



Request for Decision

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

Date of Meeting: Board meeting – October 25, 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	Zoning:	ALR	DP Area:
Designation:	Split Zoned:	Status:	Wildfire Protection
Split Designated:	RR3 (predominantly)	No	Riparian Protection
Special Planning	RR4 (small southeast corner)		Comprehensive
Area			
Community			
Watershed			
Protection			

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 third time.

THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw No. 1522-2017, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017" be sent to the Ministry of Transportation & Infrastructure (MOTI) for their approval prior to adoption of the bylaw.

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. At the July 26, 2017 Board meeting, the Board resolved:

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".

The application received second reading at the July 26, 2017 Board meeting, and was presented at the public hearing held on September 13, 2017.

The comments from the public hearing minutes specific to this bylaw amendment are summarized below (see the full text of the minutes attached to this agenda) along with the written comments received, which are attached as Appendix 2.

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

PUBLIC HEARING SUMMARY:

The public hearing was held on September 13, 2017 at 7:00 pm in the SLRD Boardroom. Apart from the staff presentation and a brief statement by the applicant, no member of the public made any comment on the proposed bylaw. One written submission was received that noted concerns for both the Brew Creek Centre rezoning application and the Black Tusk Heli rezoning application regarding:

- Any increase in usage or zoning changes regarding tourist commercial development that would increase traffic on the highway.
- Existing infrastructure is inadequate to deal with the current traffic congestion and issues.
- No more encroachment by commercial activities into wilderness areas is supported.

Analysis:

The public hearing comments received do not necessitate any proposed changes to the amendment bylaw as currently drafted. As previously noted in several staff reports, no increase in accommodation is proposed by this application so no increase in traffic would be anticipated apart from what has already been approved in the existing zoning. The relocation of existing uses on the site onto the new southern parcel are not encroaching into wilderness areas, and would remain outside the community watershed protection 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 third reading and send it to MOTI for their approval.



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Amendment
Bylaw No. 1522-2017 Third Reading

(2) Refer back to staff for more information prior to giving the bylaw third 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:

Advise the applicant of the result.

Attachments:

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

Appendix 2: Written Submissions for Public Hearing

Submitted by: I. Holl, Senior Planner

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

Approved by: L. 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 building</i>
.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

