



## REQUEST FOR DECISION

Britannia Oceanfront Developments  
Corporation - Rezoning and OCP  
Amendment Bylaws – 2nd Reading

**Meeting Date:** May 23, 2018

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**Meeting:** SLRD Board of Directors

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**Applicant:** Britannia Oceanfront Developments Corporation

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**Location:** Britannia Beach North, ELECTORAL AREA D

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**Legal Description(s):** *Britannia Oceanfront Developments property:* PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, *Macdonald Development Corporation property in trust for Britannia Oceanfront Developments Corporation:* PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; PART DEDICATED ROAD ON PLAN BCP19403 AND, *Crown parcel:* PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077.

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### RECOMMENDATIONS:

1. THAT Bylaw No.1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” be read a second time;
2. THAT Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be read a second time, as amended;
3. THAT a public hearing be scheduled with respect to Bylaws 1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” and 1556-2018 cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” and that the public hearing be advertised in the Squamish Chief newspaper and that the Squamish-Lillooet Regional District (SLRD) Board delegate the chairing of the public hearing to SLRD Electoral Area D Director Tony Rainbow, and that SLRD Chair Jack Crompton be delegated as the alternate chair of the public hearing.

## PURPOSE:

The purpose of this report is to present the SLRD Board of Directors with information regarding the referrals of zoning and Official Community Plan amendment bylaws pertaining to the rezoning application made by the Britannia Beach Oceanfront Developments Corporation (BODC) for their property at the corner of Highway 99 and Copper Drive in Britannia Beach.

## KEY INFORMATION:

### Background

On April 24, 2017, the SLRD received an application for a zoning and OCP amendment for land located at the entry to Britannia Beach North at Copper Drive and Highway 99, across from the B.C. Mining Museum. The application proposes 87 residential units as well as 573 m<sup>2</sup> (6,172 sq.ft.) of new commercial space.

The application proposes to preserve 12 of the “heritage” buildings on the site. These existing buildings will need to be moved from their current locations and as part of the development; they will be re-sited on the property.

At the March 28, 2018 Board meeting, the SLRD Board gave first reading to Bylaws 1555-2018 and 1556-2018 and authorized the referral process to provincial agencies, the Squamish First Nation and the District of Squamish, by virtue of the following resolutions:

1. *THAT Bylaw No. 1555-2018, cited as “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018” be introduced and read a first time;*
2. *THAT Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be introduced and read a first time;*
3. *THAT Bylaws No. 1555-2018 and 1556-2018 be referred to the Ministry of Environment, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, the Ministry of Transportation and Infrastructure, the Ministry of Environment (specifically to the Director, Environmental Management Act), Vancouver Coastal Health, the Squamish Nation and the District of Squamish for input;*
4. *THAT adoption of Bylaw No. 1556-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018” be subject to the following conditions:*
  - 1) *Approval of the proposed flood and debris control regime by the SLRD Board as supported by the SLRD Director of Engineering and the establishment of a new service area for cost recovery of the related operations and maintenance costs (notwithstanding the SLRD’s Natural Hazards Policy);*

- 2) *Determination of who the participants of the above service area will be and the determination of the format for obtaining electorate consent;*
- 3) *Consideration of a one-time contribution from the developer of \$285,000 to be placed into the reserve and used to repair/replace the debris net should a 1 in 50 year event occur before the fund has had time to adequately grow;*
- 4) *Approval of an operations and maintenance manual and an agreement about maintenance responsibilities regarding the proposed flood and debris control regime/net by the SLRD Board of Directors;*
- 5) *Provision of a Section 219 covenant stating that the development is “safe for the use intended” and setting out building flood proofing measures as described in the “draft report, Operations and Maintenance Manual - Britannia Creek Flood Protection Works” prepared by KWL Consulting Engineers, dated February 22, 2018;*
- 6) *Approval of the proposed water supply, construction of an additional cell at the Britannia Beach lower reservoir at the developer’s cost and provision of acceptable security for the construction of an additional cell at the Britannia Beach lower reservoir to the satisfaction of the SLRD Director of Engineering;*
- 7) *Authorization to proceed by the Director, Environmental Management Act at the Ministry of Environment with respect to the Contaminated Sites Regulation;*
- 8) *Adoption of Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018;*
- 9) *Approval of the Heritage Revitalization Agreement and statements of significance with respect to the existing structures to be maintained on the property;*
- 10) *Approval of the sale of relevant Crown land (Parcel A, Plan BCP 7077, DL 891, Group 1, NWD, PID 025-820-141) to Britannia Oceanfront Developments Corporation; and*
- 11) *Provision of a report prepared by a Professional Engineer, noting that the land will be “safe for use intended” to the satisfaction of the SLRD Director of Engineering.*

The requirements outlined in Resolution #4 from the March 28 meeting above are being addressed. The requirements #4(1-3) are the subject of a separate report to the Board on the May 23, 2018 agenda.

