

REQUEST FOR DECISION

Meredith/Lohser – Zoning Amendment Application – 9118 Portage Road, Area C (Third Reading and Adoption)

Meeting Date: May 24, 2017

To: SLRD Board

Applicant: Drew Meredith (Agent); Jens Lohser, Victoria Vanessa Aneliunas, Daryl Mitch Griffin, Cheryl Lynn Griffin, Hamed Umedaly, Susan Ellen Purkiss (Owners)

Location: SLRD Electoral Area C – Mt. Currie – D'Arcy Corridor (Gates Lake)

Legal Descriptions:

PID 013-310-232 (DL 1252 Lillooet District Except: (1) Part Outlined in Red on Plan A8 (2) Plan B4587)

OCP Designation: Rural Residential - Electoral Area C OCP Bylaw No. 689, 1999	Zoning: Rural 1 (RR1) Zoning Bylaw No. 765, 2002	ALR Status: N/A	Development Permit Areas: Development Permit Area 2: Riparian Assessment Area
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RECOMMENDATIONS:

THAT Bylaw 1497-2016, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016" be given third reading.

THAT Bylaw 1497-2016, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016" be adopted.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application for PID 013-310-232 (DL 1252 Lillooet District Except: (1) Part Outlined in Red on Plan A8 (2) Plan B4587), 9118 Portage Road. The property is currently zoned Rural 1 (RR1) in Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw 765, 2002.

Application:

- The property location is shown in Appendix A, Schedule 1.
- The proposed zoning amendment is to facilitate subdivision and would see the property rezoned to Rural 3 (RR3) thereby reducing the minimum parcel size to one and a half hectares (1.5 ha).
- The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site specific rezoning applications in the Mt. Currie – D'Arcy corridor, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards and water supply. The subject property is in conformance with the suitability criteria.

Previous Board Resolution:

At the March 15, 2017 SLRD Board meeting, the Board resolved:

THAT Bylaw 1497-2016, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016” be given second reading.

THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area C Director Russell Mack, with Director Mike Richman as alternate delegate, pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw 1497-2016, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016”.

Public Hearing (see Appendix B for full public hearing minutes and written submission):

- In addition to SLRD staff and Director Mack, three members of the public were present at the public hearing held on April 12, 2017 at 7 pm.
- Those present were proponents of the application and in support.
- One written submission was received prior to the public hearing; this submission was from a neighbour and was in support, as long as the zoning did not permit commercial operations. Staff can confirm that the proposed zoning does not provide for such uses.

RELEVANT POLICIES:

Electoral Area C Official Community Plan Bylaw No. 689, 1999

Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

BACKGROUND:

The application was given permission to proceed by the SLRD Board at the August 24, 2016 Board meeting. SLRD Staff drafted a zoning amendment bylaw – Amendment Bylaw 1497-2016 – and the application was given first reading on October 26, 2016. A 30-day referral period followed. Concerns identified during the referral period were addressed. The application was given second reading on March 15, 2017 and a public hearing was held on April 12, 2017. No concerns were raised during the public hearing; two written submissions were received expressing support for the subject application.

The application is for a zoning amendment to reduce the minimum parcel size to facilitate the subdivision of the land at 9118 Portage Road. There are three registered owner groups on title and the intention is to subdivide into three lots for personal use. The property has been surveyed by McElhanney Consulting Services, and based on the existing survey plan and present natural boundary as marked by Cascade Environmental, it has been confirmed that the property is 4.91 hectares (12.12 acres) in size. **To ensure only a three lot subdivision, the minimum parcel size has been set at 1.5 hectares (3.71 acres). The final configuration of lot sizes, to be determined during the subdivision process, will reflect this minimum parcel size and the Riparian Assessment.**

ANALYSIS:

SLRD staff have conducted a review of the zoning amendment application and have not identified any concerns that relate to policies or site suitability specific to this application.

Professional Reports:

- The RAR Assessment, conducted by Cascade Environmental indicates that there is sufficient potential buildable area to support the proposed subdivision.
- A Septic Feasibility Assessment, conducted by Arden Consulting Engineers Ltd. (ACE) has confirmed that “Based on the results of our investigation, it is our opinion that each of the three proposed lots could safely accommodate both a primary and reserve septic field area using Type 1 effluent and servicing a four bedroom residence. The areas presented are judged to meet the requirements of the SSR Standard Practices Manual”.