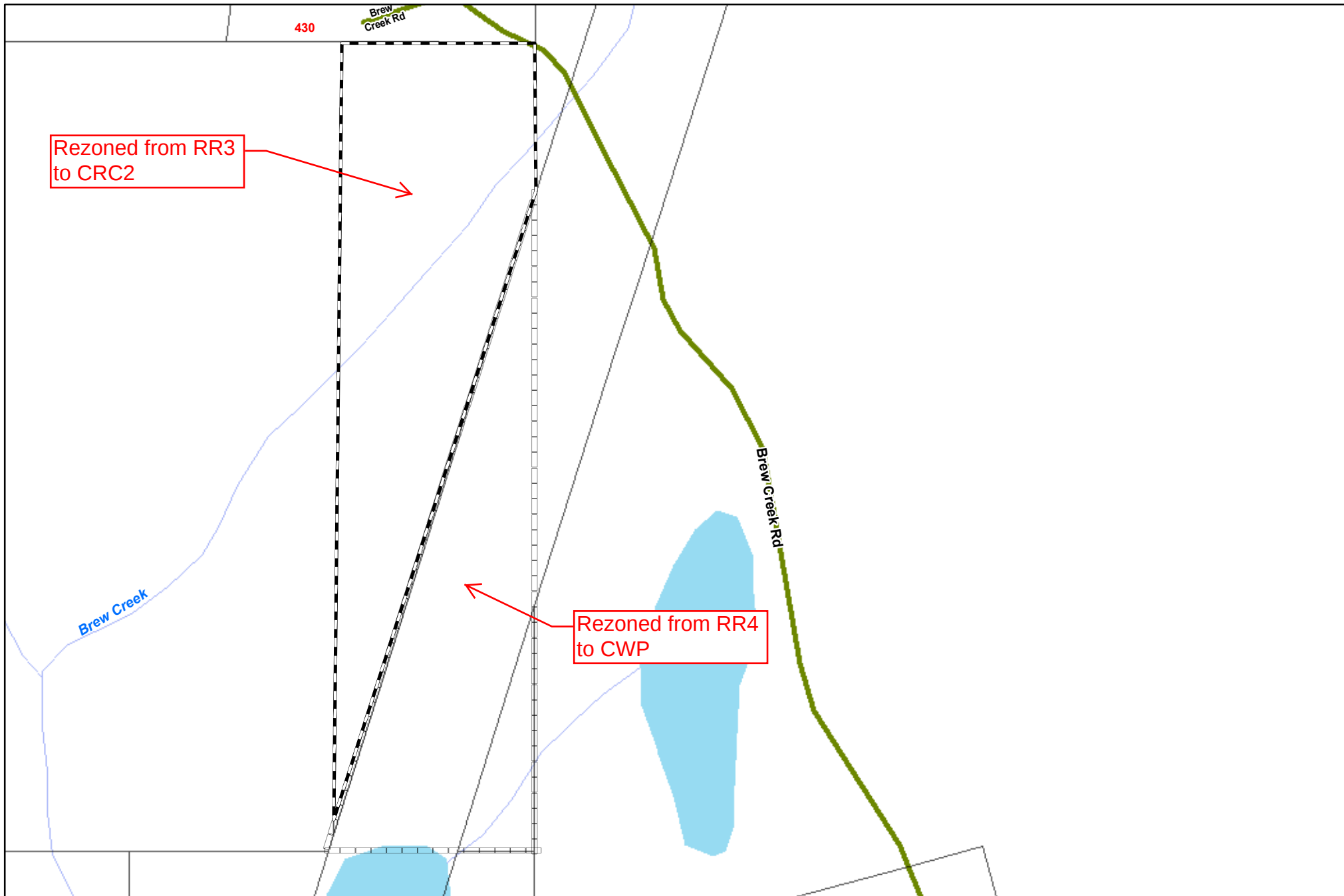
15.2.2 In the CWP Zone, the use of land, *buildings* and *structures* is restricted to:

- *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	24 th day of	MAY, 2017.
READ A SECOND TIME this	26 th day of	JULY, 2017.
PUBLIC HEARING held on the	13 th day of	SEPTEMBER, 2017.
READ A THIRD TIME this	25 th day of	OCTOBER, 2017.
PER s.52 (3)(a) of the <i>Transportation Act</i> , APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2017
ADOPTED this	day of	, 2017.

Jack Crompton
Chair

Kristen Clark
Corporate Officer



1:2,500

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Cadastral



Street Centreline



Lakes



Streams

SCHEDULE 1:
ZONING AMENDMENT
BYLAW NO. 1522-2017



Ian Holl

From: Planning
Sent: Tuesday, September 5, 2017 9:35 AM
To: Ian Holl; Claire Daniels
Subject: FW: Public Hearing: Brew Creek Centre and Black Tusk Helicopters (Echo Lake) rezoning applications

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: Patrick Smyth [REDACTED]
Sent: September 5, 2017 9:33 AM
To: Planning <planning@slrd.bc.ca>
Subject: RE: Public Hearing: Brew Creek Centre and Black Tusk Helicopters (Echo Lake) rezoning applications

Dear Sirs:

At this time any increase in usage or changes in the zoning in the SLRD by tourists should be put on hold until infrastructure improvements, specifically traffic have been addressed. I am also opposed to any more encroachment by commercial activities into any wilderness areas.

Let's see how the SLRD and its member municipalities come up with pressing solutions to growth first please.

Regards,

Patrick Smyth
PO Box 666, Whistler BC V0N 1B0