The March 28, 2018 report to the Board is available here (starting on page 784):  
<https://slrd.civicweb.net/document/98004/Squamish->

[Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=7C9D20A2E2D74F1D88E3B7E313FDA955](https://sldr.civicweb.net/document/89561/Squamish-Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=7C9D20A2E2D74F1D88E3B7E313FDA955)

The SLRD staff report brought to the June 28, 2017 Board meeting which provides details about the BODC project is available here (starting on page 268):

<https://sldr.civicweb.net/document/89561/Squamish-Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=6E837EFCAD1544E9A4E8FF3C55570CC5>

**ANALYSIS:**

**Referral Process Summary**

<b>ORGANIZATION REFERRED</b>	<b>REFERRAL RESPONSE</b>	<b>SLRD STAFF RESPONSE</b>
District of Squamish	“The District of Squamish has no concerns with the proposed amendments and the proposed development at Britannia Beach North. The District is particularly supportive of the proposed retention of the heritage buildings onsite, enhancement of the bus transit infrastructure, as well as inclusion of affordable rental housing as part of this project.”	No bylaw changes are required as a result of this referral response.
Ministry of Environment	N/A	Staff sent the site profile from the application to the Ministry in March 2017 and the MOE responded in April 2017. The MOE’s response forms the basis for Condition 4(7) in the Board resolution from March 2018
Squamish Nation	No response	Any comments received past the referral deadline will be presented to the Board verbally.

<p>Ministry of Transportation and Infrastructure</p>	<p>No response</p>	<p>Any comments received past the referral deadline will be presented to the Board verbally.</p>
<p>Vancouver Coastal Health Authority (VCHA)</p>	<p>Aside from the water supply capacity, the VCHA noted the following:</p> <ol style="list-style-type: none"> <li>1. A Construction Permit application is required for the expansion of the reservoir, as well as the interconnection to the Britannia Beach water distribution system. The increased flow rate should also be reviewed relative to the CT values for adequate chlorine disinfection. Please NB we do not review the construction drawings for systems within systems such as strata. These are left to the design engineer to follow good engineering practice, however cross connection control measures should be encouraged.</li> <li>2. VCH would need to separately approve individual commercial facilities that provide food sales or services, personal service establishments, as well as child day care facilities.</li> </ol>	<p>SLRD staff are supportive of these comments.</p>
<p>Ministry of Forests, Lands and Natural Resource Operations</p>	<p>“FLNRORD has received the BODC’s application to purchase the land and are currently reviewing the application.” - From Licenced Land and Resource Planning Specialist</p> <p>“From a forestry perspective, the Sea to Sky Natural Resource District of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development has no concerns.” – From Senior Licenced Authorizations Officer</p>	<p>No bylaw changes are required as a result of this referral response</p>
<p>BC Transit</p>	<p>BC Transit noted that future BC Transit service to this area is likely to be regional in nature, with the</p>	<p>SLRD has raised BC Transit’s comments with BODC who has now committed to</p>

	<p>primary goal of connecting communities to and from Vancouver. The development of highway stops with pedestrian infrastructure would increase the likelihood of effective regional transit service being provided to the Britannia Beach area in the future. BC Transit would like to see the sidewalk extended to the highway in order to connect with a future regional bus stop. They discussed the need for a Type 4 (a typical Highway standard bus shelter with lighting) bus shelter within the Highway 99 right of way and suggested that the SLRD seek funding for this shelter from the developer to go towards a future shelter. Type 4 shelters cost roughly \$28,218 for the basic model. Lighting, installation costs and site preparation costs are additional and BC Transit notes that they can contribute additional funding through their “minor betterment fund.”</p>	<p>contributing a letter of credit for \$28,000 toward a Type 4 bus shelter along the MOTI right of way on Copper Drive. They have also agreed to extend the walking path to the highway in order to connect with the future bus shelter at the Highway 99 right of way. This bus shelter will replace the bus shelter that was previously proposed along the Copper Drive right of way.</p> <p>BODC has already provided space for 3 tour buses to park within the proposed village area. These lay bys would primarily serve tour buses.</p> <p>As a result of the BC Transit request for a bus shelter, it is recommended that Schedule B9 section H of the proposed CC2 zone be revised to require the provision of a letter of credit for \$28,000 which is equivalent to the basic anticipated costs to construct a Type 4 bus shelter within the MOTI right of way, assuming that BC Transit will pay for any additional costs through their minor betterment fund.</p> <p>It is also recommended that Schedule B8 of the proposed CC2 zone be revised to show the pathway extended all of the way to Highway 99.</p>
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### **Clarification of issues raised at the March 28, 2018 Board meeting**

When this project was presented to the Board at the March 28, 2018 Board meeting, there were a number of issues raised. The applicant has requested that these issues be more fully addressed in order to ensure that these matters are properly concluded. These issues are itemized as follows:

**Parking:** There were some concerns raised about whether the parking proposed at the site would be adequate. It should be reiterated that the project was reviewed by the applicant's transportation engineers (Bunt Engineering "Bunt"). It is clear that the residential component of the project will be adequately provided for in terms of parking. SLRD staff hired their own transportation engineering consultant (Creative Transportation Solutions "CTS") to do a peer review of the project with respect to the commercial parking allocations. CTS determined that the commercial parking allocations would be sufficient and recommended that the SLRD support the proposal. As noted by CTS: *"Using the Bunt parking memo, for the commercial retail uses, they anticipate a demand of 112 parking stalls. Adding the parking requirement for the Community Hall (21 stalls), yields a total of 133 parking stalls for the commercial/retail component of the development. The residential component requires 169 stalls. The grand total is 302 parking stalls required. Using a marked up site plan dated February 2018 there are 21 stalls for the rentals, 125 stalls for the commercial/retail, and 161 stalls for the residential (107 in garage + 54 surface stalls). This yields a total of 307 parking stalls."*

**Short term rentals:** The applicant (BODC) provided correspondence to the SLRD on March 29, 2018 to reiterate that there is no intention to rent units on a short term rentals basis. This use will be prohibited by zoning and the applicant also intends to prohibit this use through their disclosure statement and strata bylaws. Any violations of these rules could be enforced by either the strata or the SLRD.

