Tyax Lodge. There was a 1984 event that ran into the lake, and the risks are high enough that there should be no occupied structures built on the fan.

Site B

There is a restrictive covenant on the property that limits the buildable area to a small portion of the lot where the multi-unit housing is proposed to be located.

Geotechnical assessment reports will be required for both sites to ensure that the proposed buildings and accesses are safe for the uses intended.

Legal Issues

Staff housing covenant:

The SLRD requires that a covenant be put on title in order to ensure that the buildings are primarily and predominantly being used for staff accommodation during most of the year. A restrictive covenant will be established to ensure that staff housing is the primary use for the proposed new buildings with the option that the property owner could approach the SLRD in the future to amend the covenant if necessary.

Geotechnical covenant:

The exclusion zone identified for Site A (the lodge property) will be formalized in a restrictive covenant on title, and there is an existing restrictive covenant on title already for Site B.

Geotechnical assurances:

Staff will require reports from a professional engineer indicating assurances that the multiple unit accommodation and other intended uses on both sites A and B are “safe for the uses intended”. Rezoning of the lands will be subject to receipt of these assurances.

OPTIONS:

Option 1

Give the OCP and zoning amendment bylaws first reading. Initiate the referral process.

Option 2

Do not give the bylaws first reading. Do not initiate the referral process, and refer the application back to staff for more information, or revision.

Option 3

Reject the application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

CONCLUSION:

Draft amendment bylaws are prepared and ready to be given first reading by the Board. The applicant’s intent is to provide sufficient quality and quantity of staff accommodation options at

the Tyax Lodge in order to support its continued successful operation. This rezoning will better reflect the uses of the property and recognize the geotechnical hazard issues.

ATTACHMENTS:

Bylaw 1305-2014 amending the Upper Bridge River Valley (Area A) OCP
Bylaw 1306-2014 amending the Area A Zoning

Prepared by: I. Holl, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1305-2014**

A bylaw of the Squamish-Lillooet Regional District to amend the Upper Bridge River Official Community Plan Bylaw No. 608, 1996.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Upper Bridge River Official Community Plan;

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 "Squamish-Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996, Amendment Bylaw No. 1305-2014."
2. The Squamish-Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is amended as follows:
 - (a) By inserting in Appendix B: Maps of the following: Map 9 Upper Bridge River Commercial and Multifamily Residential Form and Character Development Permit Area.
 - (b) By designating the area outlined in dashed lines on Map 9, which is attached to and forms part of this bylaw, as a Development Permit Area for Commercial and Multifamily Residential Form and Character.
3. Map 2 (Tyaughton Lake) of the Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is amended as follows:
 - (a) By redesignating the area outlined in dashed lines on Schedule 1, which is attached to and forms part of this bylaw, from Commercial, Residential, and Special Planning Area to Commercial and Parks, Recreation, and Open Space.
 - (b) By redesignating the area outlined in dashed lines on Schedule 2, which is attached to and forms part of this bylaw, from Residential to a split designation of Residential and Open Space.
4. The Squamish-Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:
 - (a) By replacing the sentence immediately beneath the Development Permit Areas heading with the following sentence:

"The following Development Permit Areas are designated within the Upper Bridge River Valley:"
 - (b) By inserting the following General Guidelines & Development Permit Exemptions sections immediately after the sentence, as amended in 4(a) above, under the existing heading "Development Permit Areas" in the Development Permit Areas section:

GENERAL GUIDELINES (APPLICABLE TO ALL DEVELOPMENT PERMIT AREAS)

1. A Development Permit is required for the following activities unless specifically exempted in this section:
 - a. Alteration of land, disturbance of soils, including grubbing, scraping and removal of top soils.

- b. Construction or erection of buildings and structures.
 - c. Creation of non-structural impervious or semi-pervious surfaces.
 - d. Subdivision of land.
2. Where a property is subject to multiple Development Permit Areas (DPA), separate Development Permits under this section are not required, provided the guidelines for each Development Permit Area are addressed in the Development Permit.
 3. Development Permits may be issued for phases of development involving several individual buildings or lots where appropriate.
 4. A development permit issued or received under the above does not exempt any person from securing a building permit or any requirement of a bylaw, statute or regulation.

Interpretation of specific guidelines is subject to detailed discussion with Regional District Planning staff. These guidelines are applied on a site specific or case-by-case basis. It is unlikely that every development can or will be able to meet all of the guidelines included in a DPA. The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is critically important that these design guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other regional district plans, policies, and regulations, as well as other best practices and design standards.

Development Permit Exemptions (APPLICABLE TO ALL DEVELOPMENT PERMIT AREAS)

Development permits will not be required if one or more of the following criteria apply:

NOTE: Each DPA may have further exemptions in addition to those listed below.

- A. Emergency works or procedures required to prevent, or control flooding, erosion, or other immediate threats to life or property, including:
 - a. Emergency flood or erosion control works
 - b. Clearing of an obstruction from a bridge, culvert or drainage flow
 - c. Repairs to bridges or safety fences
 - d. Cutting down and removal of hazardous trees within the DPA that present an immediate danger to the safety of persons or will potentially damage public or private property, as determined by an arborist or similar professional.

NOTE: Emergency actions by anyone other than Regional District or Provincial government staff must be reported immediately to the Regional District.
- B. Subdivision of lands containing a portion of the DPA where all of the following apply:
 - a. No development or development activities (e.g. construction, grading, clearing, trenching, installation of services) relating to the creation of lots or the provision of services for those lots will occur in the DPA.
- C. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees and shrubs, planting of vegetation, and minor soil disturbance that does not alter the general contour of the land.
- D. The removal of invasive plants or noxious weeds on a small scale as long as such works are conducted in accordance with a vegetation management plan and sediment and erosion control plan, and the area is replanted immediately.

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- (c) By inserting the following immediately after the Development Permit Area 3: Wildfire Protection subsection in the Development Permit Areas section:

DEVELOPMENT PERMIT AREA 4: (OR THE NEXT AVAILABLE NUMBER) UPPER BRIDGE RIVER VALLEY COMMERCIAL & MULTIFAMILY RESIDENTIAL FORM & CHARACTER

Area

The Form & Character DPA applies to the dashed area as shown on Map 9. The land within is designated as appropriate for the establishment of objectives to address the form and character of commercial and multifamily residential development, and to conserve water and energy.

Justification

The purpose of the designation of Development Permit Area for Form and Character is the:

- Establishment of objectives for the form and character of commercial and multifamily residential development.
- Establishment of objectives to advocate for energy conservation.
- Establishment of objectives to advocate for water conservation.

Guidelines

Development Permits will only be issued in this Development Permit Area subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal. Established buildings and other previously approved uses in this DPA are permitted to continue.

1. The Board delegates the authority to issue development permits to the Director of Planning and Development within this DPA.
2. All new projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use and greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping. The following guidelines are to be considered for all developments:

a. Building Form & Character:

- i. Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the west coast mountain character.
- ii. Wood and stone should feature predominantly in the finishing treatments.
- iii. Buildings shall be designed for human scale and visual interest in all elevations. Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
- iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - a. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers).
 - b. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes).
 - c. Detailing that creates a rhythm and visual interest along the line of the building.
 - d. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.
 - e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways.

- v. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers).

b. Building Materials:

Use sustainable, green, healthy building materials, and source locally where possible:

- i. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
- ii. Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
- iii. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- iv. Use high performance windows.
- v. Use low volatile organic compound (VOC) building products.

c. Energy Efficient Building Design:

Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the DPA objectives.

- i. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
- ii. The orientation and siting of buildings and structures should take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, clerestory windows, skylights and atriums.
- iii. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
- iv. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed adjustable external shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.
- v. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.
- vi. Use compact building shapes that reduce building envelope surface area and improve the building's energy performance.
- vii. Buildings should have units with exterior ventilation (operable windows on at least two sides to encourage passive cooling through cross ventilation).
- viii. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.
- ix. Select materials and colours in building and roof construction that minimize heat absorption.
- x. Select materials that encourage thermal massing and seasonal thermal energy storage.

d. Universally Accessible Design:

- i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
- ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.
- iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principle entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.
- iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

e. Site Design and Landscaping:

- i. Application of green infrastructure and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
 - a. rain gardens, rain barrels/cisterns
 - b. vegetated swales
 - c. bioretention cells
 - d. permeable pavement
 - e. green roofing
- ii. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.
- iii. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.
- iv. Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces.
- v. Use landscaping to soften service and storage areas and to improve pedestrian comfort.
- vi. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.
- vii. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.
- viii. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.
- ix. Avoid the use of retaining walls adjacent to public spaces.

f. Planting and Vegetation Management:

- i. Retain existing native mature trees and shrubs in setback areas where feasible.
- ii. Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.
- iii. Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.
- iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.
- v. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.
- vi. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.

- vii. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
- viii. Encourage planting materials that eliminate the need for pesticide use (e.g. utilize companion planting).
- ix. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.
- x. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.
- xi. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

g. Lighting and Signage:

Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.

- i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
- ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
- iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
- iv. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
- v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
 - a. Signs mounted flush with building facades
 - b. Wood carved and/or hand painted hanging signs above pathways
 - c. Signs painted on windows, especially retail display windows and upper floor office windows

h. Bicycle Parking and Facilities:

- i. Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.

i. Vehicle Parking:

- i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
- ii. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting green infrastructure methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.
- iii. Improve standards for the delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

j. Solid Waste:

Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.

- i. Construct/install with deconstruction in mind to allow for material reuse.
- ii. Incorporate, where feasible, full recycling options for the completed development (e.g. recycling, organics, composting) as well as garbage collection.

=====Development Permit Areas section ends=====

5. The Squamish Lillooet Regional District Upper Bridge River Valley Official Community Plan Bylaw No. 608, 1996 is further amended as follows:

(a) By inserting alphabetically, in the Interpretation section, the following:

'Green infrastructure' means any rainwater management technique or practice employed with the primary goal of preserving, restoring, or mimicking natural hydrology. Green infrastructure includes, but is not limited to, the use of soil and vegetation to promote percolation, evapotranspiration, and filtration through the restoration of natural landscape features (wetlands, forests, etc.) and/or application of rain gardens, permeable pavements, rainwater harvesting etc.

6. The Squamish Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is further amended as follows:

(a) Page 2 of the Squamish-Lillooet Regional District Upper Bridge River Official Community Plan Bylaw No. 608, 1996 is further amended by replacing the table of bylaw consolidations with the one outlined below:

BYLAW NO.		DATE OF ADOPTION
1094 – 2008	Rezoning a parcel of unsurveyed Crown land near Gold Bridge from Resource Management to Industrial	October 26, 2009
1305 - 2014	Tyax Real Estate Ltd. text and map amendments plus housekeeping amendment PID 002-306-441 (DL 4931, except Plans B3568, B5258, 35969, and KAP67637, LLD) PID 024-877-646 (Lot 6, DL 4931, Plan KAP67637, LLD)	Month Day, 2014

READ A FIRST time this 27th day of JANUARY, 2014

READ A SECOND TIME this day of , 2014.

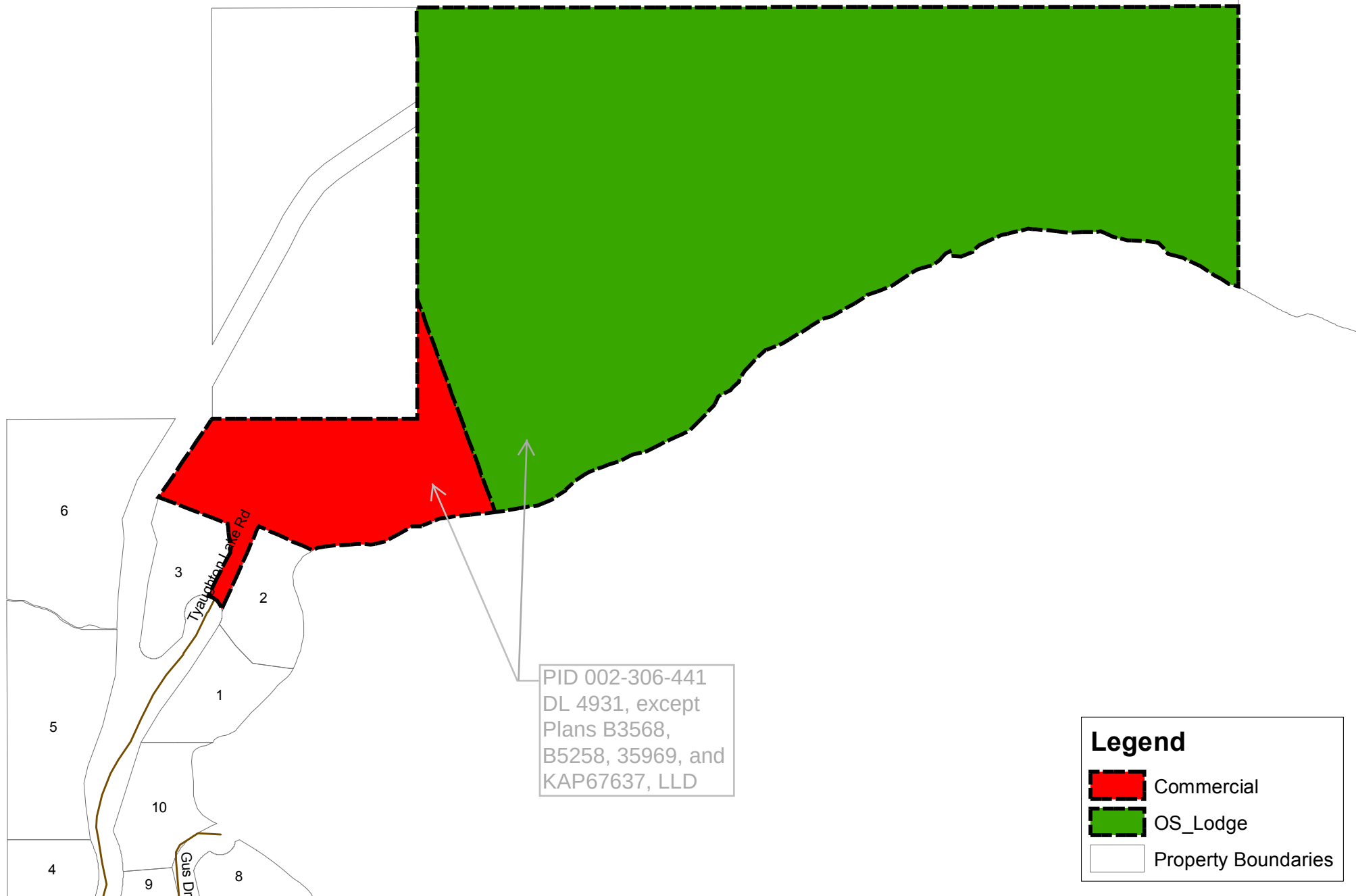
PUBLIC HEARING held on the day of , 2014.

READ A THIRD TIME this day of , 2014.

ADOPTED this day of , 2014.

Patricia Heintzman
Chair

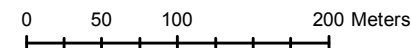
Peter DeJong
Secretary



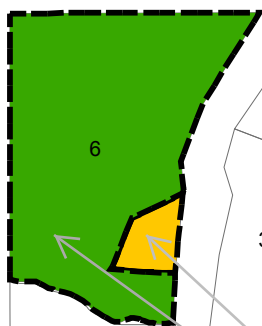
Legend

- Commercial
- OS_Lodge
- Property Boundaries

SCHEDULE 1: Amendment Bylaw No. 1305-2014



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Accuracy is not confirmed. All information should be verified
with the SLRD Planning Department.



PID 024-877-646
Lot 6, DL 4931,
Plan KAP67637,
LLD

Legend

-  Residential
-  OS_Lot6
-  Property Boundaries

SCHEDULE 2: Amendment Bylaw No. 1305-2014

0 50 100 200 Meters

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**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1306-2014**

A by-law of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, as amended from time to time.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999;

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 “Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1306-2014.”
2. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is amended as follows:
 - (a) By updating the Summary of Amendments table in Zoning Bylaw No. 670, 1999 to include this bylaw.

- (b) By adding the following to Table 3-1 Designation of Zones in Section 3.1:

Column I Zones	Column II Title Elaboration
R4	Multifamily Residential Zone
C6	Resort Accommodation Commercial Zone
OS1	Open Space Zone

3. Schedule B Maps of Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is amended as follows:
 - (a) By rezoning the area outlined in dashed lines on Schedule 1, which is attached to and forms part of this bylaw, from C4 Resort Commercial, RR2 Rural Resource, and R3 Residential Tourist Accommodation Zones to C6 Resort Accommodation Commercial and OS1 Open Space Zone.
 - (b) By rezoning the area outlined in dashed lines on Schedule 2, which is attached to and forms part of this bylaw, from R3 Residential Tourist Accommodation Zone to R4 Multifamily Residential Zone and OS1 Open Space Zone.
4. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:
 - (a) By inserting Section 9A – R4 Zone – Multifamily Residential Zone, immediately following Section 9 R3 Residential Tourist Accommodation Zone:

SECTION 9A – R4 ZONE – MULTIFAMILY RESIDENTIAL ZONE

Permitted Uses

9A.1 In the R4 Zone the *use of land, buildings and structures* is restricted to:

- *Multiple unit housing*
- *Accessory uses*

Regulations

9A.2 On a parcel located in the R4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Area for New Subdivisions	8 ha
.2	Maximum Gross Floor Area for multiple unit accommodation use	8,746.50 ft ² / 812.58 m ²
.3	Maximum Site Coverage for multiple unit accommodation use	4,084.50 ft ² / 379.46 m ²
.4	Minimum Setback • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line - if principal building - if accessory building	7.5 m 1.5 m 4.5 m 4.5 m 3 m
.5	Maximum Height of • principal building • accessory building	11 m 4 m
.6	Maximum Coverage	33%

=====Section 9A ends=====

(b) By inserting Section 13A Resort Accommodation Commercial, immediately following Section 13 Resort Commercial Zone:

SECTION 13A – C6 ZONE – RESORT ACCOMMODATION COMMERCIAL ZONE

Permitted Uses

13A.1 In the C6 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *commercial lodging*
- multiple unit accommodation
- office & storage ancillary to accommodation, lodging, and helicopter uses
- helicopter landing and staging
- fuel storage
- restaurant/pub ancillary to commercial lodging
- *indoor / outdoor recreation*

- floatplane dock and small personal watercraft dock
- campground, subject to the requirements of Section 13A.3
- *accessory building*; and *accessory use*

Regulations

13A.2 On a parcel located in the C6 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	29 ha
.2 Minimum <i>Site Area</i> Required for <i>Commercial Lodging</i>	• where a parcel is serviced by a community water system: 5,000 m² • in all other cases: 2 ha
.3 Maximum Gross Floor Area for multiple unit accommodation use	6,347.25 ft ² / 589.68 m ²
.4 Maximum Site Coverage of multiple unit accommodation use	2,829.75 ft ² / 262.89 m ²
.5 Minimum <i>Setback</i> • from <i>front parcel line</i> • from all other <i>parcel lines</i>	7.5 m 4.5 m
.6 Maximum <i>Height</i> of • <i>Commercial Lodging</i> • all other uses	13 m 9 m
.7 Maximum <i>Coverage</i>	20%

13A.3 Campground use on property PID 002-306-441

- The campground use is subject to the terms and conditions of a restrictive covenant on the title of the property.
- The campground use is restricted to the summer only from the beginning of June to the end of August.
- The campground use may include up to a maximum of 50 campsites.

=====Section 13A ends=====

5. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

(a) By inserting Section 18 –OS1 –OPEN SPACE ZONE following Section 17 P1 – Public and Institutional Zone.

SECTION 18 –OS1 – OPEN SPACE ZONE

Permitted Uses

18.1 In the OS1 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *Open Space, Limited Use*

18.2 On a parcel located in the OS1 Zone, no *building* or *structure* shall be constructed, located or altered. No plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Parcel Area</i> for New Subdivisions	20 ha

=====Section 18 ends=====

6. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

(a) By inserting alphabetically, in Section 1 Definitions, the following:

GREEN INFRASTRUCTURE means any rainwater management technique or practice employed with the primary goal of preserving, restoring, or mimicking natural hydrology. Green infrastructure includes, but is not limited to, the use of soil and vegetation to promote percolation, evapotranspiration, and filtration through the restoration of natural landscape features (wetlands, forests, etc.) and/or application of rain gardens, permeable pavements, rainwater harvesting etc.

INDOOR/OUTDOOR RECREATION means tennis and volleyball courts, and stables for horses.

OPEN SPACE, LIMITED USE means that portion of a lot not occupied by parking areas, which may or may not be accessible by vehicle, and may only be suitable for limited recreational use. Open Space, Limited Use shall be free of any buildings or structures.

7. The Squamish-Lillooet Regional District Zoning Bylaw No. 670, 1999 is further amended as follows:

(a) By updating the Table of Contents in Schedule A Zoning Bylaw based on the new R4, C6, and OS1 zones.

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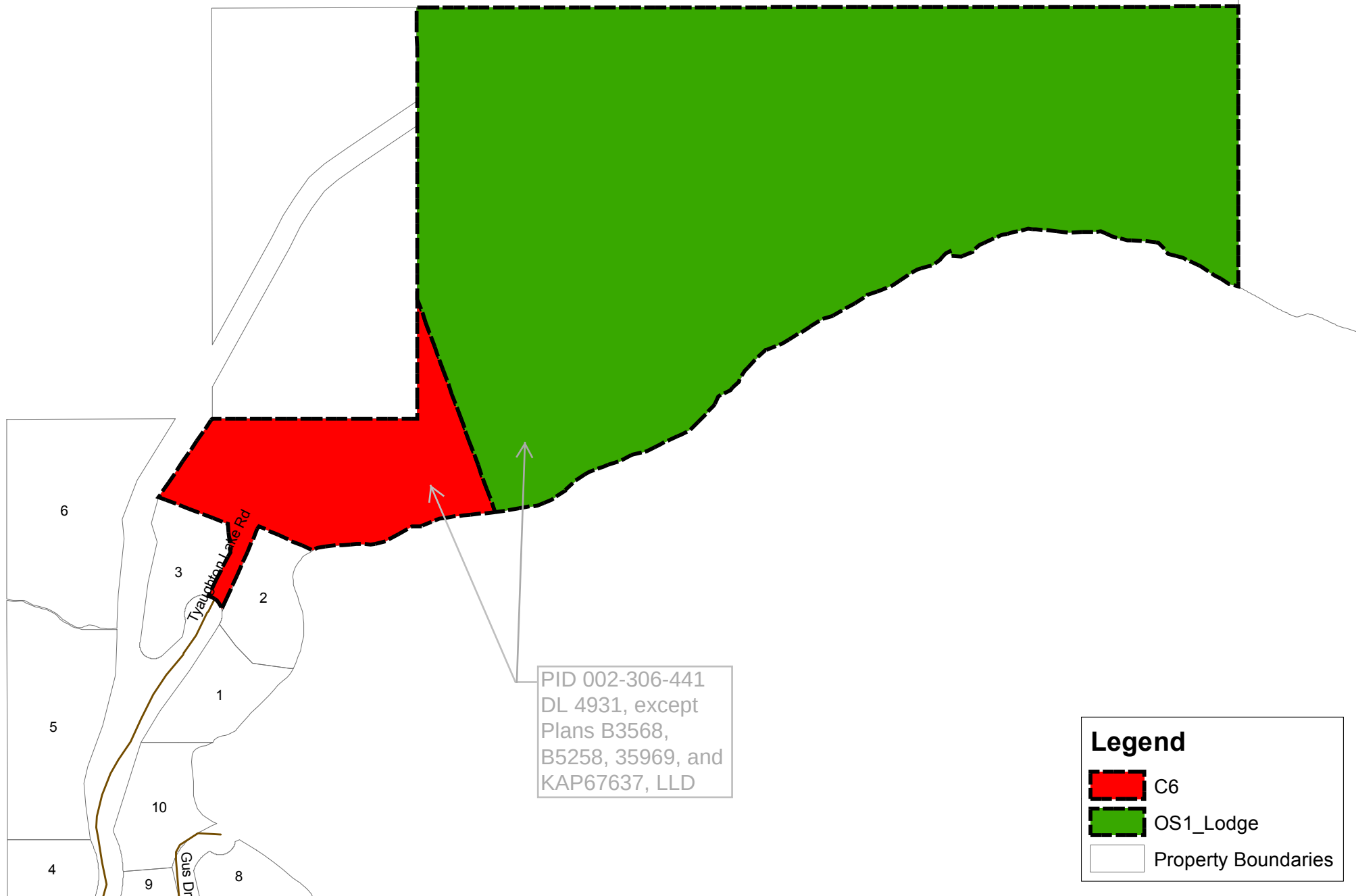
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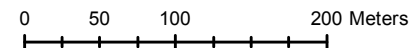
Peter DeJong
Secretary



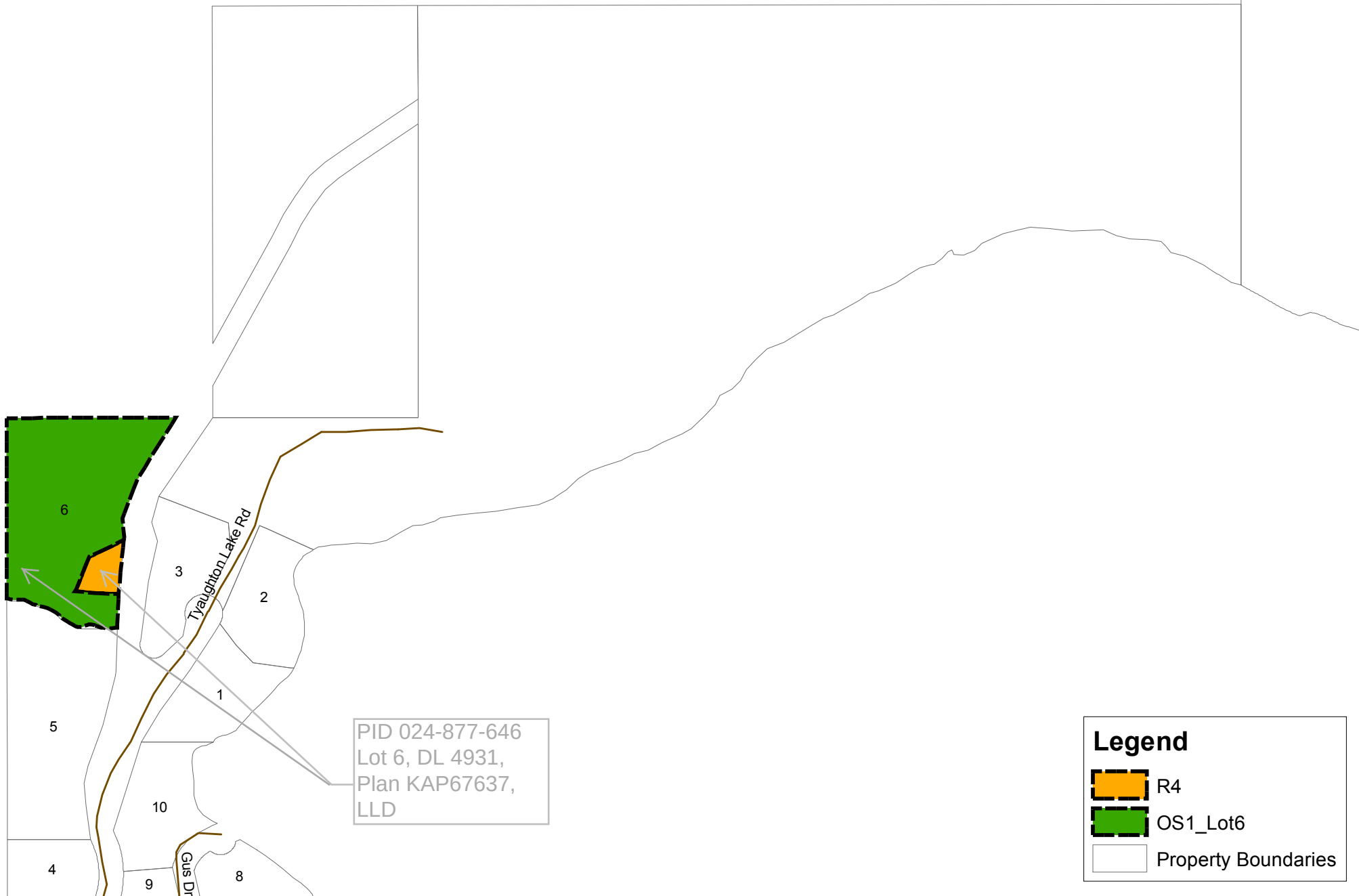
Legend

-  C6
-  OS1_Lodge
-  Property Boundaries

SCHEDULE 1: Amendment Bylaw No. 1306-2014



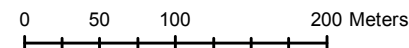
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SCHEDULE 2: Amendment Bylaw No. 1306-2014

Legend

-  R4
-  OS1_Lot6
-  Property Boundaries



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