



Request for Decision

Brew Creek Centre, Area D
Zoning Amendment Bylaw No.
1522-2017 Second Reading

Date of Meetings: Meeting – July 26, 2017

File No. 3360.20.100

Owner: 630706 BC Ltd.

Applicant/Agent: Andrew Rose, Still Point Architecture Inc.

Location: Brew Creek, Electoral Area D

Legal description: THE FRACTIONAL EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF DISTRICT LOT 4101, GROUP 1, NWD.

OCP Designation:	Zoning:	ALR Status:	DP Area:
Split Designated: Special Planning Area Community Watershed Protection	Split Zoned: RR3 (predominantly) RR4 (small southeast corner)	No	Wildfire Protection Riparian Protection Comprehensive

Recommendations:

THAT Bylaw No. 1522-2017, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017" be read a second time.

THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Electoral Area D Director Tony Rainbow with Chair Jack Crompton as alternate delegate pursuant to Section 469 of the *Local Government Act*, for the consideration of Bylaw No. 1522-2017, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017".

Key Information:

The owner of the Brew Creek Centre has submitted an application to rezone the newly acquired lot that abuts the south property line of the existing Brew Creek Centre lot. The application received first reading at the May 24, 2017 Board meeting. The referral process has been completed and a summary of the comments received outlined later in this report.

The property owner is seeking to free up space on the main lodge property and reposition several land uses to the newly acquired southern property.

They wish to:

- rezone the new lot to the same CRC2 zone that applies to the main Brew Creek Centre parcel.
- consolidate both parcels into one larger lot through the subdivision process after the rezoning.
- relocate some of the existing and permitted uses in the CRC2 zone on the main Brew Creek Centre parcel to the new southern lot.

Note that no new uses are proposed nor is any increase to the number of permitted guest beds, accommodation, or employee housing proposed.

The proposed uses that would be relocated are:

- A limited portion (~23 beds) of the permitted maximum of 50 guest beds.
- Four of the five permitted employee housing units.
- Parking and accessory uses

The main Brew Creek Centre parcel is 5.26 ha (~13 acres) and the subject property (southern lot) is 2.63 ha (~6.5 acres). Once consolidated the new larger parcel would be 7.89 ha (~19.5 acres). Despite eventual creation of a larger parcel, the CRC2 zone would still only permit a maximum of 50 guest beds as it does currently.

Relevant Polices:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008
Electoral Area D Official Community Plan Bylaw No. 1135-2013
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

REFERRAL COMMENTS:

Vancouver Coastal Health Authority

Comments received. VCHA raised concerns regarding the proposed development and the nearby Black Tusk Village community water system. They indicated that a stream runs through the subject property, and that stream feeds into Brew Creek downstream of the proposed development area. VCHA noted that the proposed development should be reviewed for potential sources of contamination to the Brew Creek water system source such as onsite sewerage, fuel and chemicals from parking and accessory uses. Any proposed extensions to the Brew Creek Centre water system may require a Construction Permit from VCHA.

Lil'wat Nation

Comments received. The Lil'wat noted that the subject property falls within its traditional territory. They note that they do not have any comments regarding the proposal at this time.

Resort Municipality of Whistler

No comments received.

District of Squamish

No comments received.

Ministry of Transportation & Infrastructure

No comments received.

Ministry of Forests, Lands, and Natural Resource Operations

No comments received.

Squamish Nation

No comments received.

Analysis:

The referral comments received do not require any proposed changes to the amendment bylaw as currently drafted. The proposed development area is entirely outside the Community Watershed Protection Area. It will be subject to the Riparian Protection Development Permit Area for any building, construction, or land clearing within 30 m of the stream that runs through the property. The applicant has already hired a QEP to conduct a riparian assessment report, and an initial review indicates that the site plan for the proposed development would need to be altered to keep the parking areas, employee housing and lodge building outside the Streamside Protection and Enhancement Area identified by the QEP. Staff are satisfied at this time that the applicant will ensure the proposed development as part of the rezoning application will meet the requirements of the Riparian Protection Development Permit Area, which would be required before any building permits are issued, and address the concerns of VCHA.

As part of the revised CRC2 zone that would apply to both parcels, staff will consider provisions to limit the siting of the relocated land uses within that portion of the subject property west of the BC Hydro right of way as shown on the proposed site plan attached as Appendix 1.

The proposed area for relocation of development is outside of that Community Watershed Protection designation. The property owners are seeking to free up space on the main parcel and shift a large portion of the parking spaces south along with four employee housing units. A new building for commercial lodging would be located partly on the current boundary between the lots, which would eventually be dissolved. This shift would allow a better fit for the existing and undeveloped uses. The new guest building would be kept close to the main lodge area.