**Heritage preservation:** In their correspondence to the SLRD on March 29, 2018, the BODC reiterated that there is merit in preserving many of the heritage buildings on the site and they noted that this kind of construction is more costly and challenging than building new. The BODC sees the preservation of the townsite structures as a form of amenity.

### **Bylaw changes required as a result of the referral process:**

As a result of the BC Transit request for a bus shelter, it is recommended that Schedule B9 section H of the proposed CC2 zone included in the Zoning Amendment Bylaw No. 1556-2018 be amended to require the provision of a letter of credit for \$28,000 which is equivalent to approximately 50% of the anticipated costs to construct a Type 4 bus shelter within the MOTI right of way. It is also recommended that Schedules B8 and B9 of the proposed CC2 zone be

revised to show the pathway extended all of the way to Highway 99. These changes have been highlighted on the attached Bylaw No. 1556-2018

No changes are required for the OCP Amendment Bylaw No. 1555-2018.

### **Next Steps**

A public hearing will be scheduled for the Britannia Beach Community Centre in order to present Bylaws 1555-2018 and 1556-2018 to the community.

### **OPTIONS:**

**Option 1 (preferred option):** Give Bylaw 1555-2018 second reading and give Bylaw 1556-2018 second reading (as amended to reflect the bus shelter and walking path extension) and schedule a public hearing.

**Option 2:** Do not give Bylaw 1555-2018 second reading and give Bylaw 1556-2018 second reading (as amended) and schedule a public hearing and instead make changes to the Bylaws.

**Option 3:** Other, as per Board request.

### **Attachments:**

1. Location Map
2. Proposed Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018
3. Proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2015, Amendment Bylaw No. 1556-2018 (with amendments highlighted)

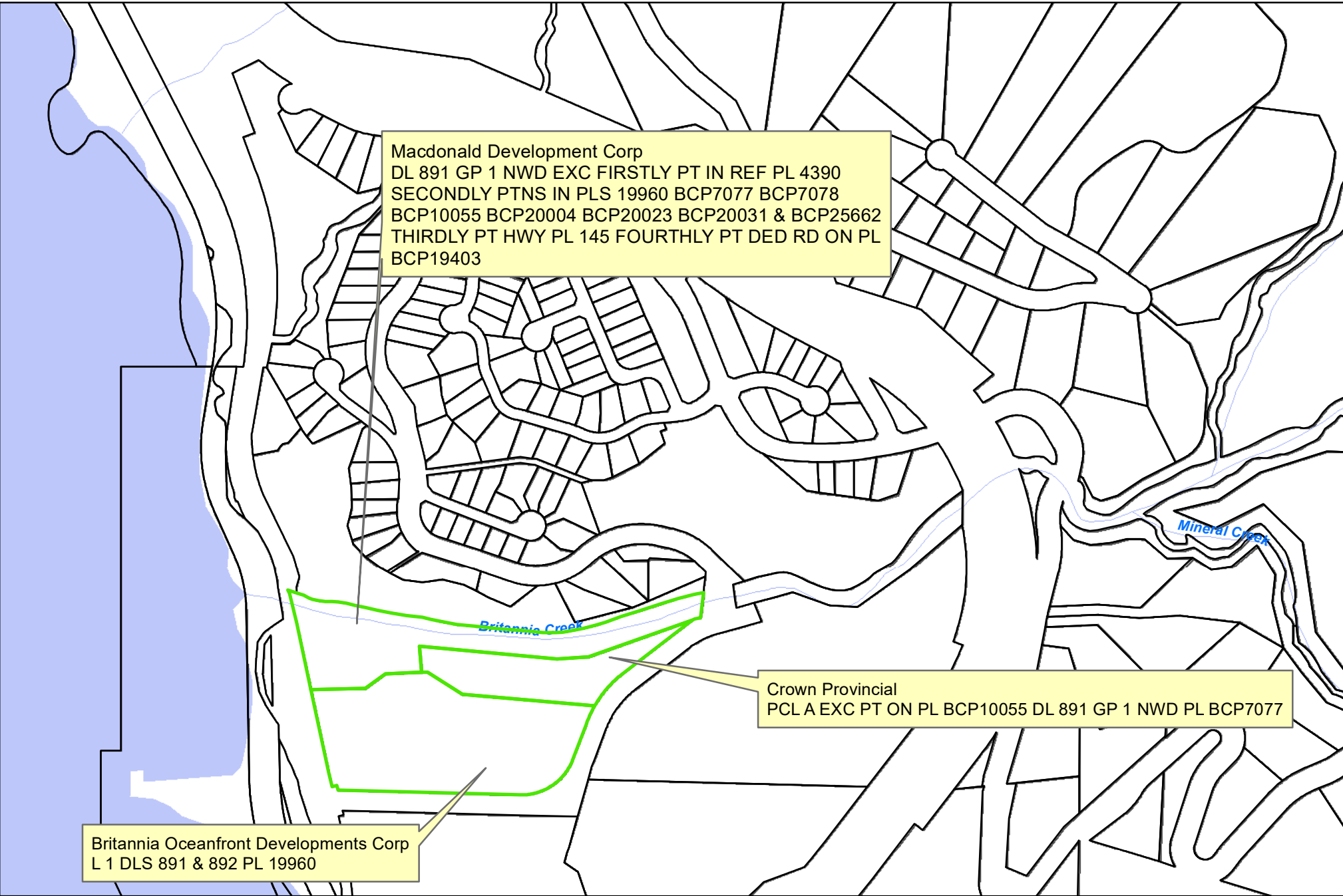
Submitted by: K. Needham, Director of Planning and Development Services  
Reviewed by: L. Flynn, Chief Administrative Officer