As such, the Professional Engineer reports submitted address the concerns raised by VCHA around compliance with the Subdivision Guideline requirements for sewer and water, as well as the full RAR Assessment.

Following analysis, referrals and public hearing outcomes, staff are satisfied the subject application and zoning amendment bylaw are aligned with the land use planning goals for the area. As this section of Portage Road is not designated a *controlled access highway*, approval from Ministry of Transportation and Infrastructure is not required prior to bylaw adoption. It is recommended that Amendment Bylaw 1497-2016 proceed to third reading and adoption.

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy Bylaw No. 1062, 2008 and Electoral Area C Official Community Plan Bylaw No. 689, 1999 support opportunities to provide for rural residential development on one hectare lots in the Mt. Currie – D’Arcy Corridor within the Rural Residential Land Use Designation. Similar precedents have been set by neighbours, where suitability criteria have been met, thus regional impacts are minor. The SLRD RGS is supportive of this *type of low-density residential land use on larger parcels with on-site services* in this area.

OPTIONS:

Option 1

Give the “Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016” third reading and adopt the bylaw.

Option 2

Refer the bylaw back to SLRD Staff for more information, or revision.

Option 3

Reject the zoning amendment application and rescind first and second reading of Amendment Bylaw No. 1497-2016.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002,
Amendment Bylaw No. 1497-2016

Appendix B: Public Hearing Minutes and Written Submission

Prepared by: C. Daniels, Planner

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1497-2016**

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

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 “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016.”
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By updating the Summary of Amendments table to include this bylaw.
 - (b) By adding the following to Section 4.1 Establishment of Zones:

RR3	Rural 3
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3. Schedule B (Zoning Maps) of Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002 is amended as follows:
 - (a) By rezoning the area outlined in grey hatched lines (DL 1252 Lillooet District Except: (1) Part shown hatched on Plan A8 (2) Plan B4587) on Schedule 1, which is attached to and forms part of this bylaw, from Rural 1 (RR1) Zone to Rural 3 (RR3) Zone.
4. The Squamish-Lillooet Regional District Zoning Bylaw No. 765, 2002 is further amended as follows by inserting the new section into Part 5 - Zones, RR3 Zone – section 5.14 – 5.19 into the bylaw, in the appropriate section, as follows:

RR3 ZONE (Rural 3)

Permitted Uses

5.14 Land, buildings and structures in the RR3 zone shall be used for the following purposes only:

- (1)
 - (a) one single family dwelling;
 - (b) one secondary suite;
 - (c) farm use excluding intensive agriculture;
 - (d) home based business;
 - (e) auxiliary uses, buildings and structures;
 - (f) horticulture, excluding medical marihuana production facility.

Dwelling Size

5.15 The maximum gross floor area of a single family dwelling shall be 465 m².

Siting Requirements

5.16 (1) No structure shall be located within 7.5 metres of a parcel line.

