

#SQUAMISH 2040

Your Future. Your Plan. Our Squamish.

Official Community Plan Update

SQUAMISH 2040 OCP DISCUSSION DRAFT

May 2017

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Part 2 PEOPLE + PLACE

Part 3 OBJECTIVES + POLICIES

Part 4 LAND USE + DEVELOPMENT

Part 5 DEVELOPMENT PERMIT
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Get involved with the progression of the plan @ squamish.ca/OCP



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Acknowledgements

This OCP Discussion Draft is a work in progress. It represents extensive efforts and ongoing contributions by Squamish stakeholders through Phases 1+2 of the Squamish2040 OCP engagement process, including residents, landowners, local businesses and community and service organizations, advisory committees, as well as Squamish Nation and government agencies. By no means does it represent a complete *Official Community Plan* document, but rather presents draft core policy content for discussion, along with companion OCP Schedules and mapping that support the OCP objectives and policies contained herein.

Special thanks are extended to municipal staff, consultants and community subject matter experts assisting in preparation of OCP backgrounder documents, policy briefings and early discussion guides leading up to this Discussion Draft. Also sincere thanks to members of the OCP Community Advisory Committee, who have provided invaluable, constructive input and guidance to date for both early and ongoing engagement efforts and core plan content. And to those whom have yet to formally participate thus far: this is an invitation to engage with us in Phase 3 and tell us whether we're on the right track for Squamish2040: Your Future, Your Plan, Our Squamish.

Part 1: Foundations

1. OCP Fundamentals

1.1 Purpose

What is an OCP?

The Squamish Official Community Plan (OCP) is the community's long-range plan to guide the continued evolution of Squamish over the next 25 years. The OCP informs decisions on planning and land use management and the provision of services in the community.

Why is it important?

This OCP reflects the community's values and priorities through its Vision, and presents community-wide Goals, Objectives, key Policies and Guidelines to achieve the Vision. The Plan addresses the 'big picture' for Squamish, and assists in managing change and reconciling the community's many diverse interests. The OCP also offers greater certainty for residents, land owners, governments, agencies, community groups and investors about the direction and coordination of future growth of Squamish.

1.2 Plan Administration + Scope

How does the Plan Work? Who uses it and how?

Squamish2040 is a legally required OCP bylaw, prepared in compliance with the *Local Government Act*. The Act gives municipalities the authority to adopt an OCP bylaw and stipulates what must or may be included in the Plan. An OCP must include land use statements and designations for the amount and location of residential, commercial, industrial, institutional, agricultural, parks and recreation and public utility uses, as well as policies for the provision of affordable, rental and special needs housing and targets and actions for the reduction of greenhouse gas emissions. Other policies respecting a broad range of topics including the natural environment, transportation, and social services are included.

Use + Implementation. The OCP is used by many: District Council and staff consider and apply OCP directions and policies to a wide range of municipal decisions (such as budgeting, servicing, capital projects, and in the review of land use and development proposals); the OCP informs citizens', landowners' and business' property and investment decisions; school districts, agencies and community organizations rely on the OCP to guide facility planning, program and service delivery.

The OCP is implemented by the District through ongoing planning, decision-making, on-the-ground action and partnerships. Its implementation also relies on annual strategic planning and resourcing, monitoring and reporting on progress. Once adopted, all actions, enacted bylaws

and works by District Council must be consistent with the OCP. The OCP bylaw, however, does not commit Council, nor local or regional partners, to proceed with specific projects identified in the Plan. The OCP cannot and does not represent any commitments from First Nations, other governments, agencies, or organizations to act according to community objectives or policies.

Plan Amendments. As a ‘living plan’, the OCP is reviewed and updated at least every five years. Council may also authorize periodic OCP updates to proactively adapt to or respond to changes in community context or local, regional and global trends or opportunities. Both minor and major Plan amendments are subject to a formal Council review and approvals process which includes public consultation, a public hearing and necessary notifications.

Application + Scope. The OCP applies to the entire District of Squamish, with the exception of Squamish Nation Reserve Lands, which are governed by the Squamish Nation. Land use decisions concerning fee simple lands owned by the Squamish Nation within municipal boundaries will be informed by the OCP, intergovernmental agreements as well as municipal legislation such as the Community Charter and Local Government Act. OCP scope in relation to federal and provincial lands and authorities is discussed in Section 7.

1.3 Squamish2040 Update + Engagement Process

This OCP update represents an extensive effort over (24)___ months to engage the community to revisit and collectively shape the community plan for Squamish in 2040. Hundreds of participants, individuals— including children, youth, and elders, community organizations, Squamish Nation, governments, agencies and partners, have participated in its development across four distinct phases. Engagement activities, such as public workshops, citizen led “OCPizza Party” group discussions, online questionnaires and mobile outreach sought to involve and consult the community on important topics and decisions to guide a shared future for Squamish.



In Phase 1 of the OCP update, the community shared what it values most about Squamish, including visions and priorities for the future. Phase 2 of the OCP update invited the community to dive deeper into emerging policy directions based on inputs from Phase 1, informed by the many plans, strategies and initiatives undertaken by the District in the past 5 years. Phases 3

and 4 ask(ed) the community to review a Discussion Draft to affirm the Vision, Goals, Objectives and Policies, prior to its refinement and finalization.

The Squamish2040 OCP update process (ongoing) and community engagement summaries for each phase are included in Appendix II.

1.4 Community Planning Issues + Key Drivers

Squamish2040 plan policies respond to and address major trends, issues that have surfaced through the community engagement process and key drivers, including:

- **Rapid Growth:** As a fast-growing community with shifting demographics, carefully managed growth is essential to avoid sprawl and environmental degradation, plan for efficient infrastructure and create complete, connected neighbourhoods where people can live, work, play and shop. Between 2011 and 2016, the population grew by 13.7% to 19,512, ranking in the top 25 of Canadian communities over 5,000. The bulk of housing growth in the region between 2016 and 2036 is expected to occur in Squamish and the community is also expected to continue to capture a greater proportion of children and families in the corridor.
- **Housing Affordability and Supply:** Strong growth and rising housing prices in neighbouring regions are putting pressure on the Squamish housing market. Housing is increasingly unaffordable for many local residents. Residents are concerned about being able to afford or find suitable housing in order to stay in the community. Affordable housing supply is also a key factor for employers to attract and retain a skilled local workforce.
- **Economy and Local Jobs:** Local jobs and business opportunities are needed to support a diversified and sustainable economy and improve the quality of life for all. This requires preservation of critical employment lands, promoting business retention, growth and innovation, and focusing on local skill development as well as labour and infrastructure needs. This will increase local employment opportunities and job participation rates so that Squamish is more than just a bedroom community.
- **Local and Regional Transportation:** People need safe and accessible ways to get around Squamish and to neighbouring communities. Better options for walking, cycling and transit will help to reduce the need for single occupancy vehicles and support a more affordable and active community.
- **Environmental Protection:** Squamish's natural environment is the backbone of the community: it provides habitat for fish and wildlife, plants and ecological communities and valuable ecosystem services, and it supports residents' health and well-being, as well as recreation and tourism activities vital to the Squamish economy and brand. As Squamish grows, so too does pressure on natural

environments within and surrounding the community. Growth must be managed to avoid (firstly) or minimize impacts to the natural environment and to enhance natural areas wherever possible.

- **Community Health and Well-being:** More than 60% of our health is determined by where we live, work, learn and play. How Squamish is planned and grows has a significant impact on the health of citizens and generations to come. Although Squamish is very physically active, it is still highly auto dependent, impacting health in areas from air quality, sedentary behaviours leading to chronic illnesses and even mental health. Healthy built environments that promote active travel and play and connected accessible neighbourhoods are needed to support social, physical, and mental well-being at all ages and stages of life. We need to make sure basic needs are met, from nutrition, housing, sufficient income, health and support services, public health and safety, as well as social connections supporting community cohesion and resiliency.

To achieve the Goals, Objectives and targeted outcomes for Squamish2040, a greater focus and attention is placed on achieving a better balance of local jobs and affordable housing, maintaining adequate employment lands, managing growth pressures for local lands in the face of hazards and a changing climate, protecting environmentally valuable resources, as well as community health, equity, social sustainability, food systems, active transportation and mobility, and emergency management and preparedness.

1.5 OCP Organization

Squamish2040 is presented in six parts.

Part 1 establishes a foundation for the plan by charting the community's Vision, outlining the District's Mission and core Goals for a shared vibrant and sustainable future.

Part 2 presents a community snapshot—including the important relationships and shared interests the community has with local First Nations, regional, provincial and federal governments, agencies, organizations, institutions and businesses. It also presents a framework for community engagement and participation for meaningful and informed decision making.

Part 3 identifies long-term Objectives and Policies to achieve the Vision and Goals in specific plan areas.

Part 4 presents legislative designations for land use, development approval information areas and temporary use permit policies to guide land use activities within Squamish and clarify development information requirements for municipal review.

Part 5 presents *Development Permit Area* designations, schedules and associated guidelines for protection of the natural environment, or from hazards such as flood, debris and steep slopes, as well as form and character guidelines for multi-unit and intensive residential, commercial, institutional and industrial activities.

Part 6 describes Plan Implementation and the connections between this document and other key municipal regulations, guidelines, and plans. It describes how the District will measure the progress and performance against Plan objectives and targets using community indicators.

1.6 Plan Structure + Function

Squamish2040 presents a community Vision and District Mission, together with a suite of Goals, Objectives, Policies and Guidelines for guiding and directing the growth and evolution of the community. Their purpose and function are described below:

Vision. The overarching aspiration for the future state of the community, what we want to achieve by 2040. The vision represents community input collected and compiled through participation in the OCP update.

Mission. A statement outlining the District's purpose, mandate and local government role in the community. The mission identifies what the municipality is working towards achieving at this time.

Goals. Ideals or conditions to be achieved; Expressed as ends or aspirations.

Objectives. Means to achieve a Goal or desired end result. Statements of intent guide future decisions in specific areas. [Criteria: Achievable. Measurable. Relevant. Time-bound.]

Policies. Specific statements which guide decision-making or represent a preferred course of action to contribute towards achieving specific OCP Goals and Objectives. Where within direct District jurisdiction and control, policy directions may be presented as mandatory requirements, for example (“shall”; or “must”). For matters that are outside the jurisdiction of the District, ‘advocacy and partnership polices’ are used to describe where and how the District would like to work with First Nations, other governments, agencies, or organizations to advance the community Vision, Goals and Objectives.

Guidelines [Development Permit Areas]. Recommendations, guiding principles or instructions that direct where and how development occurs in a designated Development Permit Area – see Part 5.

Targets and Performance Measures [Plan Implementation]. Established indicators and values that demonstrate progression towards or away from Plan goals and objectives.

Measures or indicators must be *specific* items of information that describe *observable* and measurable characteristics or changes in corresponding outcomes – see Part 6.

2. Vision

The Vision for Squamish2040 sets the foundation for the Plan. A clear, shared vision defines and brings meaning to what's important for the future of Squamish. It guides the municipality's Mission, as well as the Goals, Objectives and Policies of the Plan to inform local decision making.

In 2040, Squamish is a vibrant, inclusive, connected coastal mountain community with a big heart and small town spirit. At nature's doorstep, Squamish is a leader and steward, sustaining ecological and human health while supporting resilient neighbourhoods and a thriving, diverse economy for all.



To achieve the Vision, Squamish will focus on core principles for: livability, affordability, accessibility, equity and well-being for all, including opportunities to build and strengthen cross-cultural connections, promote lifelong learning and literacy, support sharing and participation in the labour market, as well as creative artistic and cultural expressions vital to community life and enrichment.

The OCP provides direction on how the Vision for Squamish2040 will be achieved and implemented. Most importantly, it compels and guides the necessary transition and adaptation to a changing climate, relationship building in a time of Reconciliation, and responses to shifting regional and global contexts and community needs. The Squamish2040 Vision will be realized by progressive, innovative actions and collective leadership on the part of the District, residents, businesses, First Nations and government agencies, service providers, non-governmental organizations, investors and developers.



Figure X. Community 'Vision Tree' created from public inputs in Phase 1 of the OCP engagement.

3. Mission

The District's Mission is to protect and enhance the livability and sustainability of the community, and to embrace and benefit from the opportunities before Squamish. The District will be successful in serving the needs of the community and achieving its Vision through the following principles to guide decision-making and prioritize action:

- Forward-Thinking and Responsive Governance
- Balanced and Resilient Economy
- Maximized Built Environment
- Connected Community
- Environmental Stewardship

4. Goals

Squamish2040 is guided by five core Goals. The Goals represent community ambitions shared during the OCP update process and that build upon community development directions for the social, ecological and economic sustainability of Squamish. They have directly informed the development of Objectives and Policies and are woven throughout the Plan.



Resilient

Squamish residents, community agencies and organizations, government and businesses work together to strengthen resilience and adapt to change creatively and collaboratively. Squamish has a strong and sustainable local economy that can weather global shifts and uncertainty. Squamish is a climate action leader, adapting to the effects of climate change. People, services and facilities are increasingly self-reliant and prepared for emergencies and natural hazard events. The community's capacity to support itself is strong; all citizens, including those most in need, are supported and have access to local food, appropriate housing and essential community and social services. Municipal plans, policies and operations are adaptive and promote collaboration to effectively sustain the community's long-term social, economic and environmental health.



Healthy

In Squamish, the health and wellbeing of the community is holistically supported, including the physical, emotional, spiritual facets of health and wellness, not simply the absence of disease. A healthy built environment supports active living and mobility, affordable, accessible age and family-friendly housing across the housing continuum, accessible and safe parks and natural open space as well as access to healthy local foods in close proximity to all neighbourhoods. Squamish kids have a strong start and early childhood development is promoted and nurtured, while lifelong learning opportunities enrich and support the population. Squamish's most vulnerable citizens are cared for with dignity and respect, and suitable facilities and services are available for residents of all ages, stages of life, abilities, incomes, interests and cultures. The community's natural areas and ecological assets on which our health and prosperity depend are protected.



Connected

In Squamish, people feel connected, welcomed and genuinely included; citizens know their neighbours and feel a sense of community across cultures and generations. The community is accessible via an active transportation network of trails, sidewalks, and cycling paths; it's easy to move around town by transit and shared roadways which connect neighbourhoods to employment and activity centres. Residents have access to a variety of efficient regional transportation options; commuters are not dependent on single-occupant vehicles. Community gathering spaces foster social connections, and allow for celebration of our coastal mountain character by reconnecting with the waterfront and surrounding wild lands. Technology and

innovation are leveraged to connect Squamish, build digital literacy and support social change and economic growth, bringing us closer together rather than farther apart.



Liveable

Squamish is highly liveable, with a vibrant small town feel. Diverse local employment opportunities exist, bringing a balance between well-paying jobs and affordable and diverse age-friendly housing options. Development is sustainably managed and financed to ensure adequate services and facilities to support the amenity needs of the community. Natural assets, access to green spaces, blueways and recreation are maintained and protected. Downtown, the waterfront and local neighbourhoods thrive with plentiful opportunities for people to live, work, play and shop. Residents and visitors come together to enjoy local arts and entertainment; year round activities as well as world class recreation, festivals and events enrich life, the economy and build our cultural capital. Affordable arts, recreation and cultural programs and lifelong learning and training opportunities abound.



Engaged

The community is passionate and engaged in community and civic life. Residents, including children and youth understand, actively participate in and have a voice in local decision making. A culture of collaboration exists along with meaningful opportunities for involvement. Mutually respectful relationships are forged amongst all citizens as we build greater cross-cultural understanding and learn together. Reconciliation efforts between Aboriginal and non-Aboriginal people and community healing continue. Opportunities for artistic, cultural and political expression and enrichment are nurtured. Squamish residents are engaged in meaningful work and volunteerism close to home. The District values, demonstrates and shows leadership in open, transparent, accessible and forward-thinking governance.

Part 2: People + Place

Kayachtn (Welcome)—Skwxwú7mesh



This section is intended to present a holistic Community Snapshot that will be completed and further refined through Phase 3 of the OCP Update using the additional inputs of the community. A community infographic (see work in progress) is under development that visually presents a variety of relevant demographic, natural, social, and built environment data that informs community planning. The content below represents initial descriptions of the natural and human history of Squamish. Community residents, historians and organizations are invited to help us complete this introduction to the community.

Squamish is located at the northern tip of a glacially etched fjord on the Pacific Ocean in southwest British Columbia, surrounded by a spectacular mountain backdrop and nestled within a temperate rainforest.

Natural History - (Five) Rivers Run Through It. The area around Squamish boasts a dynamic geologic past. The Howe Sound basin is situated at the northern end of BC's Cascade mountain chain, known as the Garibaldi Volcano Belt. It formed in the last 1.6M years and has been shaped by ice ages lasting thousands of years, leaving behind rugged mountain peaks and serpentine river valleys below. The community sits at the confluence of five major river systems, including the Squamish, Mamquam, and Cheakamus Rivers, along with the Mamquam and Cheakamus Rivers that are tributaries to and enter the Squamish River within 10 km of its

confluence with Howe Sound. The Squamish River originates in the Pemberton Icefield, is approximately 150 km long and represents approximately 90% of all the water that enters Howe Sound. Other tributaries entering the Squamish River include the Elaho River and Ashlu Creek.

The total land area of the District is 11,730 hectares and relief ranges from 0 - 900m above sea level. Squamish is within the Coastal Western Hemlock (CWH) biogeoclimatic (BGC) zone, which has the highest average rainfall of any BGC zone in the province. Natural areas support range of fish and wildlife species with valuable habitat value and local biobiodiversity. Approximately 42% of the community houses a Sensitive Ecosystem, of which Riparian and Ocean areas comprise 27%. Other Important Ecosystems were mapped on 30% of the study area, while 28% was considered to be Not Sensitive.

Ha7lh en skwalwn Kwis tl'iknumut tl'a Skwxwuu7mesh Uxwumixw

Welcome to the Traditional Territory of the Squamish Nation

First Peoples. Coast Salish peoples have existed and prospered in these lands around Skwxwú7mesh (Squamish) since time immemorial. The incorporated municipal area of the District of Squamish is located on the unceded core traditional territory of the Squamish Nation. A portion of these lands are also part of the traditional lands occupied by the Tsleil-Waututh Nation.

The Skwxwú7mesh Úxwumixw (*Squamish* People, villages and community) have rich and diverse links to the lands and waters that embrace all of Howe Sound, including settlements and villages, resource sites, spiritual and ritual places as well as cultural management areas.

The Nation's population spans nine communities stretching from North Vancouver to the northern area of Howe Sound; over 60% of the more than 3,600 Squamish Nation members live on-Reserve. Within Squamish, this includes Cheakamus (Ch'iyákmesh), Poquiosin & Skamain, Waiwakum (Wíwk'em), Aikweks (Íkwikws), Seaichem (Siyí7ch'em), Kowtain (Kewtín), Yeakwapsem (Yekw'ápsem) and Stawamus (St'á7mes). **REQUEST MADE TO INSERT LARGE INSET MAP WITH SN TRADITIONAL PLACENAMES AND PRONOUNCIATIONS**

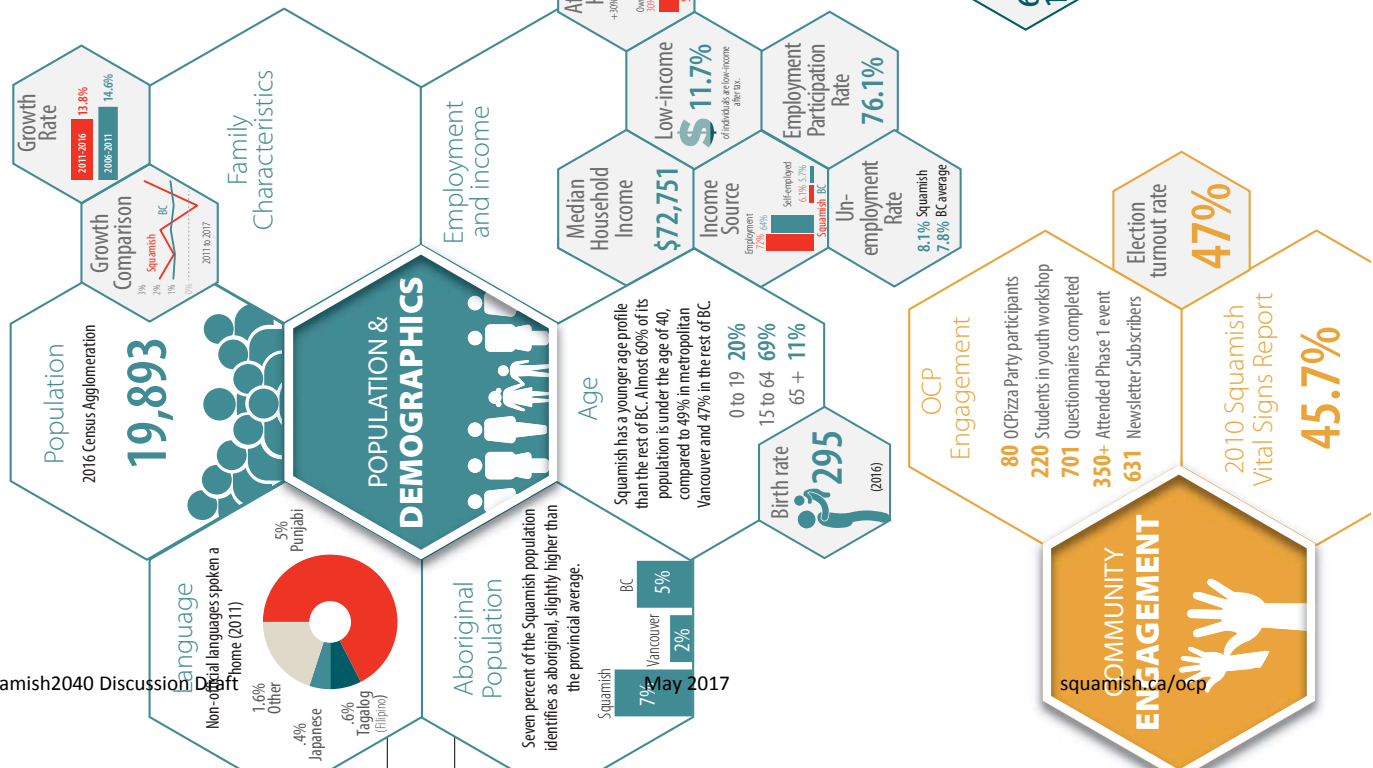
More content to come...!

- Natural patterns and changes (evolving dynamic landscape over time – e.g.rivers)
- Settlement patterns and evolution of Squamish economies (farming, logging, rail, industrial activities such as marine shipping, tourism and recreation etc)
- Social and generational snapshot of key people and places (historical, and focus on our demographic composition)

2016 Community Snapshot

* Work in progress

What's missing?



6. Truth + Reconciliation

The Squamish2040 OCP gives voice to the community's vision to be inclusive and respectful of all, while supporting and enabling the community to thrive. The importance of Truth and Reconciliation to honour and strengthen relationships with Aboriginal peoples is vital to this effort. It begins with acknowledging the profound impacts of Canada's colonial history and residential school



system on local Aboriginal people, their families, and communities, both Aboriginal and non-Aboriginal. This system was part of a larger policy and process of assimilation for over a century, in which Aboriginal peoples were subject to what can be described as cultural genocide—the destruction of the political and social structures and practices of a group.

6.1 Reconciliation Policies + Actions

The District is committed to initiate a long-term journey towards Truth, Healing and Reconciliation in Squamish, as part of a larger 'Region of Reconciliation' (SLRD, September 22, 2016) —one that is connected to a national movement for Reconciliation in Canada. Reconciliation calls for a reframing of individual and collective relationships citizens hold with Aboriginal and non-Aboriginal people based upon our shared history; a process that will span multiple generations. The District supports Reconciliation and healing efforts, engagement and partnerships to build strong relationships with First Nations founded in respect and recognition of Aboriginal rights and title, culture and heritage. The District will work together with Squamish Nation to identify policies, processes and actions to advance and support Reconciliation at the local level.

6.1.1 Objective

- 1) Strengthen relationships with First Nations to advance Reconciliation in Squamish.

6.1.2 Policies

- 1) Initiate co-creation of a long-term Reconciliation framework for partnership and relationship building with First Nations, based on a foundation of the United

Nations Declaration on the Rights of Indigenous Peoples and incorporate in the District's Strategic Action Plan. Link and integrate Reconciliation efforts within municipal practices, programs and services, beginning with intercultural training for Council and municipal staff.

7. Intergovernmental Cooperation

7.1 First Nations Intergovernmental Relations

The District will continue to build a foundation for intergovernmental cooperation and mutual support by working collaboratively with First Nations towards respective community goals and objectives. This involves revisiting and creating new protocol agreements and processes to share information and meaningfully engage government to government on matters of shared community interest.

The District acknowledges and respects the governing laws and land use plans for the lands and waters within the Squamish Nation's core traditional territory, such as the *Xay Temíxw (Sacred Land) Land Use Plan* that presents the Nation's vision for forests and wilderness areas, land use and management zones, Kwa kwayx welh-aynexws (Wild Spirit Places) and economic development priorities. Squamish Nation is the licensee as well as owner of lands within the District of Squamish municipal area that have been negotiated and acquired through various accommodation and land use agreements with the Province. These agreements pertain to cultural sites and management areas, forestry tenures, licenses of occupation, lands for addition to reserve, fee-simple lands owned by the Nation, as well as Provincial Crown lands that have been or may be expected to be acquired in future, both within and outside the municipality's urban growth areas. These lands are vital to support the Nation's existing and future cultural, environmental, political, and economic development interests in serving the needs of their community and must be acknowledged and considered in ongoing community planning.