Macdonald Development Corp  
DL 891 GP 1 NWD EXC FIRSTLY PT IN REF PL 4390  
SECONDLY PTNS IN PLS 19960 BCP7077 BCP7078  
BCP10055 BCP20004 BCP20023 BCP20031 & BCP25662  
THIRDLY PT HWY PL 145 FOURTHLY PT DED RD ON PL  
BCP19403

Crown Provincial  
PCL A EXC PT ON PL BCP10055 DL 891 GP 1 NWD PL BCP7077

Britannia Oceanfront Developments Corp  
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### Britannia Beach

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013,  
AMENDMENT BYLAW NO. 1555-2018**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Electoral Area D Official Community Plan Bylaw No. 1135-2013 to enable development at Britannia Beach;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018”.
2. The Electoral Area D Official Community Plan Bylaw No. 1135-2013, Schedule A is amended as follows:
  - (1) This bylaw is to be added to the Summary of Bylaw Amendments Table.
  - (2) Official Community Plan Schedule C Map 1A “Howe Sound East Sub-Area” is amended to redesignate the property in Britannia Beach “Flood Protection” and “Open Space” to “Tourist Commercial” and “Park” and “Mixed Residential” as outlined on Schedule A to this bylaw.

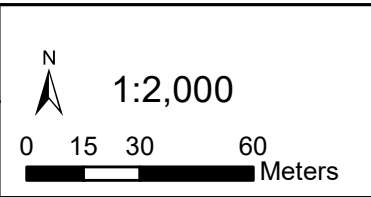
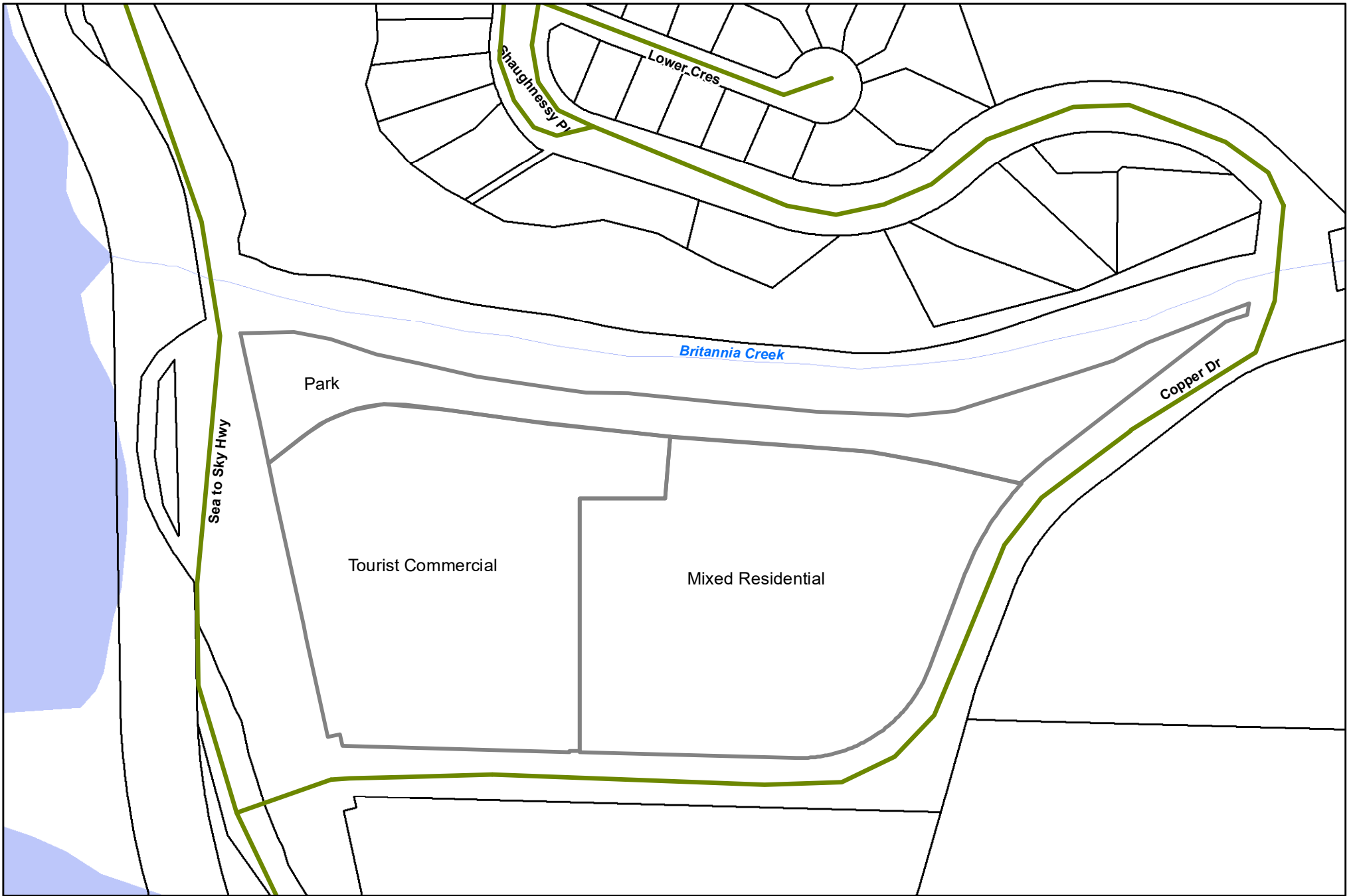
READ A FIRST TIME this	28 <sup>th</sup> day of	March, 2018
READ A SECOND TIME this	23 <sup>rd</sup> day of	May, 2018
PUBLIC HEARING HELD on	day of	, 2018
READ A THIRD TIME this	day of	, 2018
ADOPTED this	day of	, 2018