Parcel Coverage

5.17 The parcel coverage of all buildings and structures shall not exceed 15 percent.

Parcel Area

5.18 The minimum parcel area in the Rural 3 RR3 zone shall be 1.5 hectares.

Parking

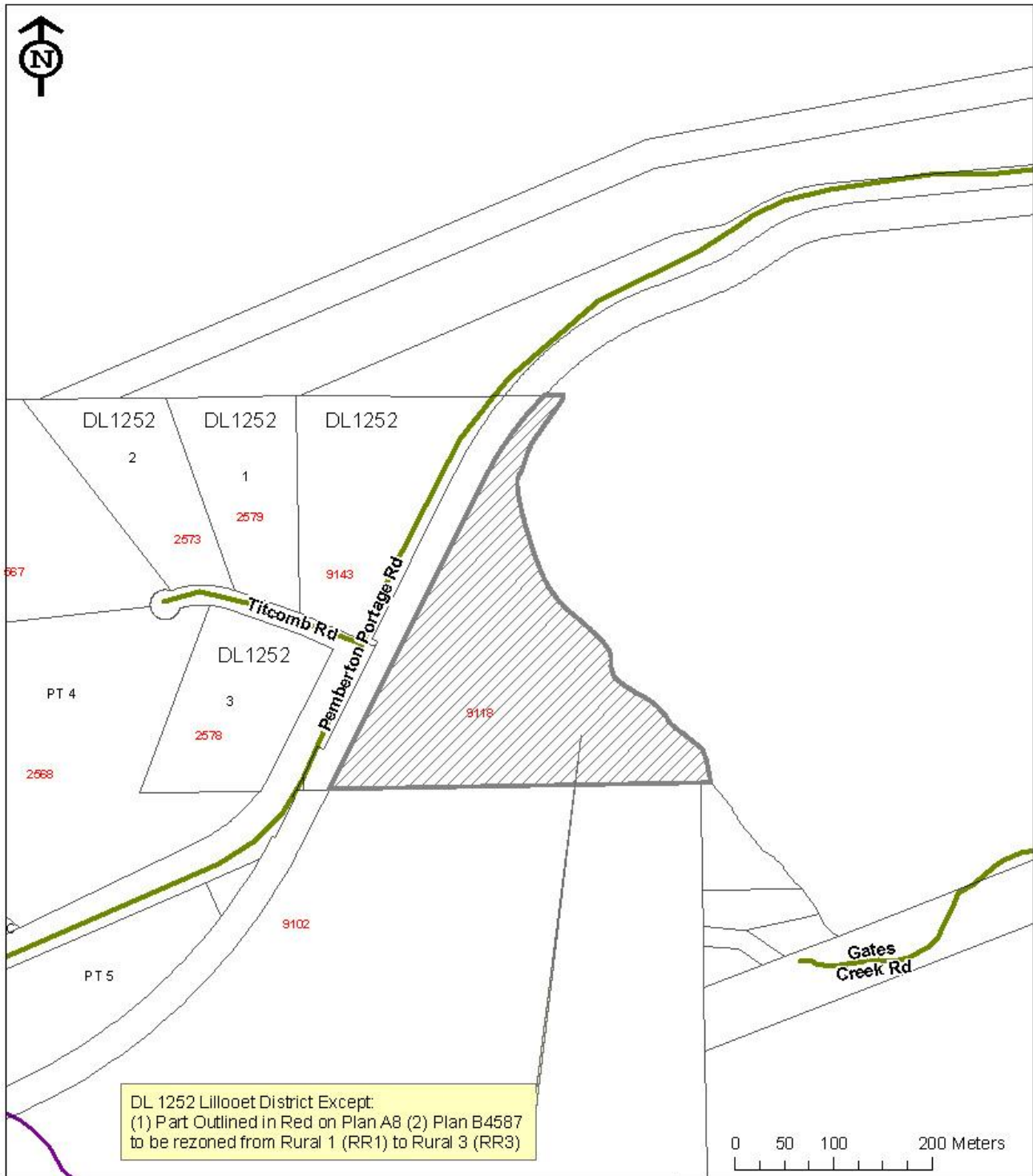
5.19 Off-street parking shall be provided in accordance with the parking and loading regulations as set out in this bylaw.

READ A FIRST TIME this	26 th day of	OCTOBER, 2016.
READ A SECOND TIME this	15 th day of	MARCH, 2017.
PUBLIC HEARING held on the	12 th day of	APRIL, 2017.
READ A THIRD TIME this	24 th day of	MAY, 2017.
ADOPTED this	24 th day of	MAY, 2017.

Jack Crompton
Chair

Kristen Clark
Corporate Officer

SCHEDULE "1"
SQUAMISH - LILLOOET REGIONAL DISTRICT
ELECTORAL AREA C ZONING BYLAW No. 765, 2002,
AMENDMENT BYLAW NO. 1497-2016



PUBLIC HEARING
9118 Portage Road Zoning Amendment Application:
Electoral Area C Zoning Amendment Bylaw No. 1497-2016

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held in the Board Room at the Squamish-Lillooet Regional District office, Pemberton, BC on April 12, 2017, at 7:00 p.m.