7.1.1 Objectives

1. Recognize and honour local First Nations traditions, knowledge and wisdom and governance within their traditional territories to build trust, respect and resiliency within our shared communities.
2. Strengthen intergovernmental relationships and work to address issues and policy matters of mutual interest and capitalize on shared opportunities and community benefits.

7.1.2 Policies

- 1) Respect the ongoing process between First Nations and the Province regarding Aboriginal rights and title to the lands and waters that constitute First Nations' traditional territories.
- 2) Actively build shared understanding of First Nations community planning, land, water and resource management approaches and activities to work towards aligned joint planning activities within Squamish and the region.
- 3) Consult with First Nations on land use and economic development matters and formalize referral protocol to share and consult on policy initiatives of mutual interest and land development review.
- 4) Work with the Squamish Nation to revisit past protocol agreements, addressing concerns and matters of mutual interest, including but not limited to land and water use, natural hazard mitigation, economic development, tourism promotion, education and training, health and wellbeing and provision of municipal services for Reserve and non-Reserve lands owned by the Nation.
- 5) Pursue opportunities to collaborate with Squamish Nation on land use and resource plans within and adjacent to District of Squamish boundaries. Support Squamish Nation and partners in marine planning for Howe Sound and encourage mutual participation in the District's Marine Strategy development.
- 6) Partner with Squamish Nation and health authorities wherever possible on community health, education and training initiatives, including monitoring community health data and indicators to identify and close the gaps in health outcomes between our Aboriginal and non-Aboriginal communities.
- 7) Collaborate with First Nations to protect, conserve and build appreciation for First Nation archaeological sites, heritage and other cultural interests. Work together in the integration of First Nations history and culture, including Indigenous place names and historical facts in municipal mapping, signage and wayfinding.

7.2 Regional Context + Intergovernmental Cooperation

The District of Squamish is part of the Squamish-Lillooet Regional District (SLRD)—a local government federation consisting of four member municipalities (District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, District of Squamish) and four unincorporated rural Electoral Areas (A, B, C, D). The SLRD is situated within the traditional territories of both the Skwxwú7mesh Úxwumixw (Squamish) and St'at'imc Nations. The SLRD's mission is to enhance the quality of life for constituents in the region by providing governance and decision-making for unincorporated (rural) areas, shared local government services and a forum for inter-municipal cooperation and regional decision-making.

The SLRD provides a wide variety of services for the benefit of approximately 38,000 residents in the region—including land use planning, solid waste management, building and fire protection, emergency preparedness and 911 services, recreation, water and sewer utilities, transit, trails and open spaces as well as financial support for libraries, television rebroadcasting and similar community services.

7.2.1 OCP Alignment— Regional Context Statement

As an SLRD member municipality with a Regional Growth Strategy (RGS; adopted June 28, 2010) the District of Squamish must revisit its *OCP Regional Context Statement* (RCS) through this OCP update in accordance with governing legislation. The SLRD's RGS itself, is under review by the SLRD concurrent with the Squamish OCP.

Once complete, the Squamish RCS will indicate how the OCP conforms to the strategic directions and goals of the growth strategy. As a key implementation mechanism for the RGS, it outlines the extent to which the OCP is consistent with the RGS, and, if and where inconsistent, how the municipality intends to achieve consistency over time. It maintains the District's authority to make local planning decisions, while ensuring that the Council and the Regional Board agree upon matters of legitimate regional interest. *[CREATE RGS CONCORDANCE TABLE— see sample below]*

Table 2 Regional Context Statement Summary Chart

Regional Context Statement: Required Policies and Content	Regional Growth Strategy	Chapter								
		2	3	4	5	6	7	8	9	
		Housing, Population & Employment (Land Use)	Transportation, Mobility & Access	Community Well-being	Natural Resources, Energy & Climate	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure	
Goal 1: Create a Compact Urban Area										
Create a Compact Urban Area	1.1	Goal 1.1	Goal 2.2						Goal 8.1	
Focus Growth in Urban Corridor and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2							
Goal 2: Support a Sustainable Economy										
Support a Sustainable Economy	2.1	Goal 1.1		Goal 3.1			Goal 5.2, 6.3	Goal 7.1, 7.2		
Protect the Supply of Industrial Land	2.2	Goal 1.1						Goal 7.3		
Protect the Supply of Agricultural Land and Promote Agricultural Viability with an Emphasis on Food Production	2.3			Goal 3.4						
Goal 3: Protect the Region's Environment and Respond to Climate Change Impacts										
Protect Conservation and Recreation Lands	3.1	Goal 1.1			Goal 4.2	Goal 5.1, 5.2, 5.3				
Protect and Enhance Natural Features and Ecological Connectivity	3.2			Goal 3.2	Goal 4.2, 4.3	Goal 5.1, 5.2			Goal 8.1	
Encourage Land Use and Transportation Infrastructure that Reduce Energy Consumption and GHG Emissions and Improve Air Quality	3.3	Goal 1.1, 1.2	Goal 2.1	Goal 3.1	Goal 4.2			Goal 7.1, 7.2		
Encourage Land Use and Transportation Infrastructure that Improve the Ability to Withstand Climate Change Impacts and Natural Hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.3	Goal 4.1				Goal 8.3	
Goal 4: Develop Complete Communities										
Provide Diverse and Affordable Housing Choices	4.1	Goal 1.5		Goal 3.1						
Develop Healthy and Complete Communities with Access to a Range of Services and Amenities	4.2	Goal 1.1, 1.4		Goal 3.1	Goal 4.2	Goal 5.1, 5.2, 5.3	Goal 5.1	Goal 7.1, 7.2		
Goal 5: Support Sustainable Transportation Choices										
Coordinate Land Use and Transportation to Encourage Transit, Multiple-Occupancy Vehicles, Cycling and Walking	5.1	Goal 1.1, 1.2	Goal 2.1		Goal 4.1, 4.3					

RCS Table 1 illustrates how the District of Squamish will assist in achieving the nine goals established in the Regional Growth Strategy. Where changes to the District’s OCP are required for consistency with the RGS, proposed actions are also outlined below.

7.2.2 RCS Implementation [To Be Developed following RGS Update]

The following table summarizes the implementation steps required to bring the District’s OCP into consistency with the RGS overtime.

Table 1. Regional Context Statement Implementation

Policy Gap	Action	Timeline

7.2.3 RGS Monitoring and Implementation

The District’s OCP Implementation Strategy (Part 6) will be completed to reflect the RGS monitoring objectives and recommendations for the nine RGS Goals. RGS performance monitoring core indicators will be integrated within the OCP monitoring framework.

[COMPLETE FOLLOWING RCS DEVELOPMENT]

7.3 Provincial & Federal Intergovernmental Context

The Plan also highlights focus areas where the District interacts with and works closely with provincial and federal governments to address local community interests where areas of local government jurisdiction are affected. The District endeavours to partner and collaborate with the Province in a variety of public policy and service delivery areas, covering: natural resource and Crown land management, agriculture land reserves, transportation, environment protection and wildlife management, parks, recreation sites and trails, natural hazard mitigation, housing, health, jobs, tourism and skills training, sustainable as well as tourism and economic development. Local government interactions with the federal authorities focus on fisheries and federal species at risk legislation, railway transportation safety and shipping and navigation.

7.3.1 Inter-Agency Collaborations

The District holds two specific inter-agency collaboration agreements to promote and work on opportunities for mutual benefit.

District of Squamish – Vancouver Coastal Health Collaboration Agreement (2015)

The Squamish2040 OCP update was supported by ongoing collaborations with Vancouver Coastal Health (VCH), along with other community organizations, and through funding and cross-sector work as part of the planH program, BC Healthy Communities, in order to incorporate a healthy communities focus in its development. The partnership is supported through a Healthy Communities Collaboration Agreement with VCH (March 2015) which offers a platform guiding joint work on established priority health areas to promote health through local policies and actions. Priority focus areas for the Plan include Healthy Built Environment (HBE) and neighbourhood design, healthy housing, food systems, active transportation, age-friendly and accessibility policies as well as early childhood development. Through these collaborations, community health data has informed OCP consultation and development to strengthen evidence-based policy decisions to reduce health inequities and improve local health outcomes.

District of Squamish – School District 48 Memorandum + Staff Working Group

The District of Squamish also aims to strengthen partnerships and protocols with the Sea to Sky School District (SD48) to collaborate on opportunities for joint programs and shared facilities. Increasing access to a wider range of programs and facilities and maximizing existing resources brings greater value and co-benefits to the community. Plan policies focus on undertaking proactive joint planning with the Board of Education for future school expansion sites and associated amenities to support community growth in the short, medium and long-term. The District supports and values continued partnerships and collaborations with the School District in the areas of active transportation, early childhood development and healthy built and social environments in Squamish.

8. Community Engagement + Collaboration

8.1 Citizen Engagement

“Our citizens’ goals and aspirations lead us”

The District of Squamish is committed to open, transparent and responsive government and providing meaningful opportunities for citizens to actively engage and participate in local decision-making that affects their lives and wellbeing. Strengthening engagement and growing a culture of community collaboration and innovation advances the Squamish2040 goals to be *Engaged, Liveable and Connected*.

Essential to achieving these goals are open communications, and a high level of cooperation and partnerships amongst First Nation, Federal, Provincial and regional governments and agencies, neighbouring communities within the Sea to Sky corridor, Vancouver Coastal Health, School District 48 and local educational institutions, businesses and entrepreneurs, non-governmental organizations and community service providers.

8.1.1 Objectives

1. Demonstrate open and transparent leadership and accountability in enterprising government.
2. Maintain two-way dialogue with all citizens, including children and youth, community partners, governments and agencies.

8.1.2 Policies

1. Proactively communicate, engage and solicit community feedback through a diversity of communications channels. Improve the quality and variety of digital and other communication tools to improve engagement with citizens and businesses.
2. Make pertinent information on municipal operations and services as well as financial health readily available to the community and report progress on municipal priorities and actions through the District’s Annual Report.
3. Improve community engagement and enhance access to and utilization of information by expanding published open data for community use. Partner to develop a community portal for community-wide resources and services.
4. Support digital literacy programs and initiatives to improve access to digital tools, services and infrastructure and connect all residents and businesses regardless of income or ability.

5. Develop and implement a *Corporate Social Responsibility Policy*, as a framework for integrating environmental, social and economic values within the municipality's operations, guidelines and business practices (procurement, waste reduction etc.) to enhance community sustainability goals.

8.1.3 Objective

1. Residents and affected stakeholders have meaningful opportunities to engage in in community decision making.

8.1.4 Policies

1. Promote awareness and understanding of local decision making processes and the value and importance of community participation to promote sustainable decisions that meet the needs of the community.
2. Develop a strategy to increase voter turnout in civic elections to exceed 50% and beyond by the 2022 Local Election. Use innovative strategies to stimulate interest, improve outreach and increase citizen participation by identifying and eliminating barriers for groups that are voting less. Develop tactics for registering youth as voters upon their 18th birthday.
3. Enable early and ongoing engagement of the community in municipal decision-making: Consider all stakeholders affected by and interested in decisions and provide timely and accessible information necessary for their meaningful participation.
4. Honour and uphold the Squamish Children's Charter to ensure children and youth rights, needs, voices and participation are represented in municipal policies, processes, civic activities, programs and initiatives.
5. Tailor and apply the *International Association for Public Participation (IAP2)* Framework in engagement activities for municipal decision making and reporting. Continue to learn from engagement experiences to expand and adapt its use by Council and all municipal departments.
6. Allocate adequate financial, human and technical resources for effective public participation in policy and decision-making. Explore and apply best practices and innovative technologies for community engagement.
7. To encourage citizen awareness of and participation in land development review, work with applicants to publicly communicate all new proposals in a timely, clear and accessible way in accordance with the District's *Land Development Communications* policies.

8. Practice collaboration and support partnerships with neighbourhood and other local associations and community organizations in planning and delivery of municipal services, programs and facilities.

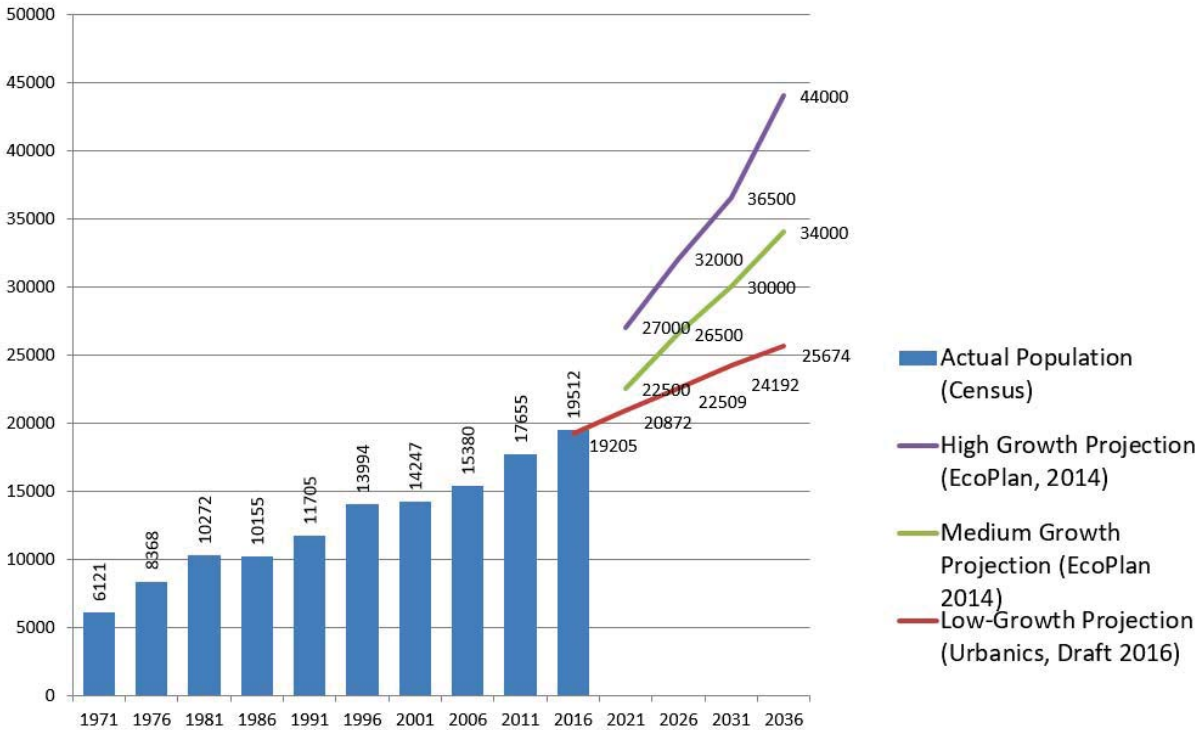
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Part 3: Objectives and Policies

9. Growth Management

Squamish continues to experience strong growth and is among the fastest growing communities in the province. In 2016 Squamish was ranked in the top 25 of Canadian communities over 5,000, reaching a population of 19,512¹. This was a 13.7% increase over the last Census (2011) compared to the provincial average (5.6%) and the national average (5.0%). The bulk of housing growth in the region between 2016 and 2036 is expected to occur in Squamish (42%), followed by Whistler (26%) and Pemberton (10%). Squamish is also expected to continue to capture a greater proportion of children and families in the Sea to Sky corridor, and is an increasingly popular choice for families looking for affordable, easily accessible alternatives to the Lower Mainland. SLRD municipalities are generally expected to carry a constant rate of growth to the year 2036, with average annual growth rates between 1.5-1.8%. Adjusting for Squamish’s historically higher growth rate over the regional average, the community could see a higher

Squamish Actual and Projected Population 2016-2036



¹ 2016 Canada Census. Note this initial population number released in February 2017 is for Squamish District Municipality (Census Subdivision) and does not include First Nations Reserve lands. The total Squamish Census Agglomeration Area including First Nations Reserves is 19,893.

projected growth trajectory, potentially reaching 30,000 by 2031 and 34,000 by 2036. Substantial development capacity remains available within existing neighbourhoods and developed and designated areas to accommodate this anticipated population growth. Under a high growth scenario, however, Squamish could see approximately 24,000 new residents by 2036 with an associated housing need for 9,600 new units, or 480 units per year. Some additional lands identified for future growth may be required within the horizon of this Plan to meet both local housing and employment needs.

Clear, strong growth management policy will ensure Squamish evolves in a manner that contributes to its livability and reflects the community's visions, values and needs without compromising those of future generations. Carefully managing growth avoids sprawl, preserves natural areas, maintains a working land base and green infrastructure, minimizes municipal infrastructure costs and facilitates complete, connected neighbourhoods to generate a net-positive contribution to the community. The following objectives and policies guide municipal decision making respecting the type, timing, location and sequencing of future development within Squamish.

9.1 Squamish Urban Containment Boundary

Squamish2040 introduces an Urban Containment Boundary (UCB) as an additional growth management tool to add clarity and strengthen the District's land use, infill, area planning and development phasing policies. The UCB establishes a spatial boundary, delineating the areas where growth, development and infrastructure investment will occur in Squamish over the next 20 years. It also includes designated future neighbourhoods and other areas that are only to be developed after the majority of infill opportunities have been realized. UCBs promote and concentrate compact and complete development within a defined area, improve walkability and transit viability and reduce carbon emissions by discouraging or restricting low-density rural sprawl.

The District's UCB is informed by the proposed future land use designations in **Schedule B**. The UCB shown on **Schedule C** delineates existing settled, serviced areas and those designated for well-planned urban residential, commercial and major employment growth to 2040, along with critical utilities and supporting services. Areas outside the UCB are designated and maintained for rural and/or important resource lands valued for agricultural, forestry and resources potential, and for environmental conservation, cultural recreational, and open space values. Areas outside the UCB represent areas for future community land use planning beyond 2040.

9.1.1 Objective

- 1) Contain and phase planned urban growth well within the District of Squamish Urban Containment Boundary.
- 2) Minimize municipal infrastructure life-cycle costs for servicing growth and development.

9.1.2 Policies

- 1) Maintain an Urban Containment Boundary as identified on **Schedule C** as a principle growth management tool by focusing all residential neighbourhood, commercial and institutional development well within the Urban Containment Boundary.
- 2) All lands within the Urban Containment Boundary, except interior lands designated *Resource (Limited Use)* on **Schedule B**, or land parcels that require municipal servicing according to the zoning based on the District's zoning bylaw at the time of OCP adoption, shall be serviced by municipal water and sewer.
- 3) Areas outside the Urban Containment Boundary should be designated *Conservation and Ecological Reserves, Resource (Limited Use), and Parks, Greenway Corridors and Recreation, Restricted Industrial, or Facilities, Utilities and Transportation Corridors* on **Schedule B** and shall not be serviced by municipal water and sewer except:
 - a. where existing infrastructure is already provided;
 - b. for public health reasons; or
 - c. around the municipal airport for economic development opportunities.
- 4) Do not extend municipal water and sewer servicing to areas located above an elevation of 200 metres, unless for public health reasons to limit the need for new servicing infrastructure and to reduce energy and cost demands for water delivery.
- 5) Within the Urban Containment Boundary, minimize the length of infrastructure extensions for development by capitalizing on existing community services and restricting new development to locations contiguous to existing developed lands, taking into account topography, natural features and environmentally sensitive lands, and natural hazards identified in **Schedules E, K-1, D-1**.
- 6) Discourage the extension of municipal infrastructure services to isolated properties and only consider in situations where the development is consistent with the objectives of the OCP, demonstrates a net positive impact and benefit to the community, and when accompanied by an adopted Sub-Area Plan as part of an OCP Amendment.
- 7) Major changes to the Urban Containment Boundary initiated at the direction of Council will only be contemplated as the outcome of either:
 - a. a comprehensive review and update of the OCP; or

- b. a comprehensive public engagement process that clearly identifies the rationale, benefits, trade-offs and consequences of the proposed Urban Containment Boundary change for meaningful community review to ensure the public concerns and aspirations are consistently understood and addressed.
- 8) Crown provincial lands designated *Resource (Limited Use)* both within and outside the District's proposed Urban Containment Boundary are recognized for their potential to be acquired by or returned through past or future accommodation agreements to serve future First Nations community and economic development interests. For clarity, for any existing or future fee simple Squamish Nation lands that are subject to municipal land use regulations but outside the current Urban Containment Boundary on **Schedule C**, despite Policy 9.1.2 (7) above, future changes to the UCB may be initiated and pursued through collaborative joint planning between the Squamish Nation and the District of Squamish to address and fulfill the parties' mutual needs. An OCP amendment intended to facilitate Squamish Nation's cultural and economic development objectives will be subject to legislated OCP amendment requirements.
- 9) Major destination resort community development outside the District's Urban Containment Boundary or on the periphery of the District of Squamish boundary is not supported.

9.2 Compact Infill Development + Long-Term Growth Phasing

Targeting compact, energy-efficient development to advance the community's climate action goals and GHG reductions targets involves maximizing existing infrastructure, accommodating growth primarily through infill and in existing developed areas and carefully phasing expansion when needed. Compact, walkable neighbourhoods also support greater population health, improved air quality and natural areas conservation.

9.2.1 Objective

- 1) Promote compact, phased urban development and make efficient use of the limited land base.

9.2.2 Policies

- 1) Within the District's Urban Containment area, accommodate 95% of the population growth to 2040 within the following general Major Growth Areas:
 - a. Downtown and Oceanfront;
 - b. Quest University Sub Area;
 - c. Tantalus Road Area; as well as

- d. Infill of vacant and underutilized lands and brownfield sites within existing neighbourhoods (Dentville, North Yards, Valleycliffe, Garibaldi Estates, Brackendale, Garibaldi Highlands) identified on **Schedule C** [to be added to Schedule].
- 2) Substantially complete development and densification within Major Growth Areas, and lands designated *Residential Neighbourhoods*, identified on **Schedule B** before planning for full expansion of development into areas designated *Future Residential Neighbourhood* for the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation services. Densification of major growth or neighbourhood areas will be considered to have substantially completed once 85% of all vacant or underutilized, available, developable lands have been developed through infill based on the density targets established under area plans and zoning.
- 3) For certainty, *Future Residential Neighbourhood* areas identified on **Schedule B** are identified for long-term residential growth but are not intended to be the main source of growth in the District until significant development of the Major Growth Areas identified in 9.2.2 (1) is realized.

9.2.3 Objective

- 1) Long-term future development areas to accommodate growth are phased so as not to compromise existing infill capabilities and promote fiscally responsible provision of municipal services.

9.2.4 Policies

Three long term development phasing policy alternatives for future growth / expansion areas through 2040 have been developed for community consideration. Please review the ***OCP Growth Management Policy Guide*** companion to this Discussion Draft for more information and to provide input on the development phasing options/alternatives.

Growth Management

Long-Term Development Phasing-Policy Alternatives

#SQUAMISH
2040

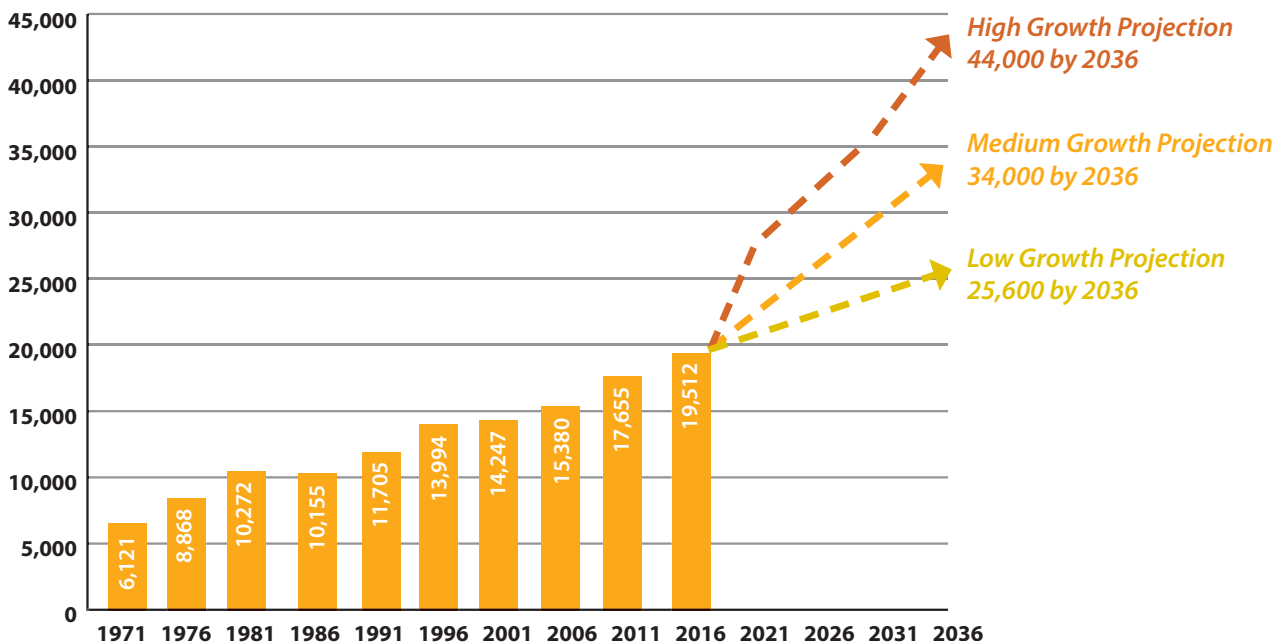
This OCP Growth Management Policy Guide is a companion to the Official Community Plan Discussion Draft presented for community comment in Phase 3 of the OCP Update. It describes several policy alternatives for phasing long-term development and growth through 2040. We need your input to decide the best approach for managing growth in a way that is sustainable and supports our community goals.