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Jack Crompton  
Chair

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Kristen Clark  
Corporate Officer



Schedule A to "Electoral Area D Official Community Plan Bylaw No. 1135-2013,  
Amendment Bylaw No. 1555-2018"

Revision to Schedule C  
Map 1A "Howe Sound East Sub Area"



**SQUAMISH-LILLOOET REGIONAL DISTRICT**  
**SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D ZONING BYLAW NO.**  
**1350-2016, AMENDMENT BYLAW NO. 1556-2018**

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

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018”.
2. This bylaw is to be added to the Table of Bylaw Amendments.
3. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule A is amended as follows:
  - (1) The Table of Contents is amended by inserting the following:

SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE

and the page numbering is reordered as required.
  - (2) Section 1 “DEFINITIONS” is amended by inserting the following definition after Village Commercial Use (Porteau Cove):

VILLAGE COMMERCIAL USE (BRITANNIA OCEANFRONT) means a use that includes but is not limited to *retail, restaurant, personal service establishment, neighbourhood pub*, brewery, distillery, *office*, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, *health enhancement centre, day nursery*, and similar uses that serve the needs of the Britannia Beach community and the travelling public, specifically excluding drive-through restaurants, adult entertainment, casino or other gambling use.
  - (3) Section 3 is amended by adding the zone “CD2” and “Britannia Oceanfront Comprehensive Development” to Column I and Column II respectively after the zone classification “CD1”.
  - (4) Schedule B “Appendices” is amended by adding:

Schedule B6 - Britannia Oceanfront Zoning Areas Map  
Schedule B7- Britannia Oceanfront Development Plan  
Schedule B8 - Britannia Oceanfront Parks, Trails and Community Use Areas  
Schedule B9 - Britannia Oceanfront Park and Trail Improvements & Amenities Table, all as attached to this bylaw.
  - (5) SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE is inserted after the CD1 – PORTEAU COVE COMPREHENSIVE DEVELOPMENT 1 ZONE as follows:

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## SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE

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### Intent

16.2.1 This zone is intended to provide for a mix of small scale commercial uses, residential uses, community uses, parks, open space and a creekside trail based on a comprehensive plan in conformity with the Electoral Area D Official Community Plan policies and guidelines.

### Areas with the CD2 zone

16.2.2 Pursuant to Section 479 of the *Local Government Act* the Britannia Oceanfront Comprehensive Development (CD2) Zone is comprised of the following Areas shown on Schedule B6 (Britannia Oceanfront Zoning Areas Map).

### Permitted Uses

16.2.3 In the CD2 Zone, the *use of land, buildings and structures* is restricted to:

- .1 Within the Park and Community Use Area (P1)
  - (a) Park
  - (b) Playground
  - (c) Community Garden
  - (d) Trail
  - (e) *Assembly Use*
  - (f) Community facilities
  
- .2 Within the Village Commercial Area (C1)
  - (a) *Village Commercial Use (Britannia Oceanfront)*
  - (b) *Apartment*
  - (c) *Assembly Use*
  
- .3 Within the Residential One Area (R1)
  - (a) *Townhouse*
  - (b) *Apartment*
  - (c) *Home office*

### Regulations

16.2.4 The following documents relate to the Britannia Oceanfront CD2 Zone and are attached to Schedule B of this Bylaw:

- Schedule B6: Britannia Oceanfront CD2 Zoning Areas Map (showing the P1, C1 and R1 areas)
- Schedule B7: Britannia Oceanfront Development Plan
- Schedule B8: Britannia Oceanfront Parks, Trails and Community Use Areas
- Schedule B9: Britannia Oceanfront Park and Trail Improvements & Amenities

.1 On a parcel located in the CD2 Zone, no *use, building* or *structure* shall be constructed unless the use of the land and construction and use of *buildings* and *structures* occurs within and conforms to the uses permitted in the areas identified on Schedules B6.