The portion of the subject property that is proposed for the relocation of currently permitted uses under the CRC2 zone is the northwestern area and is currently zoned RR3 and RR4. There is a BC Hydro right of way running through the middle of the lot. That portion of the parcel along with the small remaining southeastern corner falls within the Area D OCP's Community Watershed Protection designation.

The proposed bylaw amendment would extend the existing CRC2 zone from the northern Brew Creek Centre property to the subject property, but only that portion (northwest) that is outside the BC Hydro right of way. The remainder of the parcel is proposed to be zoned CWP (Community Watershed Protection), in order to align with the OCP designation covering the southeastern half of the property from the BC Hydro right of way to the southeastern corner of the lot. While the BC Hydro right of way prevents any building within it, the CWP zone would ensure alignment with the OCP designation and restrict any potential development in that portion of the lot.



Request for Decision - Brew Creek Centre, Area D Zoning
Amendment

Bylaw No. 1522-2017 Second Reading

The Regional Growth Strategy designates the Brew Creek Centre property, and the proposed development area of the southern subject property as Serviced Residential. The portion of the subject property that is covered by the BC Hydro right of way and the remaining eastern portion are designated Non-Settlement Area.

Regional Considerations: Application affects Electoral Area D only and will not result in the expansion of the activities allowed on the site.

Options:

- (1) Give Bylaw No. 1522-2017 second reading and schedule the public hearing.
- (2) Refer back to staff for more information prior to giving the bylaw second reading.
- (3) Refuse the application.

Preferred Option: Option 1 is the preferred option. The application is primarily intended to facilitate both the relocation of some of the currently permitted uses in the CRC2 zone that applies to the Brew Creek Centre lot to the newly acquired southern lot and the consolidation of the two lots into one larger parcel.

Follow-Up Action & Communications Plan:

Schedule the public hearing.

Attachments:

Appendix 1: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017

Submitted by: Ian Holl, Senior Planner

Reviewed by: Kimberly Needham, Director of Planning and Development Services

Approved by: Lynda Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1522-2017**

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District
Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

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 D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:
 - (a) By rezoning that portion of the subject property identified and outlined in bold black and white dashed lines from the RR3 zone to the CRC2 zone, and by rezoning that portion of the subject property identified and outlined in white dashed lines from the RR4 zone to the new CWP zone included in Schedule 1, which is attached to and forms part of this bylaw.
 - (b) By adding the words “commercial lodging and” to the existing section 12.2.3.3 between the words “of” and “pensions”.
 - (c) By adding the new sections 12.2.3.8 and 12.2.3.9 to the existing table in section 12.2.3 Regulations as follows:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.8	Siting of <i>commercial lodging</i> and <i>pension</i> land uses on the parcel legally described as: PID 015-863-662, THE FRACTIONAL EAST ½ OF THE EAST ½ OF THE NORTH EAST ¼ OF DISTRICT LOT 4101, GROUP 1, NWD.	• Uses are restricted to one <i>commercial lodging</i> or <i>pension building</i> occupying the northwestern portion of the property on the boundary with the northern adjacent parcel. • A maximum of 23 guest beds is permitted in the one <i>commercial lodging</i> or <i>pension</i> building
.9	Siting of <i>employee housing</i> and <i>accessory</i> land uses on the parcel legally described as: PID 015-863-662. THE FRACTIONAL EAST ½ OF THE EAST ½ OF THE NORTH EAST ¼ OF DISTRICT LOT 4101, GROUP 1, NWD.	• Uses are restricted to up to 5 employee housing units and accessory uses such as parking occupying the northern half of the property outside of the BC Hydro right of way.

(d) By adding the new section 15.2 CWP – Community Watershed Protection Zone to Section 15 Park Zones, as outlined below.

SECTION 15.2 – CWP - COMMUNITY WATERSHED PROTECTION ZONE

Intent

15.2.1 The intent of this *zone* is to recognize the Community Watershed Protection designation in the Electoral Area D Official Community Plan Bylaw No. 1135-2013 as created under the BC *Forest and Ranges Practices Act*.

Permitted *Uses*

15.2.2 In the CWP Zone, the use of land, *buildings* and *structures* is restricted to:

- *community watershed* management for protection of domestic water supplies
- timber harvesting consistent with community watershed values as determined by analyses in conjunction with a watershed assessment procedure under the *BC Forest and Range Practices Act*
- unattended *public utility buildings*
 - a. with a maximum floor area of 50 m²;
 - b. with no exterior storage of any kind,
 - c. with no *garage* for the repair and maintenance of equipment

READ A FIRST TIME this 24th day of MAY, 2017.

