



Request for Decision

Brew Creek Centre (Area D) Zoning Amendment Bylaw No. 1522-2017 Adoption

Date of Meeting: Board meeting – November 22, 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

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

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 October 25, 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 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.



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The Ministry of Transportation & Infrastructure (MOTI) approved the bylaw on November 6, 2017. Bylaw No. 1522-2017 can now be considered for adoption by the Board.

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

Analysis:

MOTI approved the bylaw pursuant to Section 52(3)(a) of the *Transportation Act* and did not have any changes or comments on the bylaw.

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

Options:

- (1) Adopt Bylaw No. 1522-2017.
- (2) Refer back to staff for more information prior to adopting the bylaw.
- (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

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 and 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 or 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 or pension building</i>
.9	Siting of <i>employee housing and 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

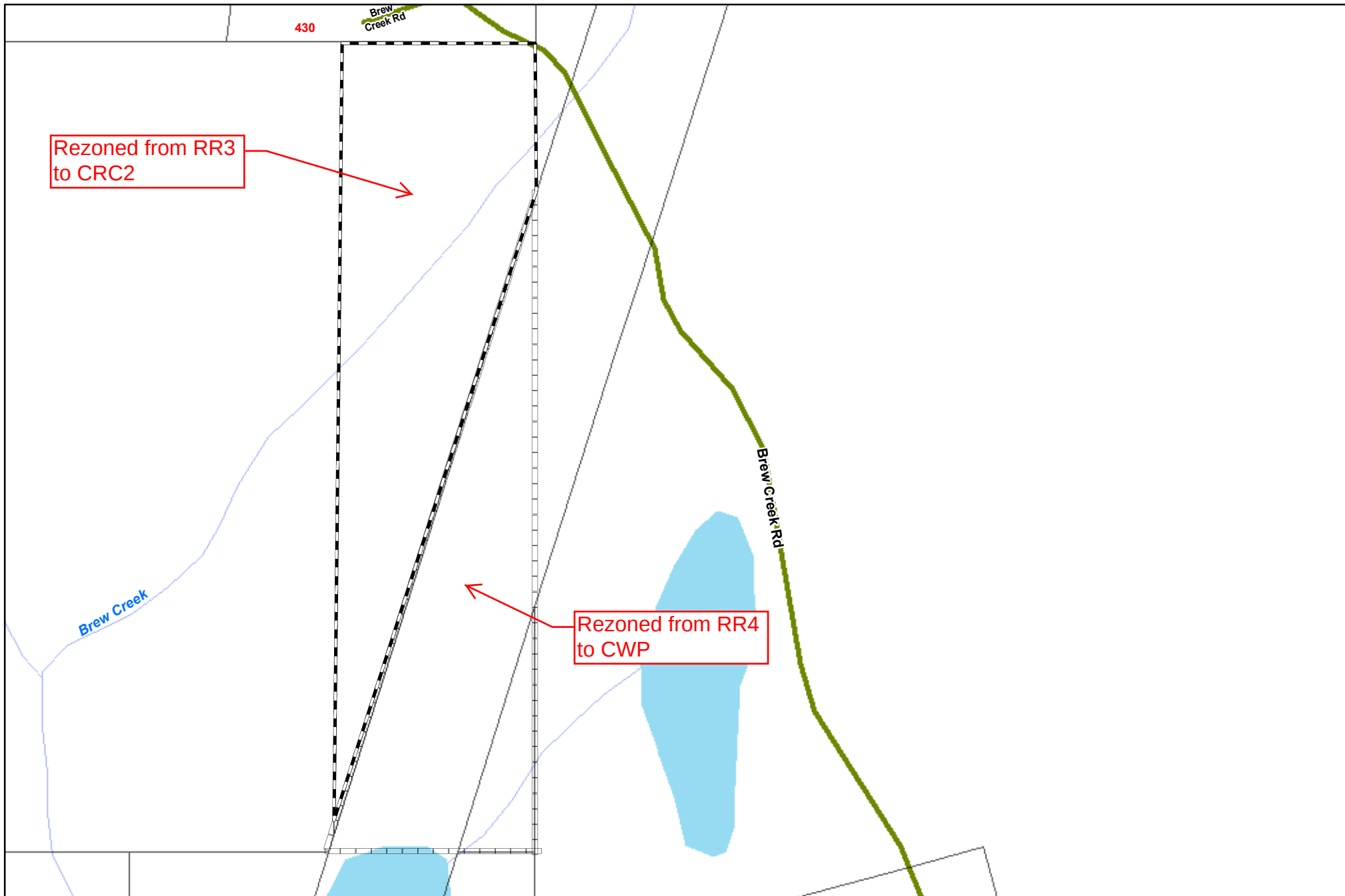
15.2.2 In the CWP Zone, the use of land, *buildings* and *structures* is restricted to:

- *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	6 th day of	NOVEMBER, 2017.
ADOPTED this	22 nd day of	NOVEMBER, 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



SQUAMISH - LILLOOET
REGIONAL DISTRICT