#### Minimum Site Area

16.2.5 The minimum *parcel area* for new subdivisions in the CD2 zone shall be as follows:

- .1 Residential (R1) - 1.5 hectares
- .2 Commercial (C1) – 1.4 hectares

#### Standards

16.2.6

- .1 In the Village Commercial Area a residential occupancy may be combined with a commercial occupancy in the same premises as long as the residential use is not located on the ground level.
- .2 A maximum of 800 m<sup>2</sup> of *gross floor area* for a single mixed pharmacy and grocery store use is permitted within the Village Commercial Area.
- .3 A maximum of one *neighbourhood pub* is permitted in the Village Commercial Area, with a maximum person capacity of 150 persons.

#### Density of Development in the CD2 Zone

16.2.7.1 Subject to s.16.2.8.2, a maximum of 73 *dwelling units* shall be permitted in the R1 Area of the CD2 zone, and a maximum 14 *dwelling units* shall be permitted in the C1 Area of the CD2 zone, to be developed generally in accordance with the development plan shown on Schedule B7, with parks, trails and amenities generally as per Schedules B8 and B9.

#### Conditions Relating to the Provision of Amenities

- 16.2.8.1 The maximum permitted residential density for all lands zoned CD2 is 1 *dwelling unit* per 5 hectares.
- .2 Despite section 16.2.8.1 the maximum permitted residential density in the CD2 zone may be increased to a maximum of 87 *dwelling units* if all of the following community amenities are provided prior to application for building permits:
    - i) the registration of a right-of-way agreement in favour of the *Squamish-Lillooet Regional District* to secure public use of the creekside trail as shown on Schedule B7;
    - ii) the registration of a right-of-way in favour of the *Squamish-Lillooet Regional District* to secure public use of a site for a yard waste bin and associated *parking area* and access, generally as shown on Schedule B7;
    - iii) the registration of a covenant pursuant to Section 219 of the *Land Title Act* on a minimum of 14 *dwelling units*, setting rental restrictions as follows:
      - i. limiting the rental prices to a price per square metre that is 80% of the average market rental rates in the Squamish area (based on

- the most recently available BC Stats Rental Market Survey data), and;
  - ii. on a minimum of 6 of those *dwelling units*, setting rental restrictions to limit those rentals to those people who are employed in the Britannia Beach area.
  - iv) the registration of a covenant pursuant to Section 219 of the *Land Title Act* establishing rental, use and ongoing maintenance obligations for the *day nursery*, *health enhancement centre* and community hall as follows:
    - i. requiring a 99 year lease be granted to the Britannia Beach Community Association or its successor entity, and;
    - ii. limiting the rental rate of the *day nursery* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor, and;
    - iii. limiting the rental rate of the *health enhancement centre* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor;
  - v) construction of the flood protection works as set out in a Section 219 covenant registered against the property and the provision of a financial security in a form typically acceptable to the Squamish-Lillooet Regional District in the amount of 135% of cost estimates for such works; and
  - vi) where all statutory rights of way and covenants referred to in subparagraphs (i) to (iv) are granted in favour of the *Squamish-Lillooet Regional District* for consideration of \$10.00, and registered as a first charge against the title to the land with priority over all other charges and encumbrances of a financial nature.
- .3 The lands in the CD2 zone must not be subdivided, except so as to consolidate the lands into a single *parcel*, unless the density permitted under section 16.2.8.1, and the obligations related to that density in relation to the provision of amenities, are allocated among the *parcels* being created in a manner satisfactory to the *Squamish-Lillooet Regional District*, by means of an amendment of this bylaw or a covenant registered under Section 219 of the *Land Title Act* against the parcels being created, in priority to all charges of a financial nature for consideration of \$10.00, or other means satisfactory to the *Squamish-Lillooet Regional District*.

Siting, Maximum Gross Floor Area, Parcel Coverage and Height Regulations

16.2.9 No principal *building* or *structure* shall exceed the maximum building footprint, building height or building *setbacks* indicated in this section, except where exempted under section 16.2.9.1 or where otherwise modified through a Development Permit.

- .1 Except as otherwise provided in this bylaw, the standards in the following table apply:

Matter to be Regulated	Townhouse Dwelling Units	Apartment Dwelling Units	Village Commercial Space (includes all commercial space, daycare, fitness centre and community hall)
Maximum Building Footprint in the C1 Area	N/A	N/A	500 m <sup>2</sup>
Maximum Number of <i>dwelling units</i> in the C1 Area	N/A	14	N/A
Maximum Number of <i>dwelling units</i> in the R1 Area	73	N/A	N/A
Maximum total <i>gross floor area</i> in the CD2 zone (C1 Area)	N/A	950 m <sup>2</sup>	3,500 m <sup>2</sup>
Maximum total <i>gross floor area</i> in the CD2 zone (R1 Area)	11,600 m <sup>2</sup>	N/A	N/A
Maximum Building <i>Height</i>	13.0 m	13.0 m	13.0 m
<i>Exterior parcel line setback</i>	3.0 m	3.0 m	3.0 m
Minimum length of a residential driveway apron	5.0 m	N/A	N/A

- .2 Despite any regulations contained in Section 4.8.9 of this Bylaw, unenclosed *balconies*, verandas, porches, patios, or decks not exceeding 10% of the allowable *gross floor area* shall be excluded from the calculation of *gross floor area* for *townhouses* and *apartments*.