READ A SECOND TIME this 26th day of JULY, 2017.

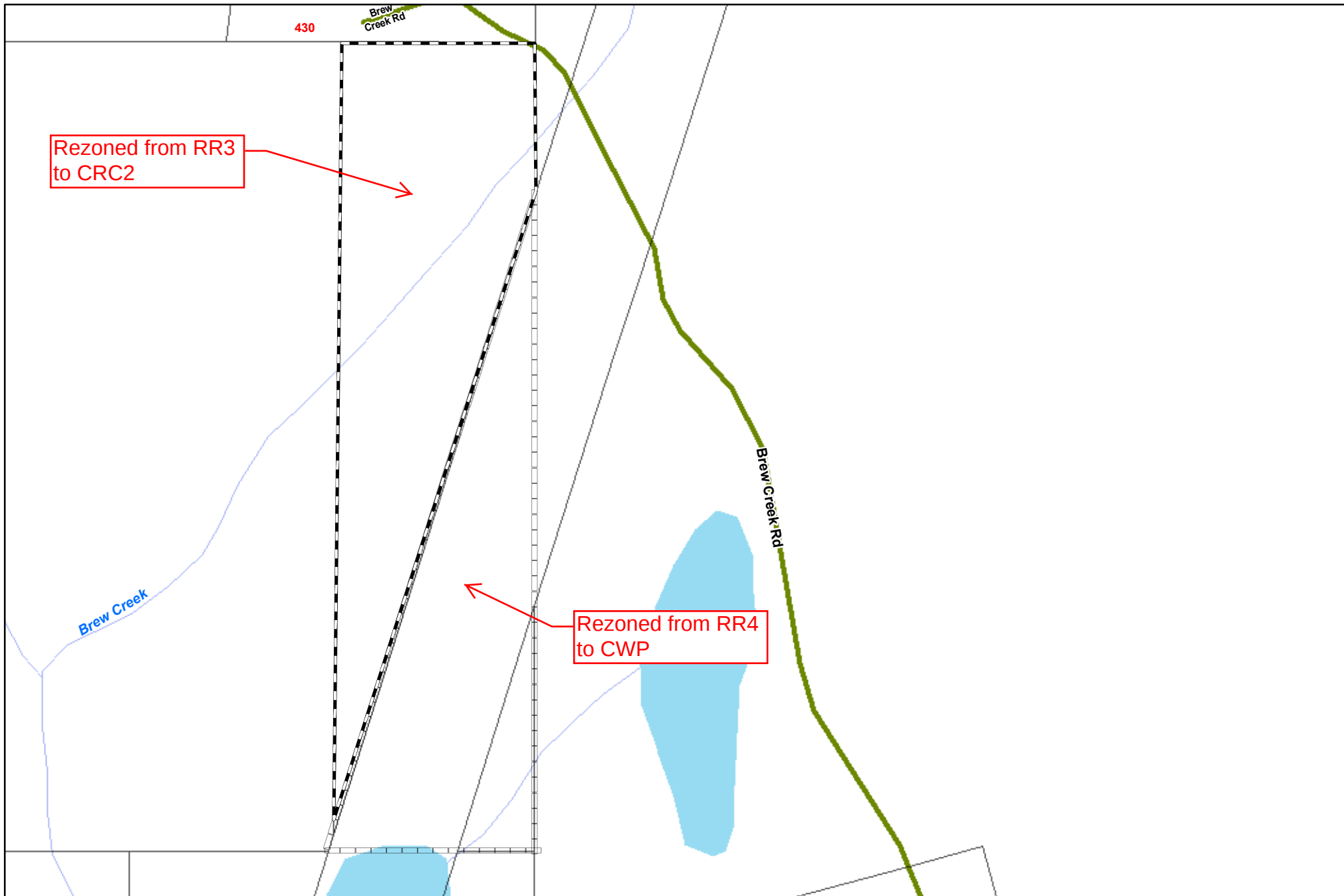
PUBLIC HEARING held on the _____ day of _____, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Jack Crompton
Chair

Kristen Clark
Corporate Officer



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Cadastral



Street Centreline



Lakes



Streams

SCHEDULE 1:
ZONING AMENDMENT
BYLAW NO. 1522-2017



SQUAMISH - LILLOOET
REGIONAL DISTRICT