Present were: R. Mack, Electoral Area C Director; I. Holl, Senior Planner; C. Daniels, Planner (Recording Secretary); and 3 members of the public.

CALL TO ORDER

Director Mack introduced and called the meeting to order at 7:08 PM.

**CHAIR'S INTRODUCTORY
COMMENTS**

Good evening, my name is Russell Mack, and as the Electoral Area C Director for the Squamish-Lillooet Regional District Board, I will be chairing this public hearing. I would like to introduce Ian Holl, Senior Planner and Claire Daniels, Planner, who will be recording your comments.

I would like to recognize that this meeting is being held on the Traditional Territory of the Líl'wat Nation

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed bylaw:

**Squamish-Lillooet Regional District Electoral Area C Zoning
Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016**

This public hearing was advertised in the March 30 & April 6 issues of the Pique Newsmagazine. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please address myself as Chair and commence your remarks by clearly stating your name and address.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaws. After this

public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaw and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received one written submission regarding the 9118 Portage Road Zoning Amendment Application and the associated bylaw.

I will now ask Claire Daniels to introduce the bylaw.

After Claire's presentation, the applicants will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION

C. Daniels, Planner, gave a power point presentation which described the proposed amendment bylaw and the intent of the application. The presentation provided information with respect to the context and site location, project description, and development plans. She also highlighted other considerations, such as Professional Reports received, Referrals and Next Steps.

PUBLIC COMMENTS

C. Daniels stated that the one submission received was in support of the amendment bylaw.

No one from the public spoke and no further submissions were provided.

Director Mack

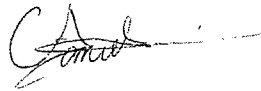
Director Mack called three times for further comment. No written submissions were received. There being no further comments, he terminated the public hearing for **Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1497-2016** at 7:20 PM.

This is Page 3 of the Minutes of a Public Hearing convened by the Regional Board of the Squamish-Lillooet Regional District, held on April 12, 2017 at 7:00 p.m.

TERMINATION

A handwritten signature in black ink, appearing to read "R. Mack", written over a horizontal line.

R. Mack, Chair

A handwritten signature in black ink, appearing to read "C. Daniels", written over a horizontal line.

C. Daniels, Recording Secretary

From: Mehdi Adib
Sent: Wednesday, April 5, 2017 12:00 AM
To: SLRD Info <info@slrd.bc.ca>
Subject: Sub division of the property on gates lake

Attention: Board of Directors, SLRD

1350 Aster Street,

Pemberton, BC, V0N 2L0

Dear Sirs, I am the owner of the property located on Gates lake (9210 Pemberton Portage Road) . I am writing this note to you to indicate my support for the plan to subdivide the property located on District lot 1252 Lillooet District (please refer to the attachment for more details). I believe that benefits and usage of the lake, and its facilities such as the community center, potential future boat launch etc. are more with having 3 smaller, private residential properties in this location than one large single property. However my comment is strictly based on private use of these properties and not for commercial use.

<<...>>

Best Regards

Mehdi Adib

[REDACTED]

[REDACTED]

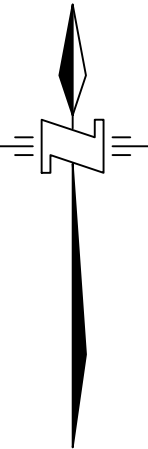
[REDACTED]

[REDACTED]

SKETCH PLAN OF PROPOSED SUBDIVISION PLAN AND EXISTING STRUCTURES AND WELLS
OF DISTRICT LOT 1252 LILLOOET DISTRICT EXCEPT:
(1) PART OUTLINED RED ON PLAN A8
(2) PLAN B4587