#### Parking and Loading

- 16.2.10 Motor vehicle and bicycle parking shall comply with the requirements of Schedule A Section 5 of this bylaw.



4. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 mapping is amended as follows:

The land outlined on the map on Schedule A to this bylaw and legally described as “PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; PART DEDICATED ROAD ON PLAN BCP19403 AND, PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077” is rezoned from RR3 (Rural Resource 3 Zone) to CD2 (Britannia Oceanfront Comprehensive Development 2 Zone) and the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No.1350-2016 mapping shown on Schedule B1 is updated to reflect this zoning change.

READ A FIRST TIME this 28<sup>th</sup> day of March, 2018

READ A SECOND TIME this 23<sup>rd</sup> day of May , 2018

PUBLIC HEARING HELD on day of , 2018

READ A THIRD TIME this day of , 2018

PER s.52 (3)(a) of the *Transportation Act*,  
 APPROVED by the  
 MINISTRY OF TRANSPORTATION  
 AND INFRASTRUCTURE this day of , 2018

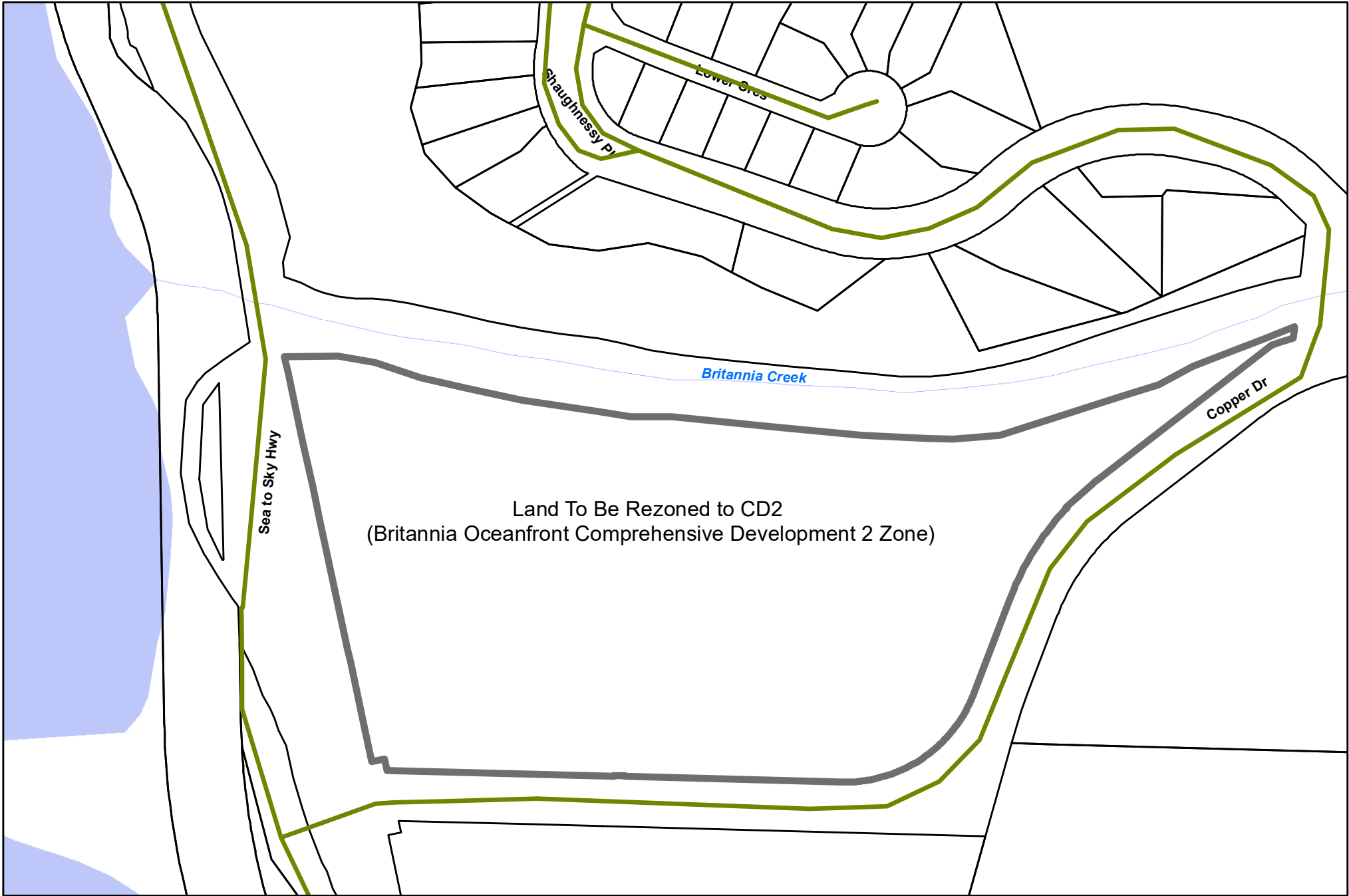
ADOPTED this day of , 2018

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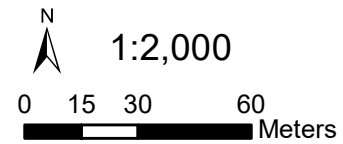
Jack Crompton  
 Chair