For more details, view the proposed OCP Growth Management Policies in Section 9 of the Discussion Draft – www.squamish.ca/ocp

Squamish Growth Forecast. Squamish continues to experience strong growth and development and is among the fastest growing communities in the province. In 2016 Squamish was ranked in the top 25 for growth for smaller Canadian communities, reaching a population of 19,512. This was almost a 14% increase over the previous Census in 2011, much higher than the provincial (5.6%) and national (5.0%) increases in population.

Several different growth projections – a low, medium, and high - have been developed to estimate future growth in Squamish under different conditions. Under the medium-growth scenario, Squamish could reach 30,000 people by 2031 and 34,000 people by 2036.

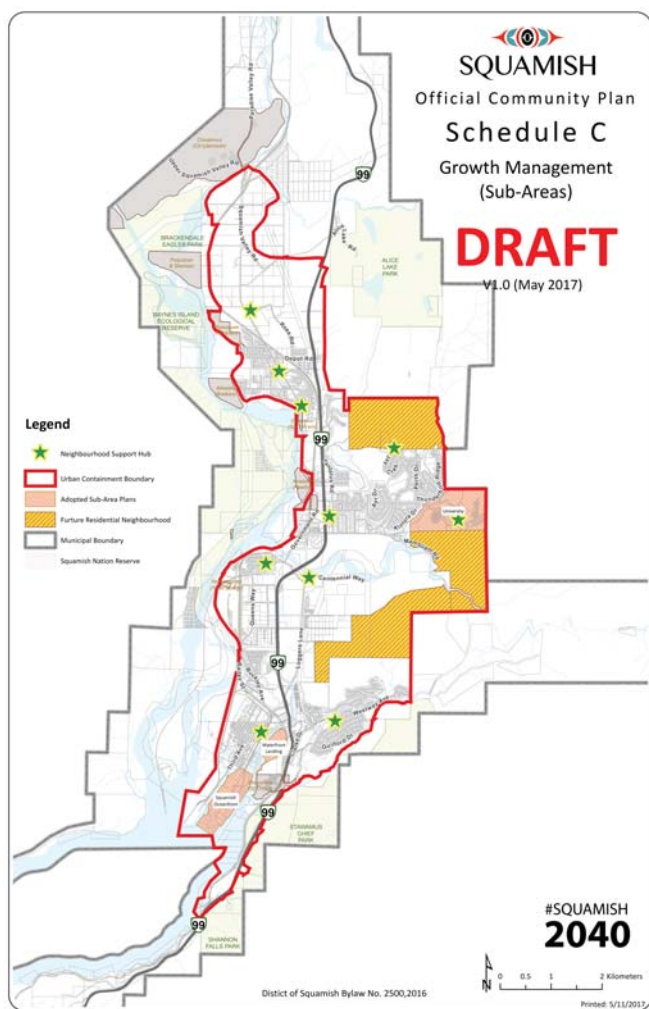
Squamish Actual & Projected Population (1971 - 2036)



Growth Management Fundamentals. By carefully and thoughtfully managing growth, we can accommodate long-term growth while meeting our liveability and climate goals and protecting our important natural and recreational assets and amenities. The District’s Growth Management Strategy uses infill policies based on Smart Growth principles to focus development and maximize infrastructure in existing developed areas before expanding into outlying undeveloped (greenfield) lands. The new OCP will take this a step further by introducing an ‘urban containment boundary’ to strengthen planning requirements for key areas and identify criteria to direct the rate, location and servicing of future development.

Available Land Supply for Focused Growth. Squamish still has substantial capacity for development within existing neighbourhoods, vacant and underutilized lands, and designated growth areas. This remaining capacity could easily accommodate low to medium growth scenarios to 2036. However, in the somewhat unlikely event that Squamish experienced very high growth, some additional lands may be required to meet housing and employment needs.

Squamish2040 Future Land Use Designations. Within the proposed Urban Containment Boundary (UCB), infill development is intended to continue in areas designated for *Residential Neighbourhoods*. Other lands (that are outside of high hazard areas), are designated as *Future Residential Neighbourhoods* - these are intended to support long-term phased growth once existing areas have substantially filled in (e.g. when approximately 75% of all available, vacant or underdeveloped lands have been developed through infill). These existing *Residential Neighbourhoods* and *Future Residential Neighbourhood* areas all require Sub-Area Plans before any development can proceed – these plans provide details for land use, transportation, servicing and phasing.



← **Urban Containment Boundary (UCB):** identifies existing developed/serviced areas as well as future growth areas for residential, commercial and major employment growth to 2040. Areas outside the UCB are designated for rural uses or are important resource lands (valued for agricultural, forestry or other resource potential), or maintained for their environmental, recreational, cultural, or open space values.

Long-Term Development Phasing. The overall Growth Management Strategy must also consider how to phase development for longer-term growth.

The 1998 OCP first introduced a “**population threshold**” – this threshold identifies a number of large District lots outside of existing developed areas (see *Long-Term Growth map*) and determined that growth should not spread out to these lands until the population reached at least 20,000 people. When we last updated the OCP in 2009, additional information from population and land feasibility studies was used to adjust this population threshold to 22,500 people.

As we update the OCP now, we must again consider how to best manage and control phasing for long-term growth over the next 20 years. There are three alternative options for consideration, each with their own implications and trade-offs. **We need your input** to decide the best approach to achieve our community goals.

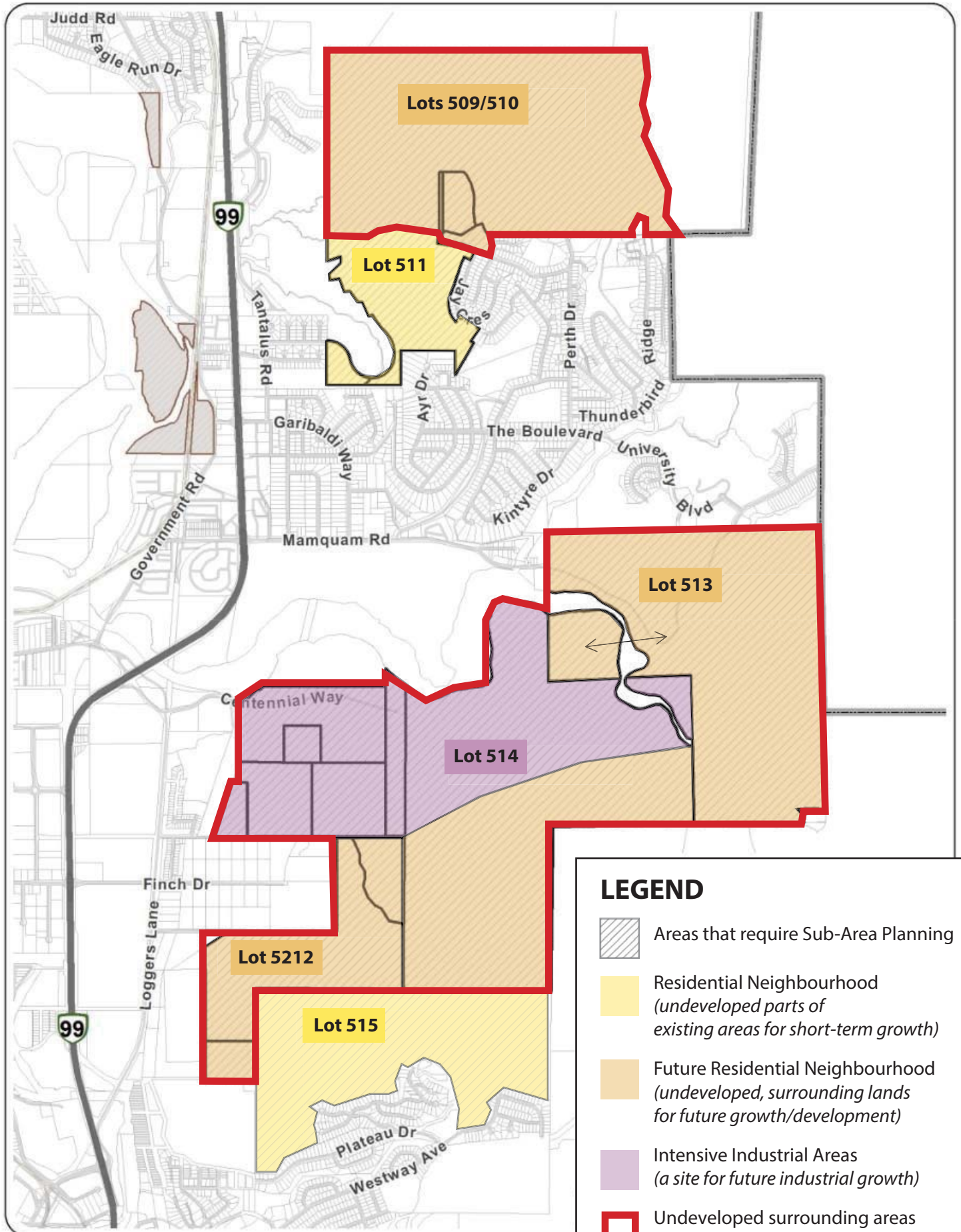
WE NEED YOUR INPUT! What is the best approach for managing and phasing medium to long-term growth in Squamish?

Let us know what you think! Share your ideas on growth management and other topics in the Discussion Draft. Visit squamish.ca/OCP by June 11th to complete the online survey or fill out a feedback form.

1 INFILL PRIORITY (Status Quo)	2 INFILL PRIORITY PLUS	3 LIMITED PERIPHERAL EXPANSIONS
What does this look like?		
<p>Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached.</p> <p>This option would maintain the existing population threshold of 22,500 before allowing any development in surrounding areas designated for <i>Future Residential Neighbourhoods</i>. However, this population threshold would be applied to all <i>Future Residential Neighbourhood areas</i> as it currently only applies to a few select lots (see <i>Long-Term Growth</i> map, lots 509, 510, and 513).</p>	<p>Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached.</p> <p>This option would increase the population threshold to 34,000 to use up the remaining capacity (see Squamish Development Capacity Snapshot map) before allowing any development in surrounding lands designated <i>Future Residential Neighbourhoods</i>. This population threshold would apply to all <i>Future Residential Neighbourhoods</i> (see <i>Long-Term Growth</i> map).</p>	<p>Allow for some limited Sub-Area Planning and development of a small portion of <i>Future Residential Neighbourhoods</i> next to existing developed areas (between now and 2040) where significant community benefits can be achieved.</p> <p>This option would substantially increase the population threshold to use up the remaining capacity in existing areas, and in the small portion of <i>Future Residential Neighbourhoods</i>, before expanding into new Future Residential Neighbourhood areas. This population threshold would apply to all <i>Future Residential Neighbourhoods</i> (see <i>Long-Term Growth</i> map).</p>
Key Implications + Trade-offs		
<ul style="list-style-type: none"> Maximizes infrastructure and servicing costs of existing areas before expanding into new areas. Some existing growth areas are within floodplain hazard where densification is controlled which may limit infill potential. Reflects the available supply of vacant and underutilized lands. 	<ul style="list-style-type: none"> Maximizes infrastructure and servicing costs of existing areas before expanding into new areas. Some existing growth areas are within floodplain hazard where densification is controlled which may limit infill potential. Reflects the available supply of vacant and underutilized lands. Anticipates substantial development and infill in major growth areas over the medium to long-term (e.g. Oceanfront, Waterfront Landing, University Lands which still have significant room for infill). 	<ul style="list-style-type: none"> Premature expansion into new areas may financially burden the community if the tax benefits from new development don't match maintenance and operation costs. If high growth occurs, this option may allow earlier opportunities to achieve community benefits (e.g. sites and access for future schools, recreation, green spaces, transportation, servicing, etc.). Cumulative impacts from development could potentially affect natural areas/connectivity before larger scale Sub-Area Planning is finalized/approved.

Note: For each scenario, the District would monitor growth and development and revisit the population threshold with the next OCP update in 2022.

Squamish Long-Term Growth Map



9.3 (Sub) Area Planning

A Sub Area Plan is a comprehensive, long range plan prepared for a distinct geographic or 'sub' area within the municipality and is adopted by bylaw as a Schedule of the OCP. Sub Area Plans provide a greater level of detail respecting land uses, density and form and character attributes for a defined area than is generally found in an OCP. They can be focused on established neighborhoods, a group of neighbourhoods, as well as large land holdings and newly developing areas, special districts or sites with unique natural/ ecological or heritage qualities. Sub Area Plans are generally consistent with overall policies of the OCP, but typically present area specific policies and plans based on detailed analyses.

9.3.1 Objectives

- 1) Carefully guide the scope, timing, character and evolution of existing and new 'sub' area development in line with the community's vision and growth management strategies.
- 2) Ensure that greenfield development does not detract from infill opportunities.
- 3) Undertake early and ongoing consultation to seek input from the community, local interest groups and provincial and regional agencies for sub area plan development.

9.3.2 Policies

- 1) The following adopted Sub Area Plans identified on **Schedules B and C**, form part of the District of Squamish OCP:
 - a. Sea to Sky University Sub Area Plan (Bylaw 1812, 2004) Schedule L (**revise schedule reference**)
 - b. Waterfront Landing Neighbourhood (Bylaw 1925, 2006) Schedule M (**revise schedule reference**); and
 - c. Oceanfront Peninsula Sub Area Plan (Bylaw 2157, 2010) Schedule N (**revise schedule reference**).
- 2) To guide sensitive infill and redevelopment of existing neighbourhood areas over time, at the direction of Council the District will initiate future Sub Area Planning activities in the following areas to address neighbourhood land use compatibility and buffers, infill capacity (transportation, servicing), environmental stewardship and protection as well as natural open space preservation and trail connectivity. Neighbourhoods adjacent to or within close proximity to major redevelopment zones will be prioritized/sequenced for future planning activities.

- a. North Yards
 - b. Valleycliffe
 - c. Brackendale
 - d. Dentville
 - e. Garibaldi Estates and Highlands
 - f. Centennial Way/Brennan Park (East) Area
- 3) As part of a future neighbourhood plan process to review opportunities for increased housing diversity and density in the Garibaldi Estates neighbourhood near the Garibaldi Village commercial area, initiate a public process to Repeal the 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' in consideration of policies in Section 9 of this plan.
- 4) The lands identified in **Figure X (Sub Area Plan Areas)** require Sub Area Plans adopted by Council before any new residential or commercial development approvals are issued for the large undeveloped District Lots:

DRAFT

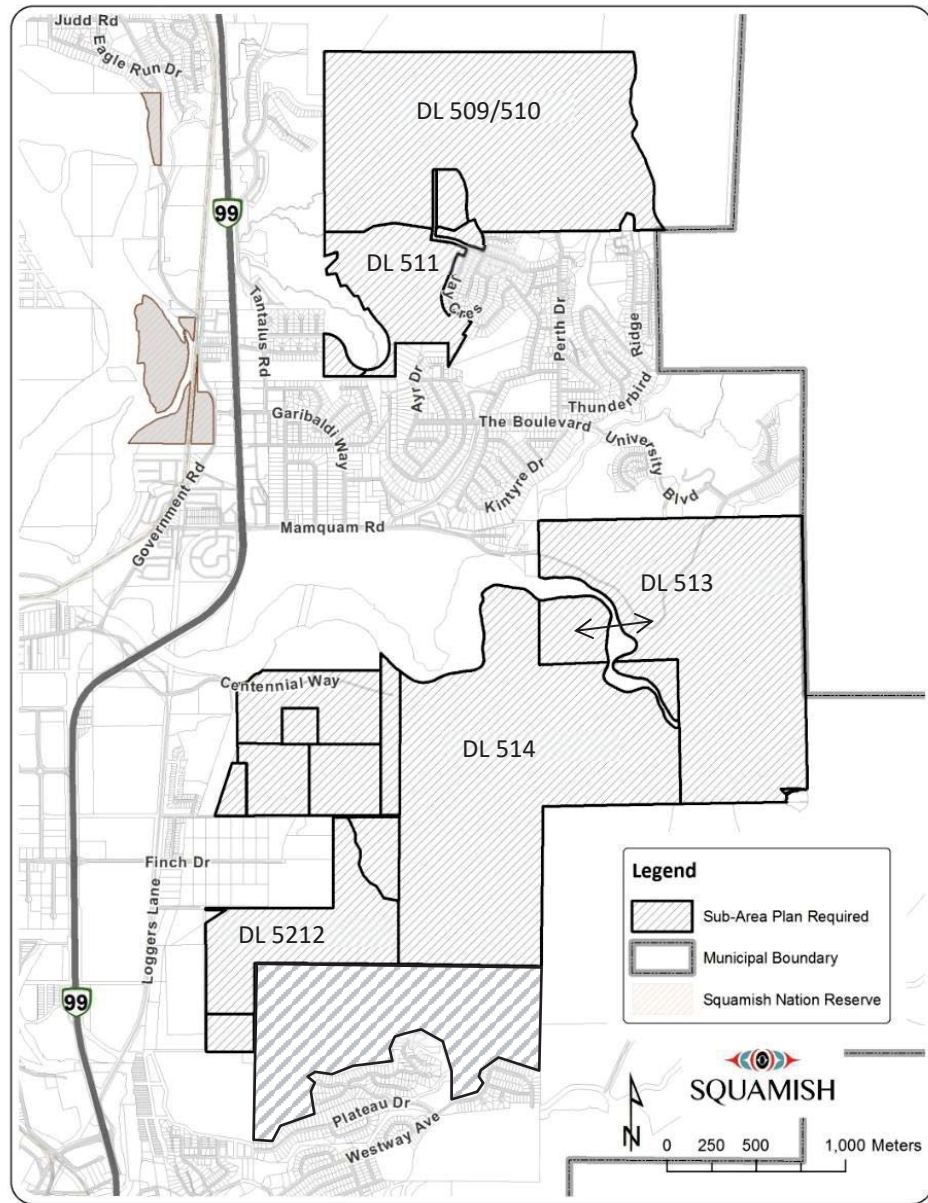


Figure X (Sub Area Plans)

- 5) *Future Residential Neighbourhood* areas designated for accommodating future population growth must be sustainably serviced by municipal water and sewer, as assessed and detailed through the prerequisite sub-area planning process to review and address associated impacts on municipal services and consideration of a phased servicing strategy in accordance with Policy 9.3.2 (6).
- 6) Sub Area Plans must be prepared in accordance with OCP objectives, directions and policies and shall at a minimum include the following components, as appropriate:

- a. detailed land use plan, including total developable land, maximum dwelling units, commercial and industrial land uses, consideration of a neighbourhood node;
- b. locations of institutional, educational and emergency services including police and firefighting;
- c. phasing and sequencing of the proposed development, with integrated consideration of neighbouring servicing, municipal infrastructure planning and provision and phasing of public services and amenities, including analysis of servicing and infrastructure cost-benefits to the district and fiscal impact assessment;
- d. density targets for the complete build of the area in order to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems;
- e. inventory of natural hazards and hazard mitigation strategies including wildfire interface hazard assessment and fuels management strategy;
- f. environmental impact assessment of proposed future development including an inventory of environmentally sensitive areas and wildlife habitat, and identification of opportunities for protection and restoration of environmental values;
- g. inventory of existing recreational values and potential opportunities for protection and enhancement of trail corridors, parks, open space and greenway corridors;
- h. multi-modal transportation network and circulation plan, including pedestrian and cycling trails, neighbourhood connectivity and linkages as well as transit;
- i. socio-economic impact assessment;
- j. strategies to address potential conflict between proposed areas of development and lands used for natural resource economic activities including identification of forest stewardship opportunities and practices;
- k. strategies to incorporate Crime Prevention through Environmental Design elements to deter criminal activity;
- l. public amenities;
- m. agricultural opportunities including local food production;
- n. consideration of a district or alternate energy systems;
- o. approaches to address proximity to railways using strategies outlined in 'Guidelines for New Development in Proximity to Railway' produced by CN Rail.
- p. design guidelines, including consideration of sustainable design and technologies; and
- q. any other matters as directed by Council.

- 7) Initiation of sub area planning for existing neighbourhoods will be identified through the annual budget process and initiated by a resolution of Council.
- 8) Initiation of sub area planning to enable development in *Future Residential Neighbourhood* areas will be undertaken at the direction and by resolution of Council, in consideration of the following:
 - a. OCP growth management policies;
 - b. Real estate market conditions of supply and demand;
 - c. Relationship to adjacent neighbourhoods and developments, as well as build out of the District's Major Growth Areas; and
 - d. Proximity to and capacity of municipal servicing infrastructure.
- 9) Preparation of a Sub Area Plan must include comprehensive public engagement to meaningfully engage and consult with neighbourhood residents and landowners, community groups and other local, regional and/or provincial organizations or agencies. The public engagement process lead by proponents, or in some instances the District, should identify and address community aspirations as well as public concerns, and provide residents with information on the rationale, benefits and consequences of the proposed plans.

9.4 Future Boundary Expansions & Adjustments

The following policies are intended to guide consultations prior to considering or initiating a provincial application process for any future boundary adjustment or expansions, when or where a proposal may be contemplated in future. Municipal boundary adjustments or expansions transfer local government jurisdiction for a defined area from a regional district to a municipality. The municipality assumes responsibility for some local services, governance, and for local roads, subdivision approval and property tax collection. A municipal boundary extension does not alter provincial responsibility for Crown land nor property owners' obligation to pay school property taxes. Boundary changes may be proposed to address such things as improved watershed protection or resource management, access or servicing needs, or a variety of possible economic development opportunities. Municipal boundary expansion process is governed by legislative requirements under the *Local Government Act* and *Community Charter*.

9.4.1 Objective

- 1) Meaningfully consult on and consider impacts to the community prior to initiating any future municipal boundary expansion.

9.4.2 Policies

- 1) Prior to engagement with the province, consult with First Nations, as well as affected regional and other governments, citizens and others whose interests might be affected regarding any District boundary expansion.
- 2) Undertake independent study that addresses the following items prior to considering a major District boundary expansion, as directed or required by Council:
 - a. existing development capacity within District boundaries;
 - b. demand for additional land to meet the needs of the community;
 - c. potential community impacts (social, cultural, economic, ecological, health) from possible land use activities within the area proposed for Boundary expansion;
 - d. where proposed, the implications of providing servicing to the expansion area;
 - e. Fiscal and District taxation implications of the boundary expansion; and,
 - f. Governance issues related to boundary expansion.
- 3) A comprehensive study will not be required for a minor boundary adjustment provided that all of the following criteria are met:
 - a. limited land area;
 - b. minimal or no permanent population;
 - c. no servicing or maintenance obligation that would be a burden on the District of Squamish; and,
 - d. a positive net contribution to the municipal tax base.

10. Natural Environment

Squamish is blessed with significant natural assets that provide rich habitat diversity and valuable ecological services. Natural areas provide important ecosystem goods and services (natural capital) including fish and wildlife habitat, traditional foods and supplies, and places for outdoor recreation and enjoyment that contribute to community wellbeing. They are an integral part of the municipality's infrastructure system and provide quantifiable value to the community, such as climate regulation, stormwater infiltration and potable water. The District has a number of designated and protected provincial parks and ecological reserves such as the Skwelwil'em Squamish Estuary Wildlife Management Area, Brackendale Eagles Provincial Park and the Baynes Island Ecological Reserve. However, many unprotected sensitive ecosystems risk degradation and increasing fragmentation. Sensitive ecosystems account for approximately 42% of the municipal area; more than half are riparian or ocean areas. Another 30% are considered important ecosystems that provide habitat, wildlife corridors and ecosystem services but have been modified by human use. Accommodating long-term housing, employment and associated recreation and amenity needs requires careful planning to protect both ecological and human health. The OCP recognizes the community's values and importance placed on protecting and minimizing cumulative impacts to natural areas and biodiversity, and proposes policies to promote environmental stewardship.

10.1 Natural Areas Protection

10.1.1 Objectives

- 1) Preserve, protect, and enhance the natural environment, its ecological functions and local biodiversity.
- 2) Minimize habitat loss and fragmentation of environmentally sensitive areas, including impacts to species and ecosystems at risk.

10.1.2 Policies

- 1) Promote and establish a comprehensive natural areas network within Squamish to support the health and productivity of aquatic and terrestrial ecosystems.
- 2) Protect areas with significant ecological and habitat values, including sensitive ecosystems and important wildlife corridors.
- 3) Work with First Nations, regional and senior governments, agencies as well as community organizations in the protection, management and stewardship of natural areas, local parks, ecological reserves and wildlife management areas in perpetuity.

- 4) Work with community partners to assess ecosystem health, set ecosystem protection targets and track ecological values and assets over time.

.2 Environmentally Sensitive Areas

- 1) Environmentally sensitive lands are identified and designated as a Development Permit Area for the Protection of the Natural Environment, its Ecosystems and Biodiversity (**Schedule K-1**). Development of lands designated as a Development Permit Area will be reviewed against and subject to the environmental objectives, policies and guidelines presented herein.
- 2) Review and update Development Permit Area guidelines over time against current best management practices.
- 3) Maintain and periodically update the inventory and classification of environmentally sensitive areas as new information becomes available—including mapping of species and ecosystems at risk.
- 4) Incorporate wildlife habitat mapping, travel corridor data and wildlife trees and buffers to augment the District's environmentally sensitive areas designations.
- 5) In areas of highest environmental sensitivity, prioritize habitat protection objectives, even where it places significant limitations on development.
- 6) Wherever possible, seek public ownership of designated environmentally sensitive lands. Work with community partners on a strategy to prioritize, acquire, protect and restore environmentally sensitive lands.
- 7) Recognizing the importance and sensitivity of fish and aquatic habitat throughout the community, protect and avoid degradation of fish and aquatic habitat, associated riparian areas and wetlands. Where possible link aquatic habitats to parks, greenways, or other natural areas to strengthen the natural areas network.
- 8) Preserve ravines, watercourses, and riparian areas in their natural state and maintain natural channel alignments wherever possible, unless significant environmental benefit can be gained through alteration.
- 9) Maintain and apply standards for adequate setbacks, stormwater retention, preservation of natural channels, and other preventative measures during and after the development process to protect fish-bearing streams from pollution, siltation and related degradation.

- 10) When considering impacts on streams and riparian areas, the District encourages a watershed approach to riparian area protection, with the aim of preserving the health of the entire watershed.

10.3 Eco-Assets

10.3.1 Objective

- 1) Recognize, maintain and support ecosystem services and ecological assets.

10.3.2 Policies

- 1) Apply and integrate natural capital in the municipality's asset management strategy to recognize the role of ecosystem services (eco-assets) and provide for their maintenance and regular support alongside traditional capital assets.
- 2) Continue to support sustainable forest management practices (silviculture, wildfire management, etc.) throughout upstream watersheds.

10.4 Land Use + Development

9.4.1 Objective

- 1) Assess and manage development growth in concert with the community's environmental values and protection objectives and ensure ecologically-sensitive development.

9.4.2 Policies

- 1) Promote an environmental ethic and integrated ecosystems-based management approach to land use and development planning, as well as resource and recreation management. Build understanding and awareness through public education.
- 2) Apply clear growth management and land use policies to focus compact growth and direct development away from highly environmentally sensitive areas.
- 3) Ensure land use planning and development of Future Sub-Areas and *Future Neighbourhood Areas (Schedule B)* undertakes environmental assessment in the context of larger habitat systems as part of the District's natural areas network to identify strategies for protection and enhancement of environmentally sensitive areas.
- 4) To support long-term ecosystem integrity and human health, wherever possible encourage assessment and consideration of cumulative effects of development.

- 5) For new or significant redevelopment, the preferred approach to achieve the District's environmental objectives is firstly, to avoid negative environmental impacts, followed by minimizing or mitigating impacts, restoration and finally compensation.
- 6) Support and pursue creation of an environmental conservation fund or habitat bank to provide compensation options for unavoidable habitat losses. Contributions to the habitat bank will be based on established criteria such as hardship and compensation guidelines with input from senior government agencies, as needed, and at the discretion of the District. Use of conservation funding will be allocated according to ecological enhancement priorities.
- 7) Recognizing the value of habitat restoration to the overall function and health of local ecosystems, support efforts to undertake and partner on restoration projects.
- 8) Support low-impact, sustainable recreation where appropriate and without adversely affecting environmentally sensitive areas.

10.5 Squamish Estuary

10.5.1 Objective

- 1) Sustain the ecological health and productivity of the Squamish Estuary, while balancing shared interests and activities to support the socio-economic base of the community.

10.5.2 Policies

- 1) Continue to partner with Squamish Nation, senior governments, local agencies and organizations and community representatives (industry, environment, commercial and recreation interests) to support ongoing multi-jurisdictional coordination, management and stewardship of the Squamish River Estuary.
- 2) In accordance with the principal objectives of Squamish Estuary Management Plan (1999), promote and support the Estuary as an ecological unit comprising physical and biological features and functions representative of the original Squamish River Estuary.
- 3) Provide sufficient land and water area for estuary conservation, industrial, commercial, recreation and intermodal transportation-related uses to support the economic base of the community while maintaining the estuary's environmental integrity. Ensure development is subject to environmental

impact avoidance and mitigation measures and considers appropriate buffers for distance, noise and visual separation to project natural habitat areas.

- 4) The estuary Transportation Corridor (Schedule B) is recognized as a regionally and provincially significant access route linking Squamish Terminals Ltd. to the highway and is designated for future road and rail infrastructure as needed. For all future transportation network review, consult and consider the ecological, economic and social impacts of the transportation corridor.
- 5) Recognize industrial access needs to the west side of the Squamish River to support existing resource tenures; while access is not precluded by OCP policy, proposals must take care to protect and preserve environmental values of the conservation area.
- 6) As stewards of the estuary, support the efforts and evolution of the Squamish Estuary Management Committee (SEMC); encourage leadership and continued participation of all government agencies in coordinated estuary management.
- 7) Collaborate with SEMC, Squamish Nation and the Province to maintain the ecological integrity of the estuary conservation area and the Skwelwil'em Squamish Estuary Wildlife Management Area (WMA). Support only those uses and activities that maintain the natural productivity of the estuary (low impact public trails or educational access where appropriate and feasible), and activities required to repair and maintain municipal diking infrastructure. Assess any new flood protection works and review requirement for additional compensation to address environmental impact.
- 8) Ensure permitted uses and any development within the estuary maintain its flood and drainage relief functions—including the flood capacity of the Squamish River, as well as drainage relief provided by the Cattermole Basin and the Bridge Pond.
- 9) Continue to support re-watering of the Mamquam Blind Channel and tributary systems to improve flows and enhance environmental features by reconnecting the Mamquam River with the Mamquam Blind Channel, and the lower portion of the Squamish River Estuary.
- 10) Recognizing the role of estuary ecosystems as natural carbon sinks for climate mitigation, support estuary conservation and restoration initiatives such as local pilot 'blue carbon' off-set projects.
- 11) Acknowledge the unique setting and ecological values and services of Upper Mamquam Blind Channel as part of the Squamish River Estuary; ensure waterfront gateway development and recreation activities do not compromise

protection and restoration of sensitive areas. Continue to focus on strengthening (ecological, human) connections in this area.

- 12) Widely promote awareness and build understanding about the presence, function and value of the Estuary. Work with SEMC to coordinate and maintain effective communication channels for Estuary-related information and initiatives.
- 13) Ensure Downtown parks, pathways, and green streets maintain ecological functions and natural values as well as providing visual connections to the estuary.

10.6 Coastal / Marine Planning

10.6.1 Objectives

- 1) Recognize, value and promote the range of ecosystem services provided by coastal and marine environments.
- 2) Protect, restore and enhance coastal and near shore areas and sustain a healthy marine environment within Howe Sound.

10.6.2 Policies

- 1) Align municipal policies and regulations to protect and maximize waterfront and marine assets for their ecological values, services and social, cultural and economic benefits.
- 2) Designate environmentally sensitive marine environments as a Development Permit Area and ensure coastal development occurs in accordance with best management practices and municipal development guidelines, as well as all federal and provincial regulations and guidelines. Work with other agencies and groups to study, inventory, and more closely define environmentally sensitive areas in the marine environment.
- 3) Consider, maintain and restore the ecological features and functions of coastal systems. Ensure waterfront sites are planned and designed to minimize impacts to the marine environment; wherever possible apply 'Green Shores' principles in their design.
- 4) Work collectively with First Nations and other governments to avoid, reduce and mitigate negative environmental impacts from industrial and other activities in or near the marine environment.

- 5) Ensure any foreshore development is undertaken in a manner that secures and enhances public shoreline access, without adversely affecting aquatic habitat. Access points should be practical and universally accessible for public use and enjoyment.
- 6) Play a proactive leadership role and work with First Nations and senior governments to monitor and address marine issues such as unauthorized mooring, derelict vessels and ship and non-point source pollution of the coastal environment.
- 7) Develop and implement a Marine Action Strategy to identify, prioritize and resource local actions for protecting and maximizing waterfront and marine resources as important assets for their ecological values and services and social, cultural and economic benefits.
- 8) Continue to build partnerships and collaborate to better monitor and protect waterfront and marine areas. Support establishment of a Marine Working Group to coordinate and align efforts of all coastal stakeholders and agencies with jurisdictional authority and interests in the local marine environment.
- 9) Continue to participate in initiatives and forums to enhance dialogue and collective action among First Nations, local and regional governments and community organizations to support the healthy productivity and sustainability of Howe Sound. Support participation and benchmarking activities in the provincially-led cumulative impacts project for Howe Sound.

10.7 Wildlife Corridors + Attractants

10.7.1 Objective

- 1) Establish, maintain, and enhance natural habitat connectivity and greenway corridors for wildlife movement.
- 2) Minimize wildlife attractants to reduce human/wildlife conflicts.

9.7.2 Policies

- 1) Recognizing the importance of intact and connected ecosystems to local wildlife populations, work with all levels of government, First Nations and the community to define and establish wildlife habitats and corridors.
- 2) Protect wildlife habitats and corridors during land use and development planning, and pursue opportunities to restore fragmented ecosystems to reconnect isolated species or populations.

- 3) Maintain and enforce the wildlife attractant bylaw and undertake necessary companion updates to zoning, building, solid waste and other municipal bylaws to reflect best management practices to prevent human-wildlife conflicts.
- 4) Work with waste management providers on ongoing improvements to the municipal solid waste management program, including waste handling and landfill operations to reduce wildlife attractants and prevent wildlife encounters.
- 5) Work with the development community to minimize potential wildlife conflicts through design and adherence to minimum standards and best practices (wildlife-resistant landscape plantings; design of waste management facilities).
- 6) Work with businesses in tourism, film and events to encourage successful development and implementation of Environmental Management Plans (EMPs) to reduce wildlife attractants and human-wildlife conflict and align with municipal zero waste strategy/goals. Review and amend municipal event policy to require EMPs for any large scale event permit issued by the District.
- 7) To maintain accreditation as a 'Bear Smart Community' in accordance with the provincial Bear Smart Community Program, incorporate Bear Smart criteria in municipal processes and initiatives to reduce the frequency and number of bear/human conflicts and annual number of bears destroyed.
- 8) Continue to work with provincial partners and community stakeholders in the Wildlife Working Group to jointly monitor human-wildlife conflicts and develop management strategies to prevent human-wildlife conflicts through education, community planning, waste management, implementation and enforcement of bylaws, and management of green space.
- 9) Support and play a leadership role in community education about effectively managing wildlife attractants. NEW. In partnership with the Conservation Officer Service, communicate wildlife information and events to the community for public safety where and when warranted.
- 10) Work in partnership with provincial agencies and First Nations to address unauthorized camping, as well as camping practices and regulations throughout the corridor to avoid and mitigate negative impacts to environment and reduce potential for human-wildlife conflicts.

10.8 Water Quality + Conservation

10.8.1 Objective

- 1) Improve water quality, protect water supply and groundwater sources.

10.8.2 Policies

- 1) Implement the recommendations of the District's Powerhouse Springs Well Protection Plan (2015).
- 2) Monitor land use activities and employ best management practices and mitigation measures to protect surface and ground water supply zones as identified in **Schedule X**. Work cooperatively with relevant agencies and jurisdictions towards the District's water protection goals.
- 3) Improve local water quality through reduction of point and non-point source pollution.
- 4) Apply innovative stormwater development standards to preserve and protect stream water flows, enhance aquatic habitat and groundwater resources.
- 5) Work with the health authority and school district to ensure safe water treatment and supply to minimize environmental health risks in the Coast Garibaldi area.

10.8.3 Objective

- 1) Promote water conservation and water-use efficiency to reduce gross community water consumption.

10.8.4 Policies

- 1) Target reduction of per capita water consumption by 15% by 2031 through a range of measures including outdoor water use restrictions, building bylaws, water metering, conservation-oriented water rates.
- 2) Implement measures of the District's Water Conservation Plan (2015) to reduce water demand, costly treatment and pumping and delay long-term infrastructure upgrades.
- 3) Maintain and update the District's Outdoor Water Use Bylaw (2013) to help reduce water consumption during periods of peak demand.
- 4) Promote public education to build awareness of the benefits of water conservation and increase operational knowledge about the water distribution network and water demand.
- 5) Encourage the use of native (and bear-aware) landscape plants, xeriscaping and efficient irrigation systems.

10.9 Air Quality

10.9.1 Objective

- 1) Maintain regional air quality within BC's provincial standards in order to protect human health.

10.9.2 Policies

- 1) Realize reduced vehicle emissions and trip distances through OCP policies which encourage compact urban development and the creation of neighbourhood centres.
- 2) Support opportunities for improving air quality including implementation of the District Anti-Idling Policy to reduce corporate vehicle emissions and the District Anti-Idling Bylaw to reduce community vehicle emissions.
- 3) Continue to implement the Sea-to-Sky Air Quality Management Plan as resources and capacity allow through participation with neighbouring municipalities and organizations in initiatives of the Sea to Sky Clean Air Society.

10.10 Site Alteration, Tree Protection & Invasive Species Management

10.10.1 Objective

- 1) Control site alteration activities to protect natural features, maintain water quality and drainage and prevent watercourse damage, erosion and sedimentation.
- 2) Prevent the use or spread of noxious or hazardous materials.

10.10.2 Policies

- 1) Maintain robust regulations for soils removal and deposition, vegetation and invasive species management and discourage illegal dumping, movement of contaminated materials and unauthorized tree cutting through appropriate fines and enforcement measures.
- 2) Encourage the use appropriate native and non-invasive plant species to reflect the natural setting in Squamish, as well as drought-resistant and edible plantings where appropriate and in consultation with bear aware practices.

- 3) Encourage and give priority to retention of prominent existing mature vegetation through redevelopment wherever possible. Where trees cannot be reasonably accommodated in site planning (conflict with utilities and services or tree hazard), demonstrate that landscaping will replace the urban forest over time.
- 4) Work with community groups and government agencies to develop an invasive species management plan to prevent, eradicate, contain and control the spread of invasive species within the District and Sea to Sky corridor.
- 5) Progressively eliminate the use of cosmetic/non-essential pesticides on all lands in and around Squamish, starting with municipal lands, and educate the public regarding environmentally friendly alternatives to conventional pesticides.

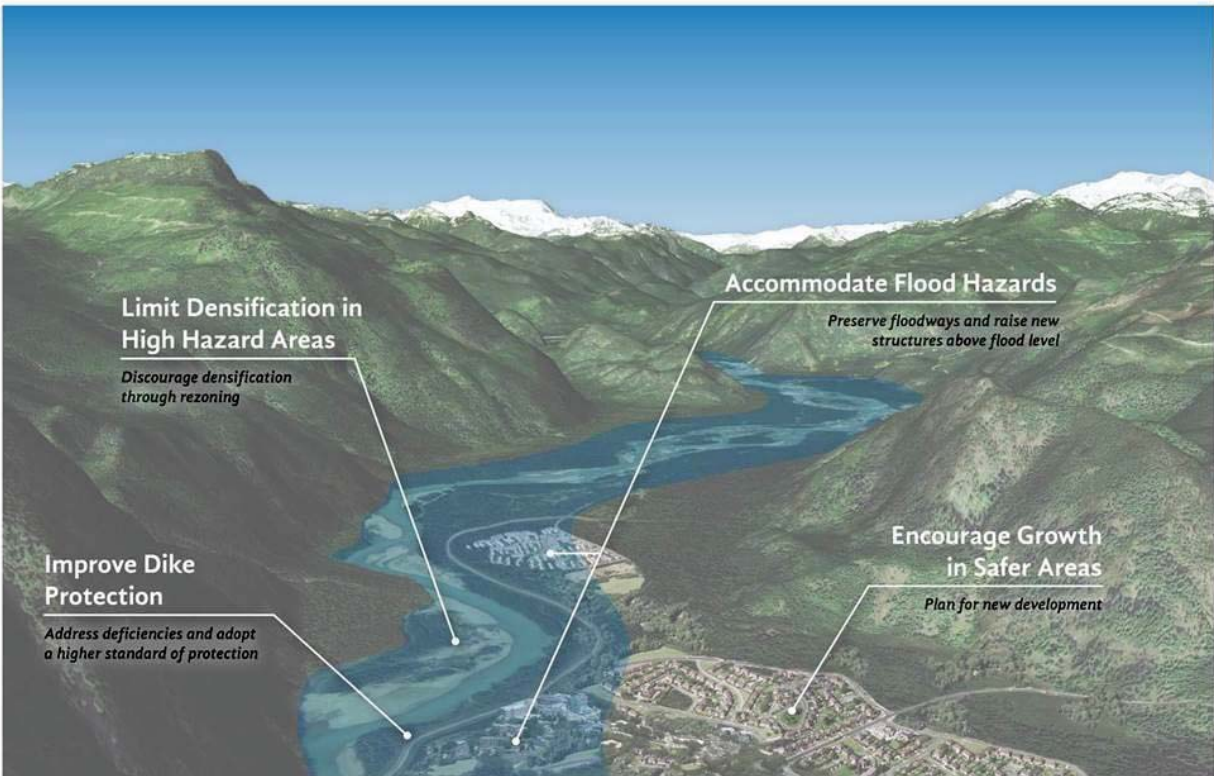
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11. Hazard Lands

Squamish is located in the floodplain of the Squamish, Mamquam, Stawamus, Cheekeye and Cheakamus rivers and the low-lying coastal margin of Howe Sound. The location, geology and topography of the area expose the community to a number of natural hydrological and geological hazards. Designated flood hazard areas in Squamish are those within the 200-year floodplain of a watercourse or Howe Sound, as well as those located in debris flow hazard areas including the Cheekeye Fan. Geological hazards are attributed to debris flows and mass movements from landslides on steep slopes and also include rock fall and seismic hazards.

Within the District of Squamish, nearly all of the commercial and industrial lands as well as the Downtown core and a majority of residential neighbourhoods are located in areas subject to flood hazards. Extensive diking, related floodboxes and pump stations provide a significant level of protection for flood-prone areas of the municipality. This system has been improved in stages through cost sharing programs with senior governments and now consists of a network of approximately 20 kilometres of dikes.

The District’s Integrated Flood Hazard Management Plan (IFHMP) provides an updated and comprehensive approach to flood management. The IFHMP replaces the 1994 Flood Hazard Management Plan, which provided significant guidance but relied on a site-specific hazard assessment for each development by a Qualified Professional Engineer or Geoscientist for implementation of the Plan’s recommendations. For most areas of Squamish subject to flood hazards, the IFHMP provides a combination of strategies including protecting existing development, accommodating hazards for new development, avoiding development in the highest risk areas and encouraging growth in low risk areas.



The IFHMP is a living document and it will be important to update the Plan in the future as conditions change.

In BC, climate change is anticipated to result in increased temperatures, increased precipitation, more extreme precipitation events, sea level rise, glacial retreat, and changes in estuary salinity and ecology. With much of Squamish being located at sea level, at the mouth of an estuary, and home to upstream glaciers, Squamish may experience all of these manifestations of climate change. At the same time, continued growth and development will increase the potential consequences of these hazards for the community. Economic impacts to the community from natural hazards and events from the effects of climate change may become increasingly important considerations in the future.

In addition, a Community Wildfire Protection Plan (2007) has been developed for the District. The intent is to create a 'FireSmart' community and to reduce the vulnerability of areas in the District to the threat of wildfires, which may also increase over time as climate change brings longer periods of less precipitation.

11.1 General Natural Hazards and Constraints

11.1.1 Objectives

- 1) Assess and manage the multiple natural hazards in Squamish to maintain these risks within levels acceptable to the public.
- 2) Minimize and mitigate the risk of loss of life, property damage and economic impacts from natural hazards, including:
 - a. Flood, erosion and tsunami hazards,
 - b. Debris flow and debris flood hazards,
 - c. Slope instability,
 - d. Rock falls,
 - e. Snow and mud avalanches,
 - f. Seismic hazards, and
 - g. Wildfire hazards.
- 3) Utilize strategies of protection, accommodation, avoidance and retreat as appropriate to mitigate natural hazards within the District of Squamish.
- 4) Encourage growth in areas suitable for new development that are least vulnerable to natural hazards.

11.1.2 Policies

- 1) Work in co-operation with provincial and federal agencies, the Squamish Nation and other stakeholders to identify, assess, and mitigate the risk of natural

hazards to a level acceptable to the District of Squamish. Build relationships and encourage information sharing at all levels.

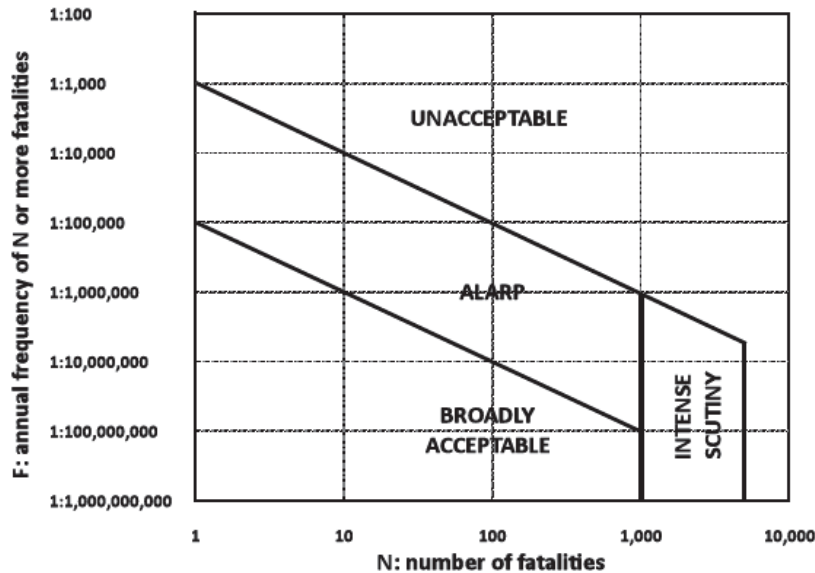
- 2) Address natural hazards during the development application process for properties located within areas:
 - a. prone to flood, debris flood, and debris flow hazards identified in **Schedule D-1**.
 - b. where there are steep slopes as identified in Schedule E as per Section 488 (1)(b) of the Local Government Act.
- 3) Prohibit development in areas subject to unacceptable flood and debris flow hazards, rockfall, landslip, seismic, or other natural hazards as identified in policies within this section of the OCP.
- 4) Require a hazard assessment prepared by a Qualified Professional in accordance with the District's 'Terms of Reference for Natural Hazard and/or Risk Assessments' for all land development applications located within a natural hazard area identified in **Schedule D-1** or as deemed necessary by the Building Inspector or Approving Officer.
 - a. Notwithstanding the above, hazard or risk assessments for building permit applications within flood hazard areas shall only be necessary as required by the Floodplain Bylaw, Development Permit Area 2 (DPA2) or as deemed necessary by the Building Inspector.
 - b. Where a hazard assessment confirms that a development site could reasonably be in a landslide, debris flow, debris flood or rockfall runoff area, subsequent risk assessments shall be required in accordance with the framework for flood risk assessments presented in Appendix F of APEGBC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC. The determination on whether a Quantitative or Qualitative Risk Assessment is required shall be determined by a Qualified Professional in consultation with the District and APEGBC guidelines and shall consider the type of hazard, the proposed development and local site conditions.
- 5) If a Quantitative Risk Assessment is required, the following loss of life risk tolerance criteria shall be a minimum acceptable threshold for new development in areas subject to landslide, debris flow, debris flood or rockfall:
 - a. For existing development, the individual risk to loss of life per annum shall not exceed 1:10,000; and

b. For new development, the individual risk to loss of life per annum shall not exceed 1:100,000; and

c. Societal (Group) risk for loss of life per annum shall be within the Broadly Acceptable or As Low As Reasonably Practicable (ALARP) zones shown in Figure 10-1: Frequency – Number of Fatalities (F-N) Diagram; and

d. Where societal risks to life fall within the ALARP zone, the risk assessment report shall explain to the satisfaction of the Approving Officer why the cost of reducing the risk further is considered grossly disproportionate to the benefit gained (as per the definition of ALARP).

Figure 10-1: F-N Diagram



- 6) For any area of the community identified as being subject to natural hazards, require a 'save harmless' restrictive covenant pursuant to Section 219 of the Land Title Act prior to rezoning, subdivision, development permit or building permit approval.
- 7) Adopt 1:200 year flood analysis completed for the IFHMP as basis for Flood Construction Levels within a new Floodplain Bylaw.
- 8) Prohibit subdivision or rezoning of existing lots where future development requires FCL or Floodplain Setback exemptions under the Floodplain Bylaw.
- 9) Update the IFHMP every 10 years to incorporate new information, updated requirements, updates in climate data and analytic tools, ongoing development and changing community priorities. Provide interim updates as necessary to incorporate specific changes in key areas of policy, science, and/or engineering.

- 10) Develop and implement a comprehensive public education program concerning natural hazards and natural hazard mitigation, particularly about risks from flooding and wildfire. Simplify and streamline the availability of information for residents and developers.
- 11) Decline operation and maintenance responsibility for new dikes not identified in the IFHMP that are proposed to support subdivision or rezoning applications on the basis that new dikes are “not in the public interest” as specified in the Land Title Act due to significant ongoing costs and maintenance responsibilities.
- 12) Implement dike upgrades identified in the IFHMP and other council-endorsed mitigation plans opportunistically as adjacent lands are developed or re-developed.
- 13) To preserve the historic streetscape, non-residential uses in the Downtown FCL Exemption Area **Figure XXX (Floodplain Management Bylaw)** shall be exempt from elevating above the required designated flood construction level, subject to provisions in the Floodplain Bylaw and as certified by a Qualified Professional.
- 14) Designate, protect and acquire legal land tenure required for new dikes and upgrading existing dikes, including the future sea dike and a more robust standard for the Squamish River dike as shown in Schedule B of the Floodplain Management Bylaw. Land required for future dike purposes shall be kept free of development and infrastructure.
- 15) Discourage the storage of environmentally harmful chemicals within flood hazard areas. To mitigate in circumstances where storage must or may be allowed, a Qualified Professional shall provide recommendations to contain the chemicals in the event of a flood.
- 16) Identify key facilities and plan to retreat them outside of flood hazard areas at the end of their current life cycle. Avoid siting new critical District facilities in areas with high risk from flood hazards.
- 17) Development proposals shall incorporate safe refuge areas and/or secondary road accesses where the District determines that safe evacuation is not a realistic option.

11.2 Flood Hazard Management: River and Creek Hazards

11.2.1 Objectives

- 1) Minimize and mitigate the risk of loss of life, property damage and economic impacts from river, debris flood and debris flow flood hazards.
- 2) Reduce the community's vulnerability to flooding and improve community resiliency.

11.2.2 Policies

- 1) Adopt dike crest elevations as defined in the IFHMP based on estimated water levels for the 1:200 year return period flood, with provision for freeboard and climate change.
- 2) Monitor and manage sediment and debris within our river systems to balance ecological function and flood risk.
- 3) Designate and protect Primary Floodways along rivers in accordance with DPA 2 and as identified in **Schedule L-1** to preserve flood conveyance, allow for natural river processes and maximize environmental productivity.

Primary Floodways are corridors along main stem rivers that are not protected by standard dikes. Development Permit Area 2 contains regulations to keep Primary Floodways free of buildings and fill in order to preserve floodway conveyance capacity and avoid increasing flood levels over time. Primary Floodways are illustrated in **Schedule L-1**.
- 4) Designate and protect connected Secondary (internal) Floodways in accordance with DPA 2 and identified in **Schedule L-1** to preserve floodway conveyance capacity and avoid increasing hazards in upstream or adjacent areas.

Secondary Floodways are designated areas within a dike-protected floodplain that are critical for conveying floodwaters in the event of a dike breach. Development Permit Area 2 contains policies to preserve and protect Secondary Floodways to avoid increasing flood levels over time. Secondary Floodways are illustrated in **Schedule L-1**.
- 5) Requests for variances and/or site-specific exemptions to the Zoning Bylaw, Floodplain Bylaw and DPA 2 guidelines that could adversely affect floodway conveyance or increase flood levels in adjacent or upstream areas (i.e. by reducing building setback or increasing site coverage) shall not be permitted.

- 6) Allow existing high-risk properties within Primary Floodways identified in **Schedule L-1** to remain privately owned, subject to regulations in the Floodplain Bylaw and Development Permit Area 2 intended to maintain Primary Floodways free of buildings, fill and other infrastructure.
- 7) Do not support rezoning applications and OCP amendments that would increase development potential in areas designated as Restricted Densification Area or Primary Floodway in **Schedule D-2**.
- 8) Encourage park, open space, greenway corridors, or agricultural uses in areas designated as Restricted Densification Area in **Schedule D-2** and Primary Floodway in **Schedule L-1**.
- 9) Do not approve rezoning and OCP amendments that would increase development potential through increased density—such as an increase to permitted dwelling units, floor area ratio or height—in high-risk areas designated as Limited and Conditional Densification Areas in **Schedule D-2** unless the following criteria are met:
 - a. The development is floodproofed in accordance with the Floodplain Bylaw, without exemptions, using the method deemed most appropriate by the developer's Qualified Professional.
 - b. A continuous perimeter of erosion and scour protection is provided to prevent loss or damage of floodproofing fill and/or foundations during the design flood event.
 - c. The increased development potential is confirmed to avoid adverse effects on the conveyance capacity of a Secondary Floodway identified in Schedule L-1. Adverse impacts are defined as increasing flood levels by more than 0.10 metres for any individual development and greater than 0.15 metres as the cumulative increase for all future developments as compared with flood modeling completed for the IFHMP.
 - d. Any lands left at existing grade or intended to provide flood relief must receive permanent designation that prohibits future development or obstruction within those lands.
 - e. Unmitigated environmental impacts are avoided and the development preserves a 30 metre buffer to the natural boundary of all natural watercourses.
 - f. Development does not create an unmitigated transfer of flood or erosion risk to neighbouring parcels due to re-directing floodwater from a river dike breach and/or changes in local hydrology or drainage patterns.

- g. If the development is proposed adjacent to the Squamish or Mamquam River dike, the dike frontage is upgraded at the applicant's expense and a statutory right of way for the 1 in 500 year return period dike shown in the Floodplain Bylaw is provided.
 - h. A Qualified Professional and Qualified Environmental Professional certify that the above conditions can be met
 - i. An independent third-party peer review on any or all of the above criteria is completed at the District's sole discretion at the applicant's expense.
- 10) Only support rezoning and OCP amendments that would increase development potential in designated Limited Densification Areas shown in **Schedule D-2** when the application meets all of the requirements for Conditional Densification Areas listed above and the proposed density does not exceed 29 units/hectare per net development area.
- To identify net development area:
- a. Identify the total lot size.
 - b. Assess the proposed development lot for constraints to identify land that cannot be developed.
 - i. Complete a site bio-inventory, riparian assessment, hazard assessment (excluding flood hazard) and any other review as required to identify any lands that are non-developable (non-development lands).
 - ii. Identify any other non-development lands such as dike setbacks and statutory right of ways.
 - c. Subtract the non-development areas from the total lot area to identify the gross development area.
 - d. Subtract a 20% road allowance from the gross development area to identify the net development area.
- 11) Where all or part of a property falls within one or more controlled densification designations (Restricted Densification, Limited Densification, or Conditional Densification), the most restrictive designation shall apply to the entire property.
- 12) Support compatible use of lands within Restricted Densification, Limited Densification or Conditional Densification Areas shown in **Schedule D-2** that are left undeveloped to provide flood relief and receive permanent designation through a restrictive covenant. Compatible uses could include greenway corridors, natural habitat areas, recreational trails, open parkland, and/or barrier-free public recreation space.

- 13) Acknowledge that flooding is the result of processes that occur at a watershed scale and take appropriate steps to monitor and advocate for responsible watershed management.
- 14) Defer approval of any rezoning application or subdivision of more than 3 lots in located in the 'Restricted Densification', 'Limited Densification', or 'Conditional Densification' areas shown in **Schedule D-2** until upstream flood protection works meet APEGBC requirements for a 'standard' or 'adequate' dike.

11.3 Flood Hazard Management: Coastal Flood Hazards

11.3.1 Objective

- 1) Minimize and mitigate the risk of loss of life, property damage and economic impacts from coastal flood hazards.
- 2) Plan for anticipated sea level rise as recommended in the IFHMP in order to minimize adverse impacts, facilitate adaptation to impacts that are already occurring or anticipated to occur and take advantage of new opportunities.

11.3.2 Policies

- 1) Implement recommendations to upgrade existing sea dikes and construct new sea dikes to protect against coastal flooding caused by high tides, storm surge and sea level rise in accordance with the IFHMP Coastal Flood Hazard Mitigation Strategy including adopting the dike crest elevations and acceptable overtopping rates defined by the IFHMP.
- 2) Adopt Provincial guideline recommendations to plan for 1 metre of sea level rise by Year 2100 and 2 metres of sea level rise by Year 2200.
- 3) Support ongoing information gathering initiatives, including:
 - a. Collect coastal wind and water level data;
 - b. Complete tsunami, aerial, and submarine landslide studies; and
 - c. Begin to build a Howe Sound Light Detection and Ranging (LiDAR) database.
- 4) Update the Coastal Flood Hazard Mitigation Strategy and Flood Construction Levels at least every 10 years or as new information becomes available to reflect updated climate and sea level rise projections and development in the region.

- 5) Explore opportunities to use leading-edge approaches like bioengineering erosion protection to safely combine hazard and risk mitigation with environmental stewardship.
- 6) Participate in the Lower Mainland Flood Management Strategy to promote a collaborative and learning approach to adapt to sea level rise on BC's south coast.
- 7) Adopt a precautionary approach for new coastal development by adopting and enforcing coastal setbacks in accordance with relevant Provincial guidelines in order to reduce hazard exposure and preserve space for future sea dike construction beyond 1 metre of sea level rise. Setback relaxations should only be considered on lots existing prior to adoption of this OCP in cases of significant hardship where meeting the setbacks would sterilize the land.

11.4 Cheekeye Fan Debris Flow Hazard

Existing development within the Cheekeye Fan area is currently exposed to debris flow hazard as identified on **Schedule D-1**. The 2009 OCP included policies to restrict permanent development in high risk zones and to mitigate risk in the remaining areas of the fan. In the process of Council consideration of fan-wide risk mitigation options in 2015, new information emerged regarding the potential extent of Cheekeye Fan hazard.

The Cheekeye Fan is considered a debris flow / debris flood hazard area and has been subject to extensive study. Past municipal policies designating the Cheekeye Special Study Area, restricting permanent development in high risk-zones and establishing other development controls on the remaining areas of the Fan (2009 OCP) have been reviewed and updated following the submission of two Expert Review Panel reports in 2014 and 2015. The first report established the maximum credible debris flow event that the community should plan for while the second report provided recommendations for loss of life risk tolerance criteria. Both reports concluded that risk to existing development should be mitigated whether or not there is any future development on the Cheekeye Fan. The panels further reiterated that all forms of mitigation including engineered mitigation structures, land use zoning and education should be considered.

Concurrently, a development application has been submitted for large-scale development in north Brackendale on the Cheekeye Fan proposing funding and construction of area-wide mitigation including a debris flow barrier, sedimentation basin and possible other downstream mitigation measures. Significant design development and review are required prior to approval of this development and an area-wide mitigation scheme. However, if approved, with area-wide mitigation in place the District should review and update hazard mapping and development control policies to potentially consider further development on the Cheekeye Fan. Consequently, the following policies address objectives, policies and

planning requirements for development on the Cheekeye Fan in the event that risk mitigation measures are implemented under multiple future scenarios including the current status quo with no area wide mitigation in place.

FUTURE TEXT BOX+MAP/FIGURE: The Cheekeye Fan is an alluvial fan, a cone-shaped formation found in mountainous regions where deposits of alluvial (material transported by water) sediment and colluvial (material transported by gravity) material from debris flows and debris floods accumulate over time. Natural hazards common to this type of fan include stream floods, deposition of sediment, erosion of new channels, avulsions (a sudden shift in the channel of a stream or river) and debris floods and debris flows. Areas at risk typically extend well beyond existing river channels and often include the entire fan surface.

11.4.1 Land Use Objective in the Absence of Area Wide Mitigation

- 1) Minimize risks and mitigate hazards for development proposals located within the Cheekeye Fan debris flow hazard area when considering development applications submitted in the absence of an area wide or partial fan structural mitigation strategy that has been accepted by Council.

11.4.2 Land Use Policies in the Absence of Area Wide Mitigation

- 1) Restrict any land subdivision or permanent buildings and structures within the Cheekeye Fan Debris Hazard Zones C1 and C2, identified in **Schedule D-1**.
- 2) Process in-stream development applications for rezoning, subdivision, development permits and building permits, for which the District of Squamish accepted fees for prior to March 24, 2015, located within Debris Hazard Zones C3 or C4 identified in **Schedule D-1** of the OCP following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the requirements outlined in subsection 11.4.2.7.
- 3) Process applications received after March 24, 2015 for minor and major repairs, extensions, reconstruction or new buildings and subdivisions up to and including 3 lots or 3 new dwelling units located within Debris Hazard Zones C3, C4 and C5 identified in **Schedule D-1** following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the requirements outlined in subsection 11.4.2.7.
- 4) Do not process new applications received after March 24, 2015 for rezoning, and for subdivision greater than 3 lots or 3 dwelling units located within the Debris Hazard Zones C3 or C4 identified in **Schedule D-1** of the OCP until new hazard mapping and appropriate development controls are in place.

- 5) Process applications for rezoning, subdivision greater than 3 lots or building permits for greater than 3 new dwelling units located within Debris Hazard Zone C5 identified in **Schedule D-1** following submission of a risk assessment by a Qualified Professional that supports the application and which meets the requirements listed in subsection 11.4.2.7.
- 6) Process development applications for open space uses, outdoor recreational uses and *Restricted Industrial* uses on the Cheekeye Fan, following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the requirements listed in subsection 11.4.2.7. New municipal services and permanent buildings are not permitted in association with these uses.
- 7) Require that risk assessments by a Qualified Professional to support applications within the Cheekeye Fan meet the District's Terms of Reference for Natural Hazard and/or Risk Assessments and the following minimum requirements:
 - a. The QP must either have prior experience in performing risk assessments, or have had their risk assessment reviewed by another QP who has experience in performing risk assessments.
 - b. The QP must use the magnitude - cumulative frequency relationship determined by Expert Panel #1.
 - c. The risk assessment must incorporate multiple hazard events with probabilities up to and including the 1:10,000 year return period, 5.5 million m³ event.
 - d. The risk assessment must comply with the framework laid out in Appendix F of APEGBC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC.
 - e. Individual and societal risk to loss of life shall be assessed using Figure 10-1 and shall achieve the risk tolerance criteria in Section 11.1.2.5 to permit new development.
 - f. On-site and/or off-site, developer-funded mitigation strategies shall be proposed, as required, to achieve the risk tolerance criteria in Section 11.1.2.5.
- 8) Amend the District of Squamish Zoning Bylaw to implement OCP policies in this section that restrict the development of permanent structures in specific areas of the Cheekeye Fan in the absence of an area wide or partial fan structural mitigation strategy that has been accepted by Council and implemented.
- 9) Restrict new land subdivision and the development of permanent buildings and structures at the airport due to the exposure level of the airport facilities

location in the absence of an area wide or partial fan structural mitigation strategy that has been accepted by Council and implemented.

11.4.3 Cheekeye Fan Mitigation Objective

- 1) Require that proposed area wide or partial fan structural risk mitigation proposals for the Cheekeye Fan debris flow hazard area address appropriate criteria as described in the following section.

11.4.4 Cheekeye Fan Mitigation Policies

- 1) Ensure that a proposed area wide or partial fan mitigation strategy for the Cheekeye Fan debris flow hazard area includes:
 - a. Updated hazard/risk assessment studies and mapping prepared by a Qualified Professional and accepted by the District that clearly identifies areas impacted by the hazard and the baseline risk levels; and
 - b. Confirmation that the risk tolerance criteria listed in subsection 11.1.2.5 have been achieved.
 - c. Detailed design of engineering structures by a Qualified Professional Engineer including applicable studies/reports and approvals by the District and all relevant Provincial and Federal agencies.
 - d. Cost estimates and funding plans for all capital costs, operations and maintenance costs, restoration costs following a major event.
 - e. Land tenure securing operations and maintenance access for mitigation structures.
 - f. Establishing the maintenance authority and operations and maintenance requirements.
 - g. Development control policies and land use strategies to maintain risk within tolerable levels for existing and proposed development on the Cheekeye Fan.
 - h. Confirmation that under post-mitigation, post-development conditions, the combination of new mitigation and new development results in a net decrease of total risk to life on the fan.
- 2) Require that hazard mitigation strategies associated with a proposed area wide or partial fan structural risk mitigation strategy for the Cheekeye Fan debris flow hazard area are implemented prior to subdivision approval to create three or more new lots of dwelling units within the Cheekeye Fan debris flow hazard area zones C1, C2, C3 and C4 identified in Schedule D-1.

11.4.5 Future Land Use Objective for Area Wide Mitigation Zone

- 1) Develop a sub area plan and updated development policy including land use policies for the Cheekeye Fan if Council accepts area wide or partial fan structural risk mitigation to ensure that risk is maintained within tolerable levels for any future proposed development.

11.4.6 Future Land Use Policies for Area Wide Mitigation Zone

- 1) If an area wide or partial fan hazard mitigation strategy and updated mapping is accepted by Council, amend the Cheekeye Fan development control policy framework in the OCP as appropriate. The framework should address risk tolerance levels for new development including identifying a set of compatible land uses and conditions for new development to proceed.
- 2) If an area wide or partial fan hazard mitigation strategy in accordance with subsection 11.4.4 is accepted by Council for the Cheekeye Fan debris flow hazard area, require adoption of a sub area plan prior to consideration of applications submitted following the adoption of this OCP to:
 - a. amend OCP land use designations,
 - b. rezone a property, or
 - c. subdivide to create three or more new lots of dwelling units,within the Cheekeye Fan debris flow hazard area zones C1, C2, C3 or C4.
- 3) Develop the sub area plan for land within the Cheekeye Fan debris flow hazard area in consultation with all relevant stakeholders through a collaborative process with the Squamish Nation.
- 4) Develop the sub area plan in accordance with the Cheekeye Fan debris flow hazard mitigation strategy, land use policies and associated development controls accepted by Council. In addition to the sub area planning requirements outlined in the OCP the sub area plan should consider:
 - a. employment lands opportunities, including opportunities associated with the Squamish Airport;
 - b. a location for a wood waste disposal site;
 - c. a location for primary processing of forestry products including logs and wood waste conversion;
 - d. a location for log sorting to be used in the event that existing log sort locations become unavailable;
 - e. joint servicing for existing Indian Reserves and other land uses in the area; and

- f. buffering and development standards to address proximity of the airport to First Nations reserves, residential development and employment land uses.

11.5 Steep Slopes

11.5.1 Objectives

- 1) Ensure that new and existing development avoids or mitigates hazards associated with steep slopes.

11.5.2 Policies

- 1) A geotechnical report prepared by a Qualified Professional will be required to identify the hazards associated with slope stability for all developments proposed on slopes of 15% or greater as identified in **Schedule E**.
- 2) Consider multi-family residential applications in areas with slopes greater than 25% or greater and less than 40% identified in **Schedule E**, subject to a geotechnical assessment and endorsement by a Qualified Professional.
- 3) Lands with slopes of 25% or greater are generally not considered appropriate for single-family residential development. Lands with slopes of 40% or greater will not be considered for development.
- 4) Development on sites where the development footprint is located within a 1:1 projection of slopes 15% or greater will require a geotechnical analysis to determine if the lands may be safely used for the intended purpose.

11.6 Wildfire Interface Hazard

11.6.1 Objective

- 1) Protect vulnerable areas of the community from existing and potential climate change induced wildfire interface hazard.

11.6.2 Policies

- 1) Finalize the *Community Wildfire Protection Plan* to identify, determine the level of risk and recommend management options to mitigate risk in wildfire interface hazard areas within the District of Squamish. Plan for impacts of climate change on wildfire hazard to reflect projected changes to precipitation and temperature

- 2) Develop and adopt a Wildfire Hazard Development Permit Area designation for wildland urban interface areas following completion of the Community Wildfire Protection Plan. In high risk interface areas, incorporate FireSmart guidelines for residential development, particularly with respect to building materials and landscaping requirement within a first priority 10 metre radius zone around structures.
- 3) Participate in future development of a comprehensive regional fire risk mitigation strategy through collaboration with the provincial and regional district governments, First Nations, local forestry companies and other stakeholders to include recommendations on emergency response and forest management practices.
- 4) Develop and adopt a Wildfire Hazard Development Permit Area designation for wildland urban interface areas following completion of the Community Wildfire Protection Plan. Identify areas of the community most at risk for interface wildfire, and incorporate FireSmart guidelines for residential housing, particularly with respect to building materials and landscaping requirement within a first priority 10 metre radius zone around structures.
- 5) Assess and plan for impacts of climate change on wildfire hazard through collaboration on a regional fire risk assessment that reflects projected changes to precipitation and temperature.
- 6) Strive to create a 'FireSmart' community through consultation with wildfire management professionals, Squamish Fire Rescue, developers, builders, and landscape professionals to promote fire smart initiatives throughout the community.

12. Commercial Lands

Complete communities are based on the ideal that an appropriate amount and diversity of commercial lands and services are available to serve residents in key locations throughout the community. Squamish has an adequate existing and future planned commercial capacity to meet projected demand with medium growth to 2040. A majority of this capacity is located in four commercial areas, including the Downtown core commercial precinct, the Garibaldi commercial area, Squamish Business Park and in the planned Oceanfront development. Revitalization of the Downtown core and redevelopment of the waterfront will increase the amount of space available for local commercial use and continue to enhance Squamish as the regional commercial service centre of the Sea-to-Sky corridor.

12.1 Focused Commercial Development

12.1.1 Objective

- 1) Strengthen existing commercial precincts in the District by directing commercial activities to existing commercial areas.
- 2) Support the Downtown as a priority area for commercial uses and commercial accommodations in the community.
- 3) Foster mixed use developments with a range of commercial activities that contribute to the development of a complete community and fit the community's visions, values and brand.

12.1.2 Policies

- 1) Concentrate commercial development that serves the day-to-day needs of Squamish residents in the Downtown, secondary mixed-use commercial areas (Garibaldi Village) and in neighbourhood nodes. These day-to-day services include but are not limited to pedestrian oriented retail, liquor and grocery stores, pharmacies, restaurants, neighbourhood commercial as well as personal and health service offices.
- 2) Prioritize infill and redevelopment of underutilized commercial lands to achieve compact urban form and to avoid dispersed commercial development.
- 3) Encourage the development of larger commercial spaces within mixed-use developments by amending the District of Squamish zoning bylaw to include a residential density bonus in exchange for increased commercial space.
- 4) Encourage the development of a range of commercial tourist accommodations, including hotels/motels, lodges, resorts, campgrounds and bed and breakfasts, to diversify tourism offerings in the community.

- 5) Encourage the establishment of commercial activities and businesses that support marine-based employment and recreational opportunities along the waterfront.

12.2 Neighbourhood Commercial Nodes

12.2.1 Objective

- 1) Create complete neighbourhoods where residents can meet their daily needs in a central, walkable gathering place, reduce automobile reliance, and provide a focal point and identity for the neighbourhood it serves.

12.2.2 Policies

- 1) Support development of identifiable small-scale neighbourhood nodes, identified in **Schedule C**, to concentrate local commercial and institutional uses, recreational amenities, transit connections or other compatible uses within existing and new residential neighbourhood development.
- 2) Assess proposals for neighbourhood commercial development in areas generally identified for and/or in proximity to a neighbourhood node on **Schedule C** against compliance with the following criteria:
 - a. a location near key intersections (i.e. intersection of two arterial roads or a collector and an arterial road) or on a major road;
 - b. adjacent to other neighbourhood amenities such as parks or existing commercial uses;
 - c. a maximum floor space of 200 m² (2,150 square feet) per tenancy or commercial retail unit;
 - d. site design and building form and character that complements the adjacent residential neighbourhood; and,
 - e. appropriate zoning.
- 3) Encourage mixed-use developments within neighbourhood nodes encompassing residential and commercial uses or various forms of commercial development to activate the area, provide diverse housing choice and to improve natural surveillance opportunities. Examples of suitable uses to located above neighbourhood commercial include residential, office, or professional services.
- 4) Maintain unique qualities and characteristics of existing neighbourhood and neighbourhood node.
- 5) Support the development of Home Based Businesses as a source of employment within neighbourhoods the community.

12.3 Highway and Tourist Commercial

12.3.1 Objective

- 1) Minimize commercial sprawl along the Sea-to-Sky Corridor Highway 99 to maintain the aesthetic appeal of the community and direct commercial development to existing nodes.

12.3.2 Policies

- 1) No expansion of Commercial/Industrial designations along Highway 99 shall be permitted beyond those identified on Schedule B to prevent continuous commercial/industrial development along Highway 99.
- 2) Buffer and screen all new commercial development from Highway 99 through preservation of existing trees and vegetation and where possible, supplemental native vegetation to achieve a density and mass that preserves the sense of continuity of the natural environment along the highway corridor.
- 3) Separate existing commercial/ industrial areas along Highway 99 using enclaves of treed/ natural areas, open space, or by other suitable forms of development reflective of the natural environment.
- 4) The Klahanie site north of Darrell Bay is designated Highway and Tourist Commercial for the purposes of accommodating a tourist and recreation commercial development and establishing a substantial gateway feature to the community. Highway strip commercial development uses will not be supported in this location.

13. Industrial Lands

Recent economic shifts in Squamish have resulted in a greater share of jobs in the services sector in addition to residents commuting to Whistler and Greater Vancouver for employment. While a variety of jobs are available to residents, Squamish must address the issues of retaining employment within Squamish and strengthen job growth alongside population growth. This will contribute to a more complete community while reducing automobile dependence, and the associated social and health impacts of long commutes for the local labour force. To encourage local job creation, an adequate supply of land is necessary to support the employment uses.

In 2015 an employment lands inventory and projections were completed as part of the Employment Lands Strategy (ELS) process. The strategy and projections highlight a number of employment lands supply challenges facing Squamish. Considerable employment lands have been lost due to residential rezoning and re-designation over time. Consequently, under projections for medium growth scenario Squamish will encounter an insufficient supply of medium industrial employment lands due to limiting constraints such as affordability, adjacency issues, hazard limitations, residential use conflicts and uncertain regulatory or tenancy environments. Displacement is a concern facing some industrial operations, particularly medium industrial in Paco Road and the BCR North Yards which also function as port lands and are important to the local wood products industry, manufacturing and logistics. Finally, conflicting and unclear land use policies have created confusion for land owners. A potential location for future employment lands development is the Cheekeye fan; however, for some industrial uses this area is only available if area wide debris flow hazard mitigation is implemented.

13.1 Employment Lands Inventory

13.1.1 Objective

- 1) Protect the employment function of existing employment lands.
- 2) Increase the amount of land designated for industrial uses to ensure a flexible and adaptive inventory that can meet future needs.
- 3) Improve management of existing employment land to maximize industrial opportunities in the community.

13.1.2 Policies

- 1) Halt re-designation of employment lands to other designations such as residential and residential mixed-uses, promote a diversified local economy, maintain present and future employment opportunities and encourage a healthy tax base.

- 2) Maintain and regularly update an employment lands inventory to ensure that sufficient lands are available for future development over the long term.
- 3) Restrict retail and professional office uses in areas designated for industrial use to preserve the industrial land base and locate commercial development in appropriate locations.
- 4) Advocate for improved, safer access to and from Site B and support the use of 'Site B' for expanded specialized water-dependent industrial and port terminal uses.
- 5) Support the use of the former BC Rail North Yards site, west of the rail tracks, for medium industrial use. Engage in joint planning with the Squamish Nation to explore new employment lands opportunities in the following locations:
 - a. Site B, including the extension of municipal services to the site;
 - b. the Cheekeye Fan; and
 - c. Crown Land within District boundaries.
- 7) Consider developing an employment lands-to-housing density target ratio for Squamish which could be incorporated as criteria in future Sub Area Plans.
- 8) Amend the District of Squamish zoning bylaw to:
 - a. clarify and differentiate light industrial, medium industrial and heavy industrial and ensure permitted uses within these zones match the industrial intent without encompassing commercial uses; and
 - b. permit more intensive use of light industrial lands through increased Floor Area Ratios and building heights.
- 10) Consider resilience to projected changes in climate when reviewing development proposals for employment and industrial activities.
- 11) Consider options for encouraging or incentivizing the paving of log sort operations.

13.2 Land Use Compatibility

13.2.1 Objective

- 1) Consider and address compatibility between employment and industrial activities and other land uses in the development proposal review process.

13.2.2 Policies

- 1) Development applications for new industrial activities should address associated impacts on existing adjacent uses and the travelling public. Land use impacts should be mitigated using the following screening and buffering strategies as appropriate: exterior lighting design, landscaping, berms, fencing and deep setbacks. This policy does not apply to industrial development at the Site B location.
- 2) Residential or commercial development applications adjacent to zoned for industrial activity should incorporate buffering and screening into development design to mitigate the impacts of proximity to industrial operations. Where future residential or commercial development could be impacted by adjacent industrial activity consider buffering, disclosure statements and restrictive covenants and development design to mitigate the impacts of noise, dust and sound the Klahanie area, Waterfront Landing, Robin Drive, North Yards area, Centennial Way and the northern portion of the Cheekeye Fan should area wide hazard mitigation measures be implemented.
- 2) For lands located between industrial and residential areas, encourage transitional uses in keeping with the Mixed Employment land use designation, in particular those uses such as artisan or light industrial activities at grade with office, light industrial or residential above grade to act as a buffer or transition area between the industrial and residential areas.

13.3 Port Facilities and Marine Activities

The District of Squamish is among a number of communities on the BC Coast that provide as port facilities without having Federal Port Authority Status. Squamish port facilities include both a deep sea vessel facility and short sea facilities.

13.3.1 Objective

- 1) Encourage and facilitate successful port facilities and marine employment and industrial activities.

13.3.2 Policies

- 1) Encourage expansion and diversification of marine-based port facilities and supporting activities at Squamish Terminals Ltd.; Mamquam Blind Channel, Darrell Bay, Watts Point, the Woodfibre facility and potential facilities at Site B.
- 2) Support ongoing industrial land use of the port facilities, including handling cargoes, storage and transfer of goods and materials, and other port facilities-related uses and associated employment activity.

- 3) Consider the future expansion of the Squamish Terminals Ltd and Site B facilities when assessing the transportation corridors and road infrastructure in the community, specifically truck routes through the Downtown and future road network improvements.
- 4) Do not support development of a coal export terminal within the District.

13.4 Heavy Industrial Activity Monitoring

13.4.1 Objective

- 1) Ensure District participation in the process of monitoring and mitigating environmental impacts from proposed heavy industrial activities.

13.4.2 Policies

- 1) Advocate to federal and provincial government agencies for District participation in ongoing monitoring of cumulative environmental impacts from all aspects of associated heavy industrial activities including impacts to:
 - a. the Howe Sound marine environment,
 - b. the Squamish River Estuary and surrounding Wildlife Management Area,
 - c. environmentally sensitive areas; and
 - d. Regional air quality.
- 2) Advocate to provincial government agencies to annually measure and report on GHG emissions and airborne particulate matter from industrial facilities.
- 3) Advocate to federal and provincial government agencies for ongoing oversight of heavy industrial activity by a Squamish Citizens' Committee, with a means to report to the responsible Ministry, and that the cost of operating this committee is borne by the proponent.

14. Civic & Institutional Lands

14.1 Institutional Uses

14.1.1 Objective

- 1) Integrate institutional uses within the community.

14.1.2 Policies

- 1) Support and maintain civic and institutional uses that meet specific community needs, including education, health care, religion, burial, and government activities on lands designated *Civic and Institutional*, *Mamquam Blind Channel*, *Mixed Use Commercial*, *Mixed Employment* and *University Neighbourhoods* on **Schedule B**.
- 2) Continue to support the build-out and ongoing integration of existing and new post-secondary campus lands and facilities (Quest; Capilano University; Squamish Oceanfront).
- 3) Work with academic and training partners and local organizations to create/formalize a student work experience or co-op program to support collaboration, joint learning and capacity building between educational institutions and with the District.
- 4) Proactively plan for associated housing and other amenity needs such as child care spaces for anticipated growth in the education and learning sectors.
- 5) Recognize and maintain the Cemetery and Columbarium as a permanent location for the burial and resting place of human remains. Honour and respect First Nations archeological and burial sites within the community.
- 6) Recognize places of assembly and worship as key means of strengthening the spiritual and social fabric of the community, as well as the broad community role and multiple functions performed by places of worship as houses for prayer, and centres providing community, social and educational services.
- 7) As an integral part of residential neighbourhoods, consider and designate reserve sites for places of worship in sub-area plans and major subdivisions. Sites for places of worship shall generally be located on major roads and be compatible and integrated into the character of the surrounding area.

- 8) Facilitate dialogue with local faith communities for inclusion in land use planning and development processes to identify future places of worship sites to meet their needs.

14.1.3 Objective

- 1) Encourage shared community use of school, post-secondary, and other institutional facilities to maximize available resources and provide amenities to the community.

14.1.4 Policies

- 1) Support local post-secondary education and community education facilities such as Capilano University, Quest University, and the schools of School District No. 48 (Howe Sound) and will work together through partnerships and joint use agreements to encourage shared use facilities such as recreational facilities and performance venues.
- 2) The District supports the concept of co-operative and community use of facilities owned by School District No. 48 (Howe Sound), Capilano University, Quest University, federal and provincial agencies, the municipality and other interested organizations.

14.1.5 Objective

- 1) Retain and attract new institutional uses to Downtown.

14.1.6 Policies

- 1) Encourage future institutional uses that serve the entire municipality or region to locate in Downtown Squamish to enhance the vibrancy and diversity of Downtown and reinforce its role as the heart of the community.
- 2) Strengthen linkages with existing educational and emerging institutional precincts, especially on the Squamish Oceanfront. Integrate educational opportunities for local and visiting students, including outdoor, environmental and fine arts and culture programs.
- 3) Encourage private and non-profit post-secondary schools, technology institutions to locate Downtown. Build relationships with institutions such as Simon Fraser University, the University of British Columbia and Capilano University.
- 4) Encourage the restoration of court services and facilities in the Downtown.

- 5) Future civic buildings and uses, such as a new municipal hall, shall be located in the Downtown or on the Oceanfront Peninsula as appropriate.

15. Downtown Squamish

Downtown is the heart of Squamish. It will continue to serve as the primary shopping, tourist, cultural, institutional, entertainment, and social node of the community. Downtown has spectacular views of the Stawamus Chief, Howe Sound and Mount Garibaldi. Many opportunities exist to strengthen Downtown as the heart of the community and to attract more visitors and residents.

To guide revitalization of the Downtown, a number of initiatives have been undertaken including the Squamish 2000 Plan: Comprehensive Downtown Development Strategy (and 2003 update), the Squamish Downtown Waterfront Concept Plan (2004), the Smart Growth Downtown Squamish Concept Plan (2005), the Downtown Neighbourhood Plan (initiated in 2006) and the Waterfront Landing Sub-Area Plan (2007). In addition, land use planning has been initiated for the Oceanfront Peninsula and the Upper Mamquam Blind Channel. As a result, the land uses within the Downtown area will be guided by existing or future area plans.

The Downtown contains a mix of land uses that provide a range of housing types and tenures, commercial services and shopping, employment areas including light industrial activities, parks and open spaces, cultural facilities and access to recreational areas. Connected to the waterfront, the Downtown serves as the heart of the community.

15.1 Downtown Vibrancy

15.1.1 Objective

- 1) Downtown will maintain its role as the heart of the community and the commercial and institutional centre for the Sea-to-Sky corridor.

15.1.2 Policies

- 1) Encourage the development of pedestrian oriented retail, tourist oriented retail, and day-to-day commercial services in the Downtown area to create an active destination that attracts locals and visitors.
- 2) Direct -serving offices, commercial office space and institutions to enhance vibrancy and diversity, and to reinforce the role of Downtown as the focal point of the community.
- 3) Support the expansion of post-secondary educational institutions by working with the Province and other stakeholders to facilitate these opportunities.

- 4) Emphasize Downtown as one of the preferred location for residential development for the community of Squamish, particularly multi-unit residential developments, mixed-use residential /commercial, street-fronting commercial and institutional buildings.

15.2 Downtown Lands

15.2.1 Objective

- 1) Downtown will support variety of housing, educational facilities, culture, shopping and employment uses in close proximity.

15.2.2 Policies

- 2) Downtown, particularly along Cleveland and Second Avenues, is a preferred location for the following types of uses:
 - a. street-fronting commercial and retail uses including food stores, specialty goods, and liquor stores;
 - b. personal services such as doctors, dentists, lawyers and accountants;
 - c. commercial offices and region-serving offices;
 - d. facilities and institutions;
 - e. mixed-use residential /commercial;
 - f. tourist accommodation and commercial recreation;
 - g. financial institutions; and
 - h. regional or neighbourhood level shopping centers with multiple tenancies.
- 1) Support a diverse mix of land uses to support living, working, playing and learning Downtown including multi-unit residential (low, medium and high density), commercial mixed-use, arts and cultural facilities, entertainment, places of worship, neighbourhood parks and recreational facilities and civic/institutional.
- 2) Encourage a creative and flexible mix of employment generating uses Downtown, including artisan, retail, business/professional offices, arts and culture, civic/institutional, and light industrial uses.
- 3) Support the continued use of the harbour as a “working harbour” and seek to achieve a balance between residential/commercial, industrial and public uses.
- 4) Encourage the concentration of commercial development in a compact commercial area within the Downtown. Maintaining a compact, vibrant

commercial core on Cleveland and Second Avenues north of Victoria Street is encouraged over continued commercial expansion.

- 5) Encourage cultural and educational institutions serving the entire District or regional population to locate Downtown, in areas designated for commercial mixed land use and civic/institutional land use.
- 6) Support six storey developments in the Downtown area despite specified densities identified in land use designations provided the development is not located on Cleveland Ave and the first and second stories are commercial space.
- 7) Limit large format retail stores in the downtown area to grocery stores. No other types of large format retail stores are supported in the downtown area.
- 8) Support entrepreneurial activities within downtown area as an opportunity to engage new and existing Squamish residents in local business and employment activities.

15.3 Public Place-Making

15.3.1 Objective

- 1) Develop a vibrant, active and inclusive public realm with distinct urban character, high quality urban design and place-making.

15.3.2 Policies

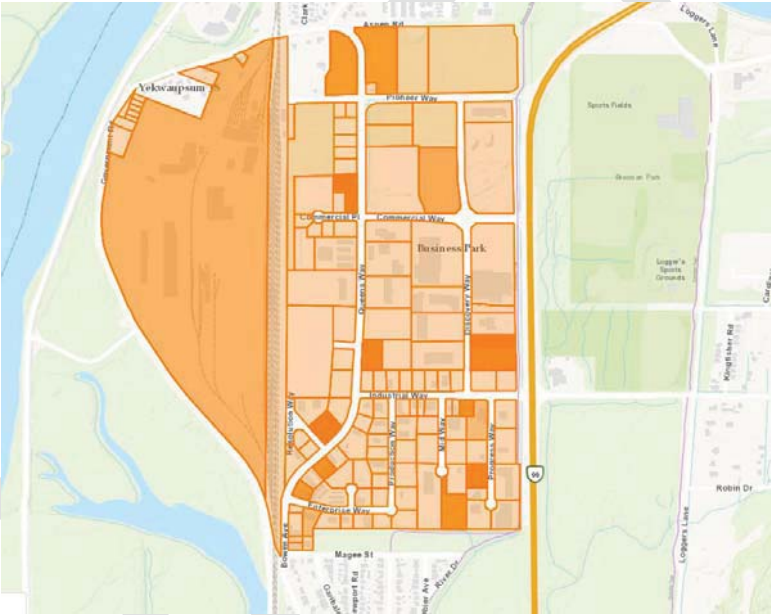
- 1) Create gathering places, programs, services, and events that celebrate and promote the multicultural composition of Downtown.
- 2) Work with the Downtown BIA and Chamber of Commerce to encourage further downtown shopping marketing/promotion and events, as well as façade enhancements, patios and sidewalk seating areas to activate Downtown streets.
- 3) Explore the possibility for seasonal closure of portions of Cleveland Avenue or other Downtown streets to motor vehicles, to enhance vibrancy of the commercial area. Consider opportunities, sites, and designs for a major public plaza Downtown, which could function as a town square for community events.
- 4) Explore opportunities to develop new parks and plazas at a range of scales throughout Downtown to provide a rich urban public realm. Create temporary public realm interventions such as street closures, pocket parks, plazas or pop-up patios with comfortable seating and pedestrian cover.

- 5) Incentivize landowners and developers to consider opportunities for interim improvements on undeveloped or unoccupied land to enhance neighbourhood enjoyment and utility (e.g., landscaping, plazas and temporary community gardens) until building or development commences.
- 6) Complete a comprehensive Downtown view corridor study to identify important public realm view corridors which should be protected during the development process. Prior to its completion, consider individual project impacts from on views and solar impacts from significant Downtown development applications for new buildings 12 m in height or greater on a case by case basis.
- 7) Create inviting, attractive and functional entrances to Downtown, including a distinctive gateway feature along Cleveland Avenue that creates a sense of arrival to the heart of the community.

DRAFT

16. Squamish Business Park

The Squamish Business Park area is approximately 80 hectares and represents one of the District’s central employment lands hubs. The District of Squamish adopted a Business Park Sub-Area Plan in 2002. The 2002 plan lacked clarity for the area’s shifting context and was identified as needing updating by the 2014 *Employment Lands Strategy*, so is therefore being dissolved through the Squamish2040 OCP update. Former area plan policies have been revised and incorporated directly into this OCP to provide greater direction and certainty around intended future uses. This is to better differentiate the extent and location of light, medium and heavy industrial use areas, as well as to direct the nature and extent of business and service commercial uses supported by the plan. For clarity, to comprehensively plan for this area, the BCR lands west of the railway line and partially bordering Squamish Nation’s Yekw’ápssem reserve, are now considered inclusive of the larger Business Park area.



16.1 Business Park Industrial Uses

16.1.1 Objective

- 1) Maintain and protect industrial opportunities within the Business Park.

16.1.2 Policies

- 1) The primary intention of the Business Park is to support the ongoing operation of a range industrial activities and to ensure these activities are not displaced due to the encroachment of incompatible land uses that are sensitive to visual, acoustic or other nuisance impacts.

- 2) Direct light industrial land uses to Industrial Business land use designation in the central Business Park. Buffer Highway & Tourist Commercial uses along the highway from *Intensive Industrial* uses in the western portion of the Business Park.
- 3) The former BCR North Yards property (District Lot 4262, Group 1 New Westminster District, Except Portions In: (1) Reference Plans 2511, 2518, 2530, 2651 and 19103 (2) Plan 4820) identified in Figure XXX is intended for Intensive Industrial uses. Light industrial uses and commercial uses are not supported in this area to ensure that the land remains suitable for medium to heavy industrial activity that produces acoustic, visual or other nuisance disturbances and to ensure land uses do not develop on this property that are incompatible with medium and heavy industrial activity.

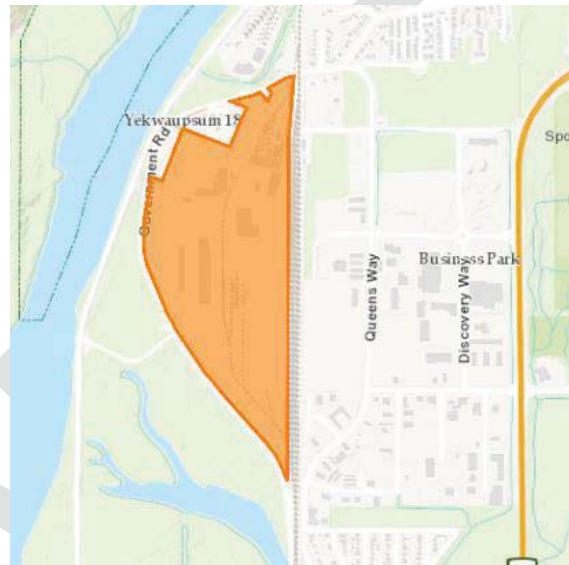


Figure XXX. BCR North Yards Property

16.2 Business Service Commercial Uses

16.2.1 Objective

- 1) Provide opportunity for a limited range of service commercial activities in specific areas of the Business Park that compliment industrial activities.

16.2.2 Policies

- 1) A limited selection of commercial activities that are complementary to light industrial development are supported within the Business Park on land designated for Industrial Business. Limit business park commercial operations to uses such as:

- a. Auto oriented service commercial activities;
 - b. Building supply outlets;c. Accessory retail sales of products that are assembled or fabricated on site as part of a light industrial operation provided the retail use occupies no more than 20% of the gross floor area of the overall premises.
 - d. Offices that are not used by the general public on a day to day basis such as consulting firms, software and high tech firms, and research and development companies; and
 - e. Public institutional uses and indoor recreational uses that require warehouse type spaces.
- 2) Large format retail outlets are directed to land designated Tourist and Highway Commercial at the eastern side of the Business Park. Large format grocery retail outlets are not supported in any location within the Business Park.
- 3) Discourage businesses within the Business Park that serve the day-to-day needs of Squamish residents such as pedestrian oriented retail, regional or neighbourhood level shopping centers/malls with multiple tenancies, specialty goods, liquor stores, grocery stores, pharmacies, restaurants, financial institutions, as well as personal service type offices such as doctors, dentists, lawyers, accountants and travel agencies. These uses are more appropriately located in the other commercial centres such as Downtown, Garibaldi Village, and in neighbourhood nodes throughout the community.
- 4) Despite Policy 16.2.2s.3, support a single Business Park commercial service centre on the southern half of Lot B Section 3 Township District Lot 5032 Group 1 New Westminster District Plan EPP32696, located northwest of the Commercial Way-Discovery Way intersection. This commercial service centre is intended to include a limited number of small scale, centrally located commercial uses such as business services, retail stores, restaurants and other commercial uses with good pedestrian, bicycle and transit access to serve the needs of Business Park employees.

16.3 Business Park Buffers

16.3.1 Objective

- 1) Retain appropriate buffers within the Business Park to mitigate conflict between Business Park activities and adjacent residential neighbourhoods including Squamish Nation reserve lands, natural areas and land uses.

16.3.2 Policies

- 1) Maintain landscaped buffers along boundaries of the Business Park as generally shown on Figure XX, including:
 - a. municipal land between Highway 99 and the Business Park frontage which must be landscaped as part of developments;
 - b. a 20 metre buffer along the eastern boundary of Lot 22 South East 1/4 of Section 3 Township 50 Plan 18954;
 - c. District lands at the south end of the Business Park, north of Magee Street (Lot 21 District Lots 759, 760 and 5032 Plan 18954);
 - d. a 20 m strip of properties along the north boundary of the Business Park, fronting the Aspen Road right-of-way (including the undeveloped portion of Aspen Road).

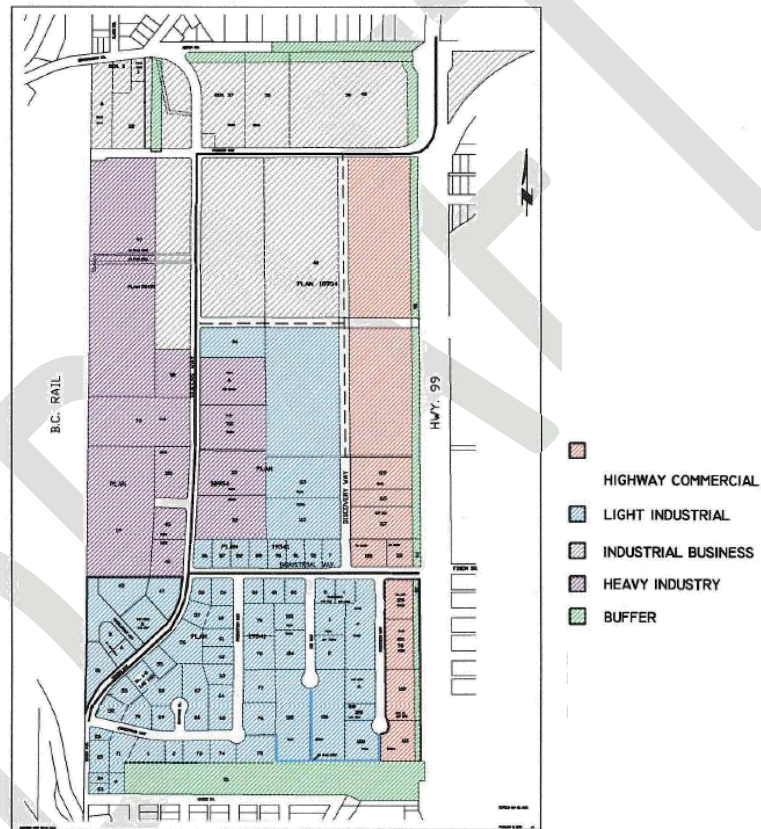


Figure XX: Business Park Buffers **UPDATING MAP TO SHOW BUFFERS ALONG WITH UPDATED OCP SCHEDULE B LAND USE DESIGNATIONS**

17. Parks + Recreation

Squamish prides itself on unparalleled access to outdoor adventure. Unique geography such as the Stawamus Chief, Smoke Bluffs Park, the Spit, and river and trail networks have positioned Squamish as one of the best multi-sport destinations in the world, allowing Squamish to grow a reputation as a world-class adventure hub. Squamish offers a range of outdoor recreation including rock climbing, mountain biking, kite boarding, windsurfing, paddling, rafting, trail running, equestrian, as well as access to backcountry skiing and snowboarding within our municipal boundaries. Natural areas also support hiking, fishing and bird watching.

The District's indoor and outdoor facilities and amenities include Brennan Park Recreation Centre with a turf field, ice surface, grass soccer pitches, ball diamonds, BMX track, mountain bike skills park, and tennis courts. There is a range of parks and playgrounds throughout the community. The recreational greenways and trail network includes multi-use pathways along river dikes to rugged mountain biking and hiking trails in forested areas. Recreation services and programs are delivered from key Recreation Hubs including Brennan Park Rec Centre, the Youth Centre, the downtown Squamish Senior's Centre as well as Totem Hall. Key community partners in providing recreation amenities and services include Quest University, School District 48 and Squamish Nation.

Access to nature and recreation is essential to mental and physical health and social well-being, and is linked to reduced stress, chronic disease, depression, anxiety as well as improved concentration, cognitive functioning and restorative effects. Recreation access to natural open space, parks, trails and recreation amenities in Squamish is a key priority for community livability. The OCP focuses on preserving green space while expanding access to parks, trails, neighbourhood recreation hubs and waterfront areas to meet new and evolving demands of the growing community. The OCP calls on the need to deliver a diversity of affordable, accessible, age-friendly programs and to ensure equitable access for all members of the community.

Recreation-based tourism continues to nurture the local economy, as well as innovative 'rec-tech' industries capitalizing on the community's passion and outdoor adventure orientation. The development of the Sea to Sky Gondola, among other recreation-based businesses, add to the adventurous lifestyle for tourists and Squamish residents. The District's recreation hubs and open spaces are used for a wide array of events, from large music festivals to outdoor races.

17.1 Natural Areas and Greenways

17.1.1 Objective

- 1) Foster a healthy, high quality of life by preserving, connecting and maximizing access to natural areas, open spaces, and outdoor recreation.

17.1.2 Policies

- 1) Work with community stewardship organizations and recreation groups to assess land use compatibility near Environmentally Sensitive Areas. Develop guidelines to distinguish and manage lands for conservation from those suitable for recreation access.
- 2) Where compatible, lands designated as Greenway Corridors (Schedule B Land Use) should carefully accommodate outdoor recreation activities. Greenways provide habitat for wildlife as well as connections between neighbourhoods, natural areas and recreation assets.

17.2 Parkland

17.2.1 Objective

- 1) Supply an appropriate amount of parks, play spaces and recreation amenities to meet the needs of the community.

17.2.2 Policies

- 1) Continue to develop an integrated network of neighbourhood and community parks and play spaces in accordance with the District's Park Network (Schedule F).
- 2) Implement the District's Parks and Recreation Master Plan (2012) to guide the long-term provision of park infrastructure, recreation amenities and services.
- 3) To address parkland deficiencies identified in the Parks and Recreation Master Plan (2012), focus neighbourhood park acquisitions and improvements in underserved areas such as Dentville, North Yards, Garibaldi Estates, Valleycliffe, Garibaldi Highlands and to improve access for and inclusion of Squamish Nation.
- 4) Improve and upgrade existing parks and playgrounds, including:
 - a) Amenities within District and Community Parks that encompass recreation/athletic activities, natural and historic features, linear corridors/trails, community gardens and special purpose areas;
 - b) A range of age-appropriate recreation and nature play elements, as well as features and areas to attract and positively engage teenagers; and
 - c) Ensure funding for park upgrades is planned for through the municipal budget process.

- 5) Develop and install a unified park signage program that aligns with the District's overall wayfinding strategy.
- 6) Design and program Downtown parks for varied uses including, but not limited to, arts and cultural events, temporary markets, food vending, water access, recreation, and community gardening. This may include installing structures, such as small shelters, amphitheatres, stages, boardwalks, and play structures.
- 7) Develop a municipal dog-friendly policy and support creation of dog parks and dog-friendly trails in close consultation with the community, stewardship groups and First Nations. Focus on minimizing impacts to surrounding areas education and enforcement for responsible pet ownership.

17.2.3 Objective

- 1) Plan for, acquire and fund parklands and improvements through development to accommodate new growth.

17.2.4 Policies

- 1) Ensure future development respects and contributes to the District's network of trails, greenways, blueways and open spaces and local park system.
- 2) Through the development process, secure usable parkland where feasible. Acquire and develop new parkland using DCCs and funds collected at the time of subdivision in lieu of park dedication.
- 3) Using the Parkland Acquisition Guidelines appended to the Parks and Recreation Master Plan (2012), develop and apply associated standards and guidelines for new parkland location, design and area, including:
 - a) Secure and locate new Neighbourhood Parks in prominent, accessible locations to act as focal areas for the neighbourhoods they serve, connected with the District's Trail Network (Schedule X). Where possible, parks should be located adjacent to or in proximity to neighbourhood features such as commercial uses, open space, or schools, and should link to trails and other connections in the area; and
 - b) Provide safe, convenient access to parks, recreation facilities, and other neighbourhood and community amenities in existing and new residential developments.
 - c) Parkland design should consider infrastructure needs and amenities as well as safety, accessibility, aesthetics, and recreation needs. Quality useable

open space should provide opportunities for play, social gathering and leisure activities, food growing, rest and relaxation.

- 4) Explore opportunities to develop new parks and plazas at a range of scales throughout Downtown to provide a rich urban public realm.

17.2.5 Objective

- 1) Responsibly manage new and existing municipal parks and recreation amenities and infrastructure.

17.2.6 Policies

- 1) Explore options and service delivery models (such as a Council-appointed Parks and Recreation Commission) to expand and deliver parks and recreation services beyond baseline levels as the community grows.
- 2) Invest in priority parkland facility improvements and amenities. Prioritize capital expenditures based on existing condition issues, priorities and demonstrated community needs and demands of new growth.
- 3) Continue to work in partnership with the Smoke Bluffs Park Committee to direct, monitor and manage uses in accordance with the Smoke Bluffs Park Development Plan (2006) and the Smoke Bluffs Park Management Plan (2017) to ensure its ecological attributes are not compromised or negatively impacted.

17.2.7 Objective

- 1) The District, BC Parks, MOTI, the Regional District and community partners collaborate for the successful operation and management of parklands and surrounding areas within the District.

17.2.8 Policies

- 1) As unique local community and regional assets, work with BC Parks to promote and support provincial parklands in accordance with their management plan objectives for their conservation and operation. Jointly and proactively address visitation trends and impacts of growth (transportation access, parking infrastructure etc).
- 2) Co-operate with the Regional District, provincial and federal agencies, School District, and the Squamish Nation in providing parks and supporting services contributing to a regional 'Green Plan'.

17.3 Recreation Amenities, Services and Programming

17.3.1 Objective

- 1) Expand and enhance access to recreation amenities, services and programming.

17.3.2 Policies

- 1) Enhance the District's designated Recreation Hubs (Brennan Park Recreation Centre, Seniors' Centre and the Youth Centre) with amenities for programmed outdoor and indoor recreation.
- 2) Implement a phased Renovation/ Expansion Plan for the Brennan Park Recreation Centre building to accommodate the needs of the growing community through multi-functional, integrated spaces over discrete single use areas. Expansion plan may include: a fitness centre, replaced ice arena, gymnasium, upgraded exterior and signage, improved meeting rooms and offices, change rooms, dedicated space for gymnastics program and integrated spaces for preventative health programs, physiotherapy services, other appropriate businesses and more.
- 3) In the implementation of a long-term Vision and cohesive Master Plan for Brennan Park recreation centre grounds, consider multi-use grass fields, a second artificial turf field, long-term plans for Logger Sports grounds and SVEA riding rings, potential expansion of Hendrickson ball fields, long-term vision of campground, shared covered areas, event hosting infrastructure, parking and more.
- 3) Engage and consult with the community to identify service needs, preferences and involve residents—especially youth—in park policy, long-term facilities and program planning and budgeting.
- 4) Support local initiatives and partnerships to enhance recreation access for vulnerable populations to reach those that have the greatest need.
- 5) Expand recreation services and programming for children and youth, families, and seniors. Provide a range of affordable, age-appropriate and accessible play, recreation and nature exploration opportunities for increased health and wellness and social connections.
- 6) Integrate Arts, Culture and Heritage into recreation and tourism planning as well as facility and program development, especially for children and youth.

- 7) Explore opportunities to deliver mobile recreation services and ‘pop-up’ programming for greater outreach in neighbourhood centres, parks and public open spaces, schools and communal facilities.
- 8) Collaborate with Squamish Nation to explore and expand recreational, cultural, and health programming, service and amenity partnerships and integration of Squamish Nation culture and heritage in community facilities, parks, trails.
- 9) Partner with the School District to develop joint use plans for greater coordination and delivery of recreation services and to maximize efficient use of available recreation resources and infrastructure.

17.4 Trails

17.4.1 Objective

- 1) Maintain an integrated and connected multi-use recreational trail network.

17.4.2 Policies

- 1) Maintain and enhance the District’s Trail Network identified on **Schedule G** as a means of providing active transportation and recreation connections within and between neighbourhoods, as well as with Downtown, schools, parks, mixed use commercial centres, employment areas, other major destinations and regional trails (Sea to Sky/TransCanada Trail).
- 2) Maintain the Trails Master Plan (2011) and ensure trail planning, design and development are undertaken and aligned with adopted trails standards to meet the varied use and accessibility needs of the community. Specifically include outdoor recreational opportunities for those with disabilities and special needs.
- 3) Formalize, develop and enhance the trail system on a staged basis during the land development process through municipal acquisitions and negotiated developer contributions towards trail construction and maintenance funding, trail amenities, and staging areas.
- 4) Existing trails located in areas proposed for development are to be inventoried in the development process for preservation and enhancement and/or where necessary, relocation. *New development will be required to maintain overall trail network connectivity and ensure no net loss of trails.*
- 5) Facilitate early and ongoing consultation as part of the development process to meaningfully engage local organizations, groups and neighbouring land owners in trail network reviews, including the Squamish Trails Society, Squamish Off

Road Cycling Association, the Squamish Dirt Bike Association and local equestrian groups.

- 6) Work in partnership with community organizations, public land agencies and private landowners to continuously update the District's Trails Inventory. Include associated trail amenities, staging areas, and tenures.

17.4.3 Objective

- 1) Sustainably fund trail network maintenance and enhancement.

17.4.4 Policies

- 1) Ensure the trail network identified on **Schedule G** is considered in infrastructure and financial planning as part of a long-term trails funding and maintenance strategy. Explore new and wider public-private partnerships and sponsorships to source and leverage diverse trails funding streams.
- 2) Play a leadership and co-ordination role in the development and maintenance of the trail system. Resource staff to liaise and work with provincial agencies, local trails organizations and volunteers, land owners, and developers on ongoing trails maintenance and other related facilities.
- 3) Develop incentives for landowners to dedicate trails and trailhead/staging areas at the time of development.

17.4.5 Objective

- 1) Minimize trail user conflicts and minimize impacts of off-road motorized recreation.

17.4.6 Policies

- 1) Direct off-road motorized recreation in designated areas and trails. Jointly identify and communicate these locations in conjunction with trail user groups, environmental conservation groups and other stakeholders.
- 2) Discourage motorized trail use within or near developed areas to better manage noise and pollution and minimize the impact on the environment and on residents.
- 3) Work with organizations representing motorized off-road trail users to develop trail standards, signage and trail etiquette for appropriate motorized recreation use and minimizing conflict with other trail users.

17.5 Recreation Assets + Economy

17.5.1 Objective

- 1) Protect and capitalize on the District's recreation assets and potential to build the Squamish brand and grow the local economy.

17.5.2 Policies

- 1) Promote the importance of outdoor recreation to the local economy and support the sustainable development of activities and amenities that align with the Squamish brand vision.
- 2) Acknowledge and track the economic and social value of local outdoor recreation activities such as mountain biking, climbing, wind and paddle sports and collaborate with private landowners, agencies and other stakeholders to preserve the integrity of recreation assets over the long term.
- 3) Assess and enhance District's permanent events infrastructure and amenities to support hosting community, athletic, sporting, music, and cultural events, including facility electrical, lighting, water, food services, as well as parking infrastructure and shuttle services and washroom facilities in strategic locations.
- 4) Work with First Nations, provincial agencies and other natural resource groups to balance resource activities with outdoor recreation interests.

17.5.3 Objective

- 1) Recreation assets and activities are promoted, maintained and enhanced through local collaborations and partnerships.

17.5.4 Policies

- 1) Partner with First Nations, recreation groups and stewardship organizations, such as the Climbers Access Society, Squamish Windsports Society, Squamish River Watershed Society, to responsibly manage recreation activities in local parks and natural areas.
- 2) Monitor and address recreation growth and increasing user demands to plan and develop funding strategies for associated facility and other infrastructure upgrades where needed and while preventing or minimizing impacts to environmentally sensitive areas.

17.6 Water-based Recreation Access + Stewardship

17.6.1 Objective

- 1) Develop and maintain water-based recreational assets while promoting stewardship of local blueways and marine areas.

17.6.2 Policies

- 1) Promote marine-based recreation opportunities and low impact, water-based recreational access in and around the ocean, channels, and rivers (“blueways”). Incorporate water courses into the open space system whenever possible and provide public access to these amenity areas, only where appropriate.
- 2) Secure public access and staging areas to waterfront and riverside areas for water-based recreation opportunities consistent with District’s Blueway system/vision while minimizing habitat disturbance.
- 3) Recognize river and sea dikes as critical components of the District’s trail system and coastal flood protection system. Work with Squamish Nation and private landowners to facilitate and secure uninterrupted public access to the dike system through the land development process.

17.7 Camping

17.7.1 Objective

- 1) Support, expand and direct low-impact outdoor recreation and camping in appropriate areas.

17.7.2 Policies

- 1) Develop a District-wide camping strategy and policy to expand the number and range of affordable camping options within areas designated Greenway Corridors and Recreation. Work with provincial and federal agencies including BC Parks, Wildsafe BC and Squamish Nation to minimize environmental and cultural impacts of illegal camping within Squamish.
- 2) Consult and work with the Health Authority to ensure local campgrounds provide proper servicing and water quality.

18. Climate Change & Energy

Climate change is more than a warming trend. The local impacts of climate change have so far been relatively modest. However, significant large-scale impacts are expected in the form of increased precipitation, higher temperatures, rising sea levels, increased extreme weather events, and more weather variability in addition to far-reaching and unpredictable environmental, social and economic consequences.

The release of greenhouse gases, such as carbon dioxide from fossil fuel consumption and methane, along with deforestation are regarded as the primary causes of human induced climate change. The District of Squamish must work to mitigate and eliminate local and regional emissions that contribute to climate change while at the same time be prepared for and adapt to these changes.

The Province of B.C. has committed to reducing greenhouse gas (GHG) emissions by 80 per cent from 2007 levels by 2050. It is estimated that local governments have control or influence over approximately 45 per cent of these emissions.

As a signatory to the BC Climate Action Charter the District of Squamish is working to reduce energy use within our municipal operations thereby reducing greenhouse gas emissions and also improving our financial bottom line. The District reports annually on its efforts to reduce emissions from the municipal fleet, facilities, buildings and operations and on our efforts to support reductions in community-wide energy use and emissions.

18.1 Energy

18.1.1 Objective

- 1) Demonstrate municipal and community-wide leadership in energy efficiency, reduction of fossil fuel use, and adoption of renewable energy sources in buildings, vehicles, and infrastructure.

18.1.2 Policies

- 1) Support and encourage the development of low impact alternative and renewable energy sources, such as solar, wind power, micro hydro, small-scale hydro, or run-of-the-river hydroelectric projects, subject to:
 - a. minimal impacts on recreational amenities
 - b. limited visual impacts from all infrastructure and transmission lines
 - c. minimal impacts on natural ecosystems, and,
 - d. community consultation.
- 2) Consider engaging in the BC Hydro Community Energy and Emissions Plan QuickStart process or employing a community energy manager to support

development of a Community Energy and Emissions Plan (CEEP) and to achieve the GHG reduction and energy conservation.

- 3) Continue working towards achieving the goals and objectives outlined in the Community Energy Action Plan (2008) and update as required to meet provincial GHG targets
- 4) Use municipal regulations and tools to encourage development of sustainable energy systems such as solar, wind and district energy systems at a range of scales.
- 5) Investigate and consider development implementation of a Neighbourhood Energy Utility in the Downtown area.

18.2 Climate Change Mitigation - Corporate Carbon Neutrality and Leadership

18.2.1 Objective

- 1) Minimize greenhouse gas emissions from District operations.

18.2.2 Policies

- 1) Develop a Corporate Carbon Neutrality Program to achieve and maintain corporate carbon neutrality. The plan should establish a baseline of municipal emissions, consider possible funding mechanisms for energy efficiency projects and address all policies in this subsection.
- 2) Create a locally planned and managed carbon credit/trading marketplace within the District so that the purchase of offsets support tangible local projects and to encourage clean energy technology and other “green” initiatives and business opportunities throughout the region.
- 3) Improve energy efficiency of existing municipal facilities through updating facility energy audits and completing cost effective energy efficiency retrofits as capacity and funding permit.
- 4) Establish a District policy requiring construction of new municipal facilities (above approximately 1,000 square metres of floor space) to achieve LEED Gold level of performance or equivalent standard.
- 5) Update the District’s purchasing policy to understand and evaluate the life cycle costs and carbon implications of both large capital expenditures and ongoing purchases.

- 6) Reduce emissions associated with municipal fleet through strategies such as increasing the average fuel economy of the vehicles, using vehicles that are well matched in size to the appropriate task, increasing the proportion of vehicles using cleaner burning or renewable fuels, implementing E3 Fleet program certification, and encouraging alternative transportation for municipal employees where possible.
- 7) Reduce emissions associated with municipal infrastructure through energy consumption optimization including the replacement of existing inefficient mechanical components with more efficient components at end of life, and actively pursuing innovative technology improvements for emissions reduction.
- 8) Build a corporate culture of sustainability to reduce municipal emissions and acknowledge significant employee efforts that show leadership.

18.3 Climate Change Mitigation - Community GHG Reductions

18.3.1 Objective

- 1) Minimize greenhouse gas emissions from community-wide sources.

18.3.2 Targets

- 1) Reduce GHG emissions within Squamish to 80% below 2007 levels by 2050, while preparing for climate impacts.

18.3.3 Policies

- 1) Encourage compact land use patterns that support complete community nodes, infill, a diversity of transportation options and a greater mix of land uses.
- 2) Emphasize active transportation and public transit as an essential part of the District transportation and land use network by implementing the Active Transportation Plan (2016).
- 3) Ensure high employment density areas are easily accessed by active transportation and transit networks.
- 4) Advance options for encouraging, incentivizing or mandating energy efficiency practices in the design and construction of building such as:
 - b. Amending the District of Squamish Zoning Bylaw to encourage energy efficient building construction for multi-family and commercial development through the provision of density bonuses for energy efficient construction.

- c. Offering incentives for energy efficient building construction such as building permit rebates, development cost charge adjustments, and permit fast-tracking.
 - d. Promoting existing incentive opportunities from other agencies to encourage energy retrofit programs for existing structures through education;
 - e. Working the provincial government to remove barriers to energy conservation strategies such as mandating increased building energy efficiency standards and solar ready requirements; and
 - e. Adopting higher construction energy efficiency standards than the existing building code standards if new opportunities become available.
- 5) Support and advocate for the implementation of effective regional transit service to reduce community greenhouse gas emissions.

18.4 Climate Change Mitigation - Green Building Design

18.4.1 Objective

- 1) Encourage development of an efficient, low impact, innovative built form that conserves, recycles or creates energy, water, materials and other resources in residential neighbourhoods.

18.4.2 Policies

- 1) Work with the development community to encourage green building practices including deconstruction, increased waste diversion and use of energy efficient resources during construction.
- 2) Encourage building and site design that incorporate features to enable ground water recharge such as green roofs, vegetated swales and pervious paving material. Consider amendments to the District of Squamish zoning bylaw to require building and site design that reduces the amount of impervious surface.
- 3) Encourage the use of highly reflective and emissive roofing material and high-albedo surface treatments as well as tree planting to mitigate future heat island effect.
- 4) Encourage new civic buildings as well as institutional development proposals to incorporate sustainable building technologies and design approaches that contribute to the energy efficiency and life-cycle costs for the building or group of buildings.

18.5 Climate Change Adaptation – Sea Level Rise

18.5.1 Objective

- 1) Prepare for Sea Level Rise through proactive assessment and planning of community vulnerabilities.

18.5.2 Policies

- 1) Implement the Coastal Flood Hazard Mitigation Strategy and update frequently (at least every 10 years) to reflect updated climate projections and development in the region.
- 2) Employ a precautionary approach for planning in areas vulnerable to SLR by:
 - a. Directing development that is not already contemplated in Section 8 (Growth Management) of this plan away from areas vulnerable to sea-level rise and storm surge inundation;
 - b. Encouraging recreational use and activities without infrastructure in these areas; and
 - c. Conserving land and establishing appropriate setbacks to allow for the construction of flood protection measures to accommodate higher-than-anticipated rates (beyond 2m) of SLR.
- 3) Establish a long term strategy for managed retreat from vulnerable areas which includes opportunistically retreating existing development to restore adequate flood setbacks from watercourses, prioritizing the removal of critical infrastructure, a ‘build back better’ principle to avoid re-building infrastructure inappropriate for the hazard location and acknowledging area for which protection will be pursued rather than retreat.

18.6 Climate Change Adaptation – Infrastructure Resilience

18.6.1 Objective

- 1) Ensure servicing infrastructure can accommodate projected climate change impacts including more intense precipitation and sea level rise.

18.6.2 Policies

- 1) Seek opportunities to collaborate with other agencies on periodic regional trend analysis of intense precipitation events to monitor for increased frequency and intensity.
- 2) Collaborate on an investigation of projected changes in extreme event intensity to determine if stormwater infrastructure needs to be updated in anticipation of future climate scenarios.
- 3) Consider and assess infrastructure vulnerability to potential climate change impacts using the Engineers Canada Public Infrastructure Engineering Vulnerability Committee (PIEVC) methodology.
- 4) Assess vulnerabilities of Squamish's primary and emergency water supplies to impacts of climate change through a water budget analysis that considers projected changes to precipitation and snowpack, glacier recession and projected community growth.

19. Transportation, Mobility + Access

Accessible, sustainable transportation is a cornerstone of a healthy, liveable community. The District is working towards an efficient, balanced, and fully integrated multi-modal transportation system. With increasing population growth and neighbourhood development densities, improving transportation network connectivity, promoting active and alternative low-emission modes while providing for commercial transportation needs and economic functions, are key for smart and sustainable growth.

The District's local terrain, land use and employment patterns and dispersed residential neighbourhoods and employment lands constrain and influence citizens' transportation choices and behaviors. Other determinants, such as income, age or ability, may present further barriers to mobility. Squamish is largely automobile oriented: over 80% of residents travel to work or school by car. Approximately 24% of the District's population commutes outside of the community for work. Vehicle transportation currently makes up the bulk of the District's greenhouse gas emissions (55% of total emissions).

In response, Squamish2040 directs the design of complete, compact and connected neighbourhoods to support walking, cycling and use of public transit for improved health outcomes. Practical, safe and accessible alternative transportation options are prioritized to reduce reliance on single occupant vehicles (SOVs) and minimize GHG emissions. The Plan aims to grow local employment to reduce or eliminate commuting and supports integrated land use and transportation planning by directing sidewalk and cycling infrastructure funding and trail network improvements to foster greater connectivity within and between local neighbourhoods and key destinations. Improving access, efficiency and reliability of local transit and encouraging transit-oriented development to increase viability and ridership are needed. Partnering is required to improve regional multi-modal transportation

options and undertake long-range transportation planning within the Sea-to-Sky corridor and beyond to address cumulative growth impacts and manage congestion within the Corridor.

19.1 Major Transportation Network

19.1.1 Objective

- 1) Enhance and sustainably fund maintenance of the District's transportation network for the safe, efficient and sustainable movement of people and goods.

19.1.2 Policies

- 1) Optimize the District's Major Road Network and transportation facilities identified on **Schedule F-1**, designated as *Facilities, Utilities and Transportation Corridors* on Schedule B (Land Use) and maintain them in good repair.
- 2) Enhance and extend the capacity of transportation facilities over time to meet increasingly progressive design standards outlined in the District's Subdivision and Development Control Bylaw (2015).
- 3) When evaluating major road network improvements, balance against criteria such as funding/affordability, ability to support mode shift, GHG reductions and address key connectivity gaps, as well as timing (need or value). Consider the value of ecosystem services and avoiding impacts to sensitive areas wherever possible.
- 5) Employ a variety of tools to finance transportation infrastructure upgrades, including Development Cost Charges (DCCs), developer contributions, and capital expenditures. Assess short and long-term priorities for capital expenditures against the District's strategic goals and objectives. Review the Transportation Network Plan in the DCC Bylaw at least once every two years.
- 6) Fund new roads driven by growth through DCCs, and as direct costs borne by specific developments where triggered and required for development to proceed.
- 7) Work with Ministry of Transportation and Infrastructure (MOTI) to review any future proposed capacity improvements and/or widening of Highway 99 to ensure that highway improvements support the community's vision and goals for a safe, liveable and healthy community. Do not support the expansion of Highway 99 beyond four lanes within the municipal boundaries.

19.2 Downtown Transportation

19.2.1 Objective

- 1) Accommodate and enhance multi-modal transportation to/from and within Downtown Squamish.

19.2.2 Policies

- 1) Undertake updated Downtown/network traffic modelling in conjunction with a *Downtown Entrance/ Gateway Plan* aimed at resolving multi-modal network connections, commercial transportation routing, emergency access, and the Cleveland Avenue and Pemberton Avenue entrances, and develop a vision for and secure an appropriate location for a Downtown multi-modal transportation hub.
- 3) Undertake necessary transportation network improvements to ensure multi-modal linkages are in place between the Downtown and the Squamish oceanfront peninsula for safe, convenient and seamless travel within the Downtown.
- 5) Consider future projected development growth, as well as larger employment and industrial lands needs in ongoing multi-modal transportation planning.

19.2.3 Objective

- 1) Facilitate safe, reliable and efficient goods movement along designated truck routes to connect inter-modal port facilities and rail facilities, and commercial and industrial lands within and adjacent to the Downtown, with the Highway.

19.2.4 Policies

- 1) Implement the recommendations of the Downtown Truck Route Study (2016) respecting short, medium and long-term truck routing and improvements within the Downtown and beyond.
- 2) In the short-term, Loggers Lane is designated for truck routing in the Downtown connecting to Cleveland Avenue and Highway 99, as identified on **Schedule F-1**. Actively pursue acquisition of the BCR right-of-way for widening of Loggers Lane (designated as future Transportation Corridor on **Schedule B**).
- 3) To improve safety and reliability of the truck network, prioritize improvements to Vancouver Street intersections at Third Avenue and Loggers Lane, and work with MOTI on operational improvements at Cleveland Avenue and the Highway.

- 4) Enhance transportation safety and reduce congestion along truck routes (removal + enforcement of parking; east-west stop controls at unsignalized intersections, speed reductions, intersection and sightline improvements, noise mitigation and buffering, and public realm enhancements). Balance road network design with community liveability goals promoting and minimizing conflicts with active travel modes.
- 5) In the medium-term, plan for a secondary Downtown access to accommodate future traffic volumes at an east-west crossing on Pemberton Avenue to connect Loggers Lane to Highway 99 via Laurelwood Road (arterial standard to accommodate trucks) in conjunction with the Waterfront Landing development.
- 6) Monitor mode shifts and traffic demands to determine whether any further additional Downtown access is required to accommodate future growth beyond 34,000. . Work in partnership with the Squamish Nation, senior governmental agencies, SEMC and Downtown landowners to review cost-benefits and environmental, archeological, visual, economic and social impacts of crossing options.

19.2.5 Objective

- 1) Maintain reasonable parking systems and infrastructure to support resident, commercial and visitor parking in balance with active transportation and Downtown revitalization.

19.2.6 Policies

- 1) Through the District's Parking Strategy (2016) pursue actions to optimize Downtown parking, review parking inventory and utilization, secure a location for a future Downtown parking structure as part of or in close proximity to a multi-modal hub, explore options for paid parking, and amend parking requirements including the cash-in-lieu program.
- 2) Maintain reduced parking standards in the Downtown, and continue to encourage shared parking facilities where feasible and appropriate and where parking demand varies over the course of the day for different activities.
- 3) Accommodate and enforce on-street parallel parking or angled parking throughout the Downtown area to support retail uses and provide a constant buffer for pedestrians from the travel lanes.

19.3 Community Connectivity

19.3.1 Objective

- 1) Improve overall transportation safety and connectivity throughout Squamish.

19.3.2 Policies

- 1) Pursue options to increase local road and trail connectivity and minimize reliance on Highway 99 and connect all new and future neighbourhoods, employment areas, commercial districts, and recreation and tourism destinations.
- 2) Work with Squamish RCMP and District Bylaw enforcement on measures to improve road safety as well as personal safety and security to control vehicular speeds and maintain unobstructed transportation network routes.
- 3) Improve north/south connectivity throughout the community. On the west side of Highway 99, prioritize completion of the Pioneer Way extension, linking Queens Way and Government Road and improve linkages to the Discovery Trail (from Mamquam Bridge as well as Queens).
- 4) To improve and maintain safe east/west connectivity across Highway 99 for pedestrians, cyclists and vehicles, work with Ministry of Transportation & Infrastructure (MOTI) to address highway interface issues and optimize signalized intersections. Continue efforts to improve the safety of the Corridor Trail at the Pemberton underpass (under the Highway 99 bridge) at the Mamquam Blind Channel.
- 5) Request/require a bypass study for any potential future highway bypass proposal for the east side of the District, and work with the province to ensure socio-economic, environmental and health impacts to the community are considered.
- 6) Work with CN Rail to assess and improve rail safety throughout Squamish, with a particular focus on meeting Transport Canada's grade crossing standards by 2021. Explore and leverage funding sources to address and maintain priority [public] crossings. Support community connectivity and active travel modes, while minimizing land use and rail transportation conflicts and trespass; seek alternative access options where necessary and partner on community education and enforcement.

19.3.3 Objective

- 1) Create a welcoming sense of arrival in Squamish and support destination wayfinding.

19.3.4 Policies

- 1) Designate and improve key community gateways along Highway 99 to enhance wayfinding, neighbourhood identity and placemaking. Advocate for slower speeds, pedestrian and cycling access, and aesthetic improvements at key gateways along Highway 99 (Darrell Bay, the Stawamus Chief and Shannon Falls Provincial Parks, Valleycliffe/Hospital Hill, Scott Crescent, Downtown, Garibaldi and Depot Road/Brackendale).
- 2) Implement the District's *Community Wayfinding Strategy* (2016) and provide clear wayfinding and directional signage for the Squamish street network, trails, and bicycle routes linking neighbourhood destinations and community amenities and attractions.
- 3) Create a landscaped 'parkway' ambiance along the Highway throughout Squamish by working with MOTI, BC Hydro and adjacent landowners to encourage and promote visual and acoustic buffering along Highway 99 between Darrell Bay and Paradise Valley Road.

19.4 Alternative Transportation Options

19.4.1 Objective

- 1) Encourage and prioritize affordable and accessible transportation options and alternatives to reduce single occupancy vehicle use.

19.4.2 Policies

- 1) Through District policies, programs, and capital improvement projects, prioritize walking, biking, transit, car and ride-share and low-emissions vehicles over private vehicle use to support the transition away from fossil fuels.
- 2) Encourage shared auto use (such as car co-operatives) and efficient and/or alternate fuel vehicles by allocating preferred parking spaces and reducing parking requirements for new developments. Actively manage on-street parking to encourage alternate modes, and ultimately reduced car ownership and dependency.

- 3) Amend municipal zoning to mandate that development accommodate car co-ops, car share vehicles and/or electric vehicles. For applications requesting parking variances, use parking cash-in-lieu funds or CAC contributions to support the establishment of a car share program in Squamish.
- 4) Support electric vehicles (EV) and development of an EV charging network by designating additional charging stations, including designated EV stalls, in convenient and accessible locations throughout the community.
- 5) Secure and formalize Park and Ride sites and transit exchange facilities Downtown and in close proximity to the Highway to serve both the south and northern parts of the community. Also consider as part of upcoming major projects and sub-area plans adjacent to Highway 99 for interregional transit connections.
- 6) Work with local and regional partners on a sustainable goods-movement strategy that supports the local economy while reducing GHG emissions (low-emission trucks where heavy transport is not necessary, and other means for local, “lighter” transport via low-speed electric vehicles, bicycles etc.).
- 7) Work with major employers outside the region to encourage and advocate for telecommuting and work-from-home policies; encourage local businesses to provide high quality work-share spaces.
- 8) Undertake traffic bylaw amendments to enable electric scooters and low and medium-speed zero-emissions vehicles to utilize the local transportation network.
- 9) Establish and work with a multi-stakeholder Active Transportation Working Group on transportation planning issues, policies, programs and short-term, medium-term and long-term transportation initiatives.

19.4.3 Objective

- 1) Target mode-shift to reduce single occupancy vehicle trips.

19.4.4 Policies

- 1) Develop an annual transportation monitoring program and monitor traffic volumes, levels of service, use of alternative transportation and mode share.
- 2) Designate and vigorously pursue reduction in single occupancy car, truck or van (SOV) trips as the District’s primary indicator or mode shift metric. Target SOV mode shift reduction from 88% (2010) to 63% by 2031 (MMTP) and to __% by 2040.

- 3) Promote modal share targets of 10% for transit trips by 2040 (Transit Futures Plan) and mode targets for walking and biking of 2.5% by 2010 and 5% by 2025.
- 4) Initiate social marketing campaigns to support the District's transportation demand management (TDM) objectives and trigger shifts in resident travel behaviors to reduce single occupant vehicle use.

19.5 Active + Accessible Transportation

19.5.1 Objective

- 1) Enhance and sustainably fund *active* transportation infrastructure and amenities for walking, cycling and rolling as Squamish grows.

19.5.2 Policies

- 1) Annually prioritize and resource active transportation capital improvements, particularly within priority areas identified in the District's Active Transportation Plan (2016), such as the *Safe Routes to School* routes.
- 2) To sustainably fund the District's long-range asset plans, pursue alternative options such as establishing an alternative transportation reserve fund to support walking, cycling, public transit and other alternative transportation. Consider allocation of cash-in-lieu of parking to fund improvements.
- 3) Enhance viability of walking and cycling by expanding and addressing gaps in the Sidewalk and Bicycle Network identified on **Schedule F-2**.
- 4) Build a culture for active transportation by increasing awareness and education about the benefits of active transportation. Partner with community organizations, agencies and businesses on programs that promote and reduce barriers to active and alternative modes of transportation.

19.5.3 Objective

- 1) Improve the safety and accessibility of the built environment to enhance active living and mobility for all.

19.5.4 Policies

- 1) Ensure infrastructure for walking, cycling and rolling is well maintained, safe and usable for people of all ages and abilities throughout the year.
- 2) Mandate provision of safe, secure and barrier-free environments in all new and significant redevelopment projects through improved municipal requirements

(zoning, development permit areas, subdivision and streetscape standards). Focus on 'complete street' designs, include traffic-calming measures where appropriate, separated sidewalks, pedestrian-scale lighting, soft and hard landscaping accents and street furniture as well as secure bike storage, change rooms in commercial buildings, premium bike parking stalls, car sharing and carpooling.

- 3) Plan for and respond to growing demands for accessible transportation (accessible buses, safe, high quality walking environments, and provisions for mobility scooters and other assistance devices, and improved transit facilities and amenities (benches).

19.5.5 Objective

- 1) Maintain an integrated network of commuter bikeways connecting neighbourhoods, major activity and employment areas and recreation hubs and trails.

19.5.6 Policies

- 1) Maintain the District's network of on and off-street bicycle routes to encourage commuter linkages, including key north/south connectors such as Government Road, and along the Corridor and Discovery trails. NEW (ATP). Implement safety improvements at key intersections along major cycling routes to minimize conflicts, especially along North/South connector routes.
- 2) Strengthen linkages between schools, adjacent residential neighbourhoods and parks, as well as other key destinations and amenities. In and around Downtown, provide linkages to the estuary and the waterfront walkway.
- 3) Improve bicycle infrastructure and bicycle safety during all ongoing road maintenance and construction of new roads and associated infrastructure, particularly when designing and placing intersection treatments, sewer grates, manhole covers, signage, and railway crossings.
- 4) Complete and maintain the Corridor Trail on the east side of Highway 99 from the Stawamus Chief Apron to Depot Road in Brackendale to connect neighbourhoods, commercial areas and important recreation sites, parks, trails. Work with MOTI and BC Parks on a future extension of the Corridor Trail to create safe link to the Sea to Sky Gondola, Shannon Falls Provincial Park and Darrel Bay.

19.6 Transit

19.6.1 Objective

- 1) Improve transit service, frequency and access and encourage transit-oriented development.

19.6.2 Policies

- 1) Continue to work with BC Transit and other providers to update transit area plans and identify new routes as required to support growth. Increase service access and connections throughout the municipality as a means of providing increased transportation choice for all residents and neighbourhoods, including Squamish Nation communities.
- 2) Prioritize transit service connectivity and active transportation improvements between Downtown, major employment and activity zones, neighbourhood nodes and residential areas.
- 3) Improve transit accessibility and experience through better-designed transit facilities (bus lay-bys, shelters, benches, and accessible landing pads) and expanding measures to improve the use and reliability of transit services.
- 4) In co-operation with BC Transit, promote transit-supportive land use planning and transit-oriented design within the development process to encourage:
 - a. Higher density residential uses near jobs and services, along main transportation corridors and within easy walking distance (400 metres or less) of an existing or proposed transit stop;
 - b. Mixed-use commercial and multi-unit developments that incorporate pedestrian and transit-friendly site planning along collector roadways where transit service exists or is planned;
 - c. Streetscape design that reflects and coordinates the needs of transit-users, cyclists and pedestrians.

19.7 Regional Transportation Options

19.7.1 Objective

- 1) Plan for long-term growth and expand regional transportation options in the Sea to Sky corridor.

19.7.2 Policies

- 1) Collaborate with the Regional District, BC Transit, Sea to Sky Corridor communities, Metro Vancouver and the province to:
 - a. Examine and address long-range transportation issues and plan for the significant growth that is expected within the region over the next 25 years.
 - b. Integrate regional transportation planning with local goals and objectives.
 - c. Explore new financing tools to support transit improvements to support the expansion of inter and intra-regional transit to connect communities within the Sea to Sky Corridor and Metro Vancouver.
- 2) Explore and support the integration of multi-modal transportation opportunities with transit for regional passenger travel, including future possibilities for marine, float planes, rail and road.

19.8 Marine + Rail Transportation Infrastructure

Port and industrial facilities at the Squamish waterfront are critical in the economies of the region and beyond within Western Canada. Marine and rail infrastructure and intermodal transportation connections are recognized as essential to support and balance economic activity as part of a revitalized 'working waterfront'. The Plan promotes consideration of economic development needs when developing local and regional transportation planning priorities.

19.8.1 Objective

- 1) Consider long-term needs and necessary infrastructure for viable marine and rail transportation.

19.8.2 Policies

- 1) Provide viable access to port facilities and to primary and secondary industrial operations. Support safe Highway access for the Site B industrial area.
- 2) Coordinate marine transportation initiatives to advance the community's marine transportation objectives respecting navigation, moorage and facilities as part of a District Marine Strategy. Focus on increased compatibility between recreational, commercial and industrial uses.

- 3) Support the planning and development of strong marine gateways for marine arrivals and to welcome travelers to Downtown.
- 4) Pursue a strategy and co-funding opportunities with different partners to survey, demarcate, monitor and establish a dredging strategy for the Mamquam Blind Channel as needed in order to maintain navigability for transportation, recreation and commerce. Work with federal agencies to support enforcement activities within the navigable channel.
- 4) Plan future landing location(s) and passenger facilities for local water taxis along the Mamquam Blind Channel, to be accommodated during redevelopment of adjacent uplands.
- 5) Coordinate municipal upland uses and parking areas at Darrell Bay with the Province and industrial businesses to plan for and manage industrial transportation needs for the Woodfibre site. Consider future marine connections between Darrell Bay and Downtown Squamish, as well as potential for future passenger ferry services to Metro Vancouver.
- 6) Preserve existing rail corridors for current and future movement of goods and people. Establish an active transportation corridor along Loggers Lane and decommissioned railway right-of-way as development occurs.

19.9 Business Park Transportation Access

- 1) Retain Industrial Way and Queens Way as the primary east - west and north - south routes through the Business Park, respectively as per the Major Transportation Network Plan **Schedule F-1**. Minimize traffic disruption on Highway 99 by limiting further Highway access and intersections for the Business Park.
- 2) Accommodate the northerly extension of Discovery Way through to Pioneer Way and the Pioneer Way / Government Road connection as per the Major Transportation Network Plan **Schedule F-1** and plan to reconfigure the Government Road / Queens Way intersection.
- 3) Close the undeveloped eastern portion of Aspen Road right-of-way to vehicular traffic east of the “triangle” and convert the road allowance into a landscaped buffer and a multi-use path/connector trail corridor.
- 4) Undertake a transportation impact assessment and determine necessary upgrades to accommodate the remainder Phase 2 development lands north of Pioneer.

20. Municipal Utilities

Municipal utilities in Squamish include the provision of water supply and distribution, wastewater collection and treatment, stormwater management and solid waste management and recycling. It is critical that these services continue to be provided in an effective manner to residents as well as have the capacity to accommodate increased demands in the future.

20.1 Utility Services

20.1.1 Objective

- 1) Maintain municipal water, sewer and stormwater servicing systems to safely, efficiently and sustainably meet the current and future community needs.

20.1.2 Policies

- 1) Service new urban developments in accordance with the Subdivision and Development Control Bylaw. Do not extend municipal water and sewer servicing to areas designated *Resource (Limited Use)* on **Schedules B, C** or areas located above an elevation of 200 metres, unless for public health reasons.
- 2) Prepare and review water, sewer and stormwater master plans every 5 years to identify the existing capacity, the short-term upgrading requirements and the long-term viability of the infrastructure system.
- 3) Work towards continued improvement of infrastructure asset management through ongoing implementation of the District's Asset Management Plan. Review and update the Asset Management Plan every 5 years.
- 4) Consider green stormwater infrastructure such as drainage infiltration, absorbent landscaping and pervious paving for incorporation into District servicing standards through periodic review and updates to the Subdivision and Development Control Bylaw.
- 5) Address the complex interdependent effects of water, land, human activities, and aquatic resources on stormwater through development of an integrated stormwater management as recommended in the District Liquid Waste Management Plan.
- 6) Continue engagement with the Squamish Nation to achieve completion of a master servicing agreement concerning the provision of services to reserves within or adjacent to the District. Implement the master servicing agreement and monitor to ensure development results are in line with the agreement.

- 7) Review the Development Cost Charge Bylaw at least once every two years to consider incorporating recent amendments to the Local Government Act or other enabling provincial legislation and updates to infrastructure master plans.
- 8) Reduce Development Cost Charges for developments designed to reduce energy and water use and environmental impacts.
- 9) Review and consider a future boundary expansion to establish a watershed protection area for Squamish's drinking water supply.

20.2 Conservation and Infrastructure Efficiency

20.2.1 Objectives

- 1) Pursue water conservation and demand-side management measures in accordance with the District's Water Conservation Plan to reduce or delay the need for development of new infrastructure capacity.

20.2.2 Policies

- 1) Utilize water metering for industrial, commercial, institutional and multi-family residential properties and all District facilities to increase water consumption awareness, encourage conservation and improve the equitability of billing for services.
- 2) Encourage water conservation through District policies and programs included in the Water Conservation Plan such as:
 - a. public education;
 - b. water consumption and efficiency auditing;
 - c. incentives and requirements for water efficient fixtures and equipment;
 - d. water metering and conservation based rate structure; and,
 - e. xeriscape landscaping designs.
- 3) Address unintended water loss from District infrastructure through implementation of the Water Loss Management Strategy and on private property through bylaw updates which enable corrective action to be taken by the District.
- 4) Pursue stormwater inflow and infiltration reduction measures to reduce sanitary sewer system pumping and treatment costs. Address stormwater inflow and infiltration through proactive inspection programs and remediation of sewer defects and stormwater cross connections.

- 5) Investigate infrastructure systems and technologies to improve energy efficiency through measures such as thermal energy recovery from the District waste water treatment facility and other equipment upgrades.

20.3 Solid Waste

20.3.1 Objective

- 1) Promote waste management leadership and a culture of waste minimization while providing infrastructure and innovative waste management services in a fiscally responsible manner.

20.3.2 Policies

- 1) Move toward zero waste in a cost-effective, efficient and environmentally sound manner.
- 2) Reduce inputs to the solid waste stream by developing landfill bans on materials that have a viable diversion option in the Sea to Sky Corridor, diverting construction and demolition materials, promoting extended producer responsibility programs and supporting organic waste recycling.
- 3) Facilitate the continued extension of recycling and organics services to multi-family homes, commercial and institutional facilities, including the provision of educational materials and technical assistance.
- 4) Deliver a sustainable integrated waste management program that incorporates elements such as education and engagement, waste minimization, increased access to recycling, zero waste planning for corporate activities and facilities as well as ongoing monitoring.
- 5) Periodically review and update the Solid Waste Management Strategy.

21. Public Safety

Public safety for the District of Squamish rests with four principal municipal agencies: Squamish Fire Rescue (SFR), Squamish Emergency Program (SEP), Bylaw Enforcement and Animal Control, and the Squamish RCMP Detachment. In their individual roles, and in collaboration, these services, working with a broad range of public safety partners, provide a full range of day-to-day services that create and improve the safety and livability of Squamish. In addition, a full spectrum of emergency response services come into play at times of disaster / emergency. All have the objective to create a safe and disaster-resilient community. This is achieved by working proactively to reduce risk and respond to emergencies in a collaborative and effective manner, and to create conditions that reduce the incidence of crime, abuse and discrimination.

The cost of disasters in Canada is rising exponentially, with direct costs currently sitting at ~\$2 billion per year and projected to rise to ~\$4 billion per year by 2020; flooding is the largest contributor to these costs (Insurance Bureau of Canada, 2014). Direct costs do not include the lost opportunities, retarded economic development and the impact on citizen's physical and emotional wellbeing. Resilient communities are more able to reduce the impact of major emergencies and disasters and to recover from these events when they cannot be avoided. The District is therefore focused on an integrated approach to emergency management that strengthens the resilience of the people of Squamish and the municipality as an organization.

Effective planning, coordination and testing of emergency and disaster response services is consistent with building general community resilience. The District will work towards ensuring that facilities required for emergency response or support meet recognized best practices for post emergency or disaster resilience.

21.1 Disaster Resilience Planning

21.1.1 Objective

- 1) Support community resiliency and increase the capacity to prepare for, mitigate, respond and recover from emergencies and disasters.

21.1.2 Policies

- 1) Finalize the *Comprehensive Emergency Management Plan (CEMP)* including All Hazards Plan, as well as Hazard Specific (Flood, Wildfire) and Function Support Annexes (Evacuation Plan, Crisis Communications) and update the CEMP on an annual basis.
- 2) Update the District's *Community Risk Assessment (Hazard Risk Vulnerability Assessment)* every five years.

- 3) Ensure that community emergency response and operational plans are tailored to and inclusive of all ages and abilities.
- 4) Designate a network of neighbourhood *Neighbourhood Support Hubs* within the community as locations to focus and share resources and coordinate assistance efforts to connect members of the community. These are post-disaster locations where District staff and trained volunteers will prioritize getting information and providing services to the public.
- 5) Plan, coordinate, and regularly test emergency and disaster response services in conjunction with Squamish Nation and neighbouring communities.
- 6) Develop policy regarding the removal of debris following disaster events in coordination with the solid waste management plan.

21.2 Community Emergency Preparedness + Mitigation

21.2.1 Objective

- 1) Strengthen local level emergency response capacity through emergency preparedness initiatives to build community resiliency.

21.2.2 Policies

- 1) Promote community and individual preparedness by preparing the community to be self-reliant for up to a week after a disaster and able to recover.
- 2) Strengthen emergency and business continuity planning through educating businesses on how they can prepare for, respond to, and recover from emergencies and disasters.
- 3) Support emergency management training and exercises for first responders, staff, response volunteers, community stakeholders and the public.
- 4) Implement a multi-stage flood watch and warning system that incorporates data from the Canadian Hydrographic Service, BC River Forecast Centre, BC Hydro, storm surge forecasting as well as real time water levels from Point Atkinson.
- 5) Develop and implement mitigation measures for vulnerable members of the population during emergencies.
- 6) Consider relocating core emergency response facilities including the Fire Hall and RCMP Detachment/Emergency Operations Centre from areas threatened by natural hazards at the end of the facilities' lifespans.

- 7) Identify sites storing Contaminants of Potential Concern (COPCs) within flood hazard areas, limit additional sites and incorporate flood protection measures into any relevant permitting processes.

21.3 Emergency Response + Recovery

21.3.1 Objective

- 1) Promote strong municipal capacity for emergency response and disaster recovery within the District of Squamish.

21.3.2 Policies

- 1) Strengthen local response capacity and community connectedness through maintaining, training and resourcing a substantial response volunteer contingent, including volunteer firefighter, emergency social service volunteers and community police volunteers.
- 2) Develop and regularly update a framework for recovery that identifies priorities for reinstatement of critical infrastructure and other physical assets, services, and functions throughout the community.
- 3) Develop a policy for the removal of debris after a disaster.

21.4 Community Safety + Security

21.4.1 Objective

- 1) Create supportive, safe, secure environments in Squamish for individual and community well-being.

21.4.2 Policies

- 1) Work closely with the Squamish RCMP detachment and the Squamish Community Policing Office to protect residents, their property and interests. Continue efforts to promote *Safe Homes, Safe Communities* at the local/neighbourhood level through a variety of Crime Prevention Programs and services, including Block Watch, Speed Watch, Business Watch, Citizens' Crime Watch and Marine Watch.
- 2) Liase with Squamish RCMP, community/public agencies and provincial authorities in the coordination and delivery of local Victim Services that offer

support and community referrals to resources to victims and witnesses of violent crime or trauma.

- 3) Collaborate with internal and external partners to engage and involve residents in the safety of their homes, businesses and neighbourhoods, in all areas of safety – personal, property, and otherwise and using CPTED (Crime Prevention Through Environmental Design), firesmart techniques, and other strategies.
- 4) Develop effective regulatory bylaws and collaborate with internal and external partners / residents that promote community safety and harmonious living.

22. Natural Resources

Local natural resources have traditionally been the basis for economic development and jobs in Squamish and surrounding areas. Sustainable resource management is critical to maintain jobs within the industrial sector and to protect resources for future generations.

22.1 Agriculture

Squamish has approximately 625 hectares of land designated within the Agricultural Land Reserve (ALR). Much of these lands are located within the Squamish River or within environmentally sensitive areas for fish and wildlife habitat management; approximately 171 ha fall inside Squamish Nation reserve lands. Squamish does have a favourable climate moderated by the coast, good floodplain soils that can support a range of crops and excellent water resources to support agricultural production, while the prime limiting factors is adequate drainage infrastructure. Squamish also has proximity to large population centres with transportation access to larger food markets in the region, and land for farming is more affordable relative to the Fraser Valley. The resurgence in demand for local food and focus on increasing food access and resilience have renewed the community's focus on food production as well as processing and distribution capability. Agriculture provides net positive tax benefits to local communities, is a steady and recession-proof industry and promotes diversification of the economy.

22.1.1 Objective

- 1) Inventory, protect, maximize and enhance agricultural lands resources within Squamish and the region to support a robust, resilient food system.

22.1.2 Policies

- 1) Lands designated as Agricultural Land Reserve (ALR) are shown on OCP **Schedule I**. ALR lands are subject to the *Agricultural Land Commission Act* that generally prohibit or restrict non-farm use and subdivisions unless otherwise permitted or exempted. ALR lands outside of primary floodways and Squamish Nation

Reserves are designated *Agriculture* on OCP **Schedule B** and intended for agriculture and related uses.

- 2) Recognize and protect the needs and activities of farming operations when considering and planning for uses compatible with agriculture along boundaries of lands