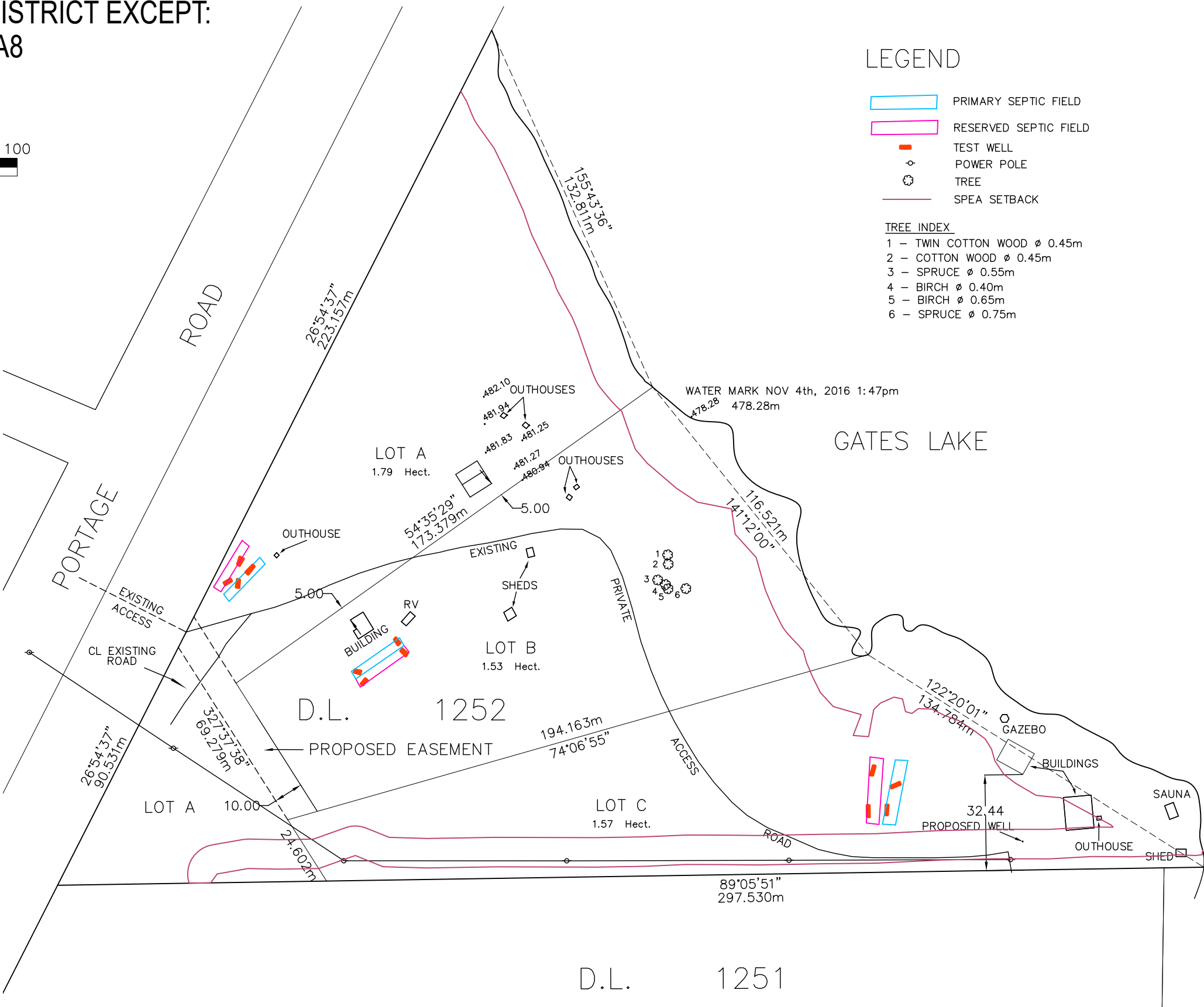
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN
WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED
AT A SCALE OF 1:1500



LEGEND

- PRIMARY SEPTIC FIELD
- RESERVED SEPTIC FIELD
- TEST WELL
- POWER POLE
- TREE
- SPEA SETBACK

- TREE INDEX
- 1 - TWIN COTTON WOOD ϕ 0.45m
 - 2 - COTTON WOOD ϕ 0.45m
 - 3 - SPRUCE ϕ 0.55m
 - 4 - BIRCH ϕ 0.40m
 - 5 - BIRCH ϕ 0.65m
 - 6 - SPRUCE ϕ 0.75m



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