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Kristen Clark  
 Corporate Officer



Land To Be Rezoned to CD2  
(Britannia Oceanfront Comprehensive Development 2 Zone)



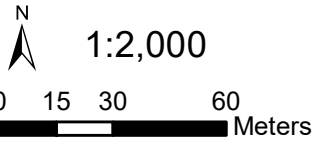
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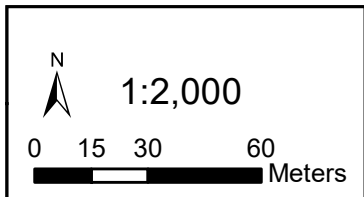
Schedule A  
"Squamish-Lillooet Regional District Electoral Area D  
Zoning Bylaw No. 1350-2016 Amendment Bylaw No. 1556-2018"



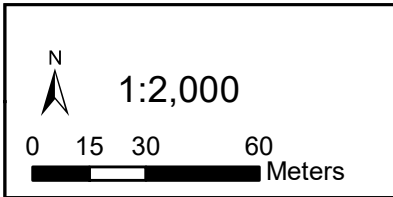


Schedule B6 - Britannia Oceanfront Zoning Areas Map - CD2 Zone





Schedule B7 - Britannia Oceanfront Development Plan



Schedule B8 - Britannia Oceanfront Parks, Trails and Community Use Areas

## SCHEDULE B9 – BRITANNIA OCEANFRONT PARK AND TRAIL IMPROVEMENTS & AMENITIES

<b>Park</b>	<b>Program/Uses</b>	<b>Minimum Size</b>
A. <i>Creekside Trail</i>	<ul style="list-style-type: none"> <li>▪ A 3 metre wide linear trail that runs along Britannia Creek from the Highway 99 Bridge to Copper Drive, approximately 350 meters in length. Crushed gravel surface shall be constructed to SLRD trail standards. Retain existing asphalt where applicable.</li> </ul>	3 m wide x 350 m long ~1,050 m <sup>2</sup>
B. <i>Bridge Park</i>	<ul style="list-style-type: none"> <li>▪ Primarily a day use passive recreation park with open views to the ocean with crushed gravel and lawn areas.</li> <li>▪ Off leash dog area</li> <li>▪ Picnic tables, benches and trash receptacles</li> <li>▪ Power and water service, low level lighting</li> <li>▪ New tree and shrub plantings</li> <li>▪ A crushed gravel surface</li> </ul>	725 m <sup>2</sup>
C. <i>Children's Playground</i>	<p>A day use, active and passive recreation park</p> <ul style="list-style-type: none"> <li>▪ Neighbourhood Children's playground structure</li> <li>▪ Natural Areas</li> <li>▪ Trail Connections</li> <li>▪ Interpretive Signage</li> <li>▪ Benches and trash receptacles</li> </ul>	620 m <sup>2</sup>
D. <i>Community Garden</i>	<ul style="list-style-type: none"> <li>▪ An active garden area with a small (2.25m X 3m) garden shed for storage of equipment</li> <li>▪ Minimum of 35 garden plots (1.2m X 2.7m) with 40 cm of topsoil in each</li> <li>▪ Fencing for protection from animals</li> <li>▪ Water service to be provided</li> </ul>	575 m <sup>2</sup>
E. <i>Community Hall</i>	<ul style="list-style-type: none"> <li>▪ Multipurpose meeting room with a capacity of ~125 people</li> <li>▪ Available for community gatherings</li> <li>▪ Facilities for reheating prepared foods for lounge and multipurpose room activities</li> <li>▪ Wheelchair accessible</li> <li>▪ Washroom facilities</li> </ul>	216 m <sup>2</sup>
F. <i>Health Enhancement Facility</i>	<ul style="list-style-type: none"> <li>▪ Multipurpose area that can be used for physical activities such as personal training, yoga and stretching</li> <li>▪ Men and women's change rooms</li> <li>▪ Washrooms</li> </ul>	182 m <sup>2</sup>
G. <i>Daycare Building</i>	<ul style="list-style-type: none"> <li>▪ A children's daycare with capacity for a minimum of 20 children</li> <li>▪ Outdoor play area to Provincial standards</li> </ul>	182 m <sup>2</sup>
H. <i>Village Bus lay by and Bus shelter</i>	<ul style="list-style-type: none"> <li>▪ Provision of a letter of credit in the amount of \$28,000 toward a BC Transit Type 4 bus shelter in the Hwy 99 right of way.</li> </ul>	
I. <i>Copper Drive Walking path</i>	<ul style="list-style-type: none"> <li>▪ A concrete walking path along the Copper Drive frontage (1.5 m width) for 200 m, and a gravel walking path connecting to Hwy 99</li> </ul>	~325 m long
J. <i>Memorial Park</i>	<ul style="list-style-type: none"> <li>▪ Contemplative park space, incorporating the existing monument in a quadrangle to reflect a more formal composition.</li> <li>▪ Both hard and soft landscaping elements referencing English cottage gardens.</li> </ul>	170 m <sup>2</sup>
K. <i>Yard waste bin</i>	<ul style="list-style-type: none"> <li>▪ A 50m<sup>2</sup> site for the location of a yard waste bin with 2 parking spaces and a loading area.</li> </ul>	50 m <sup>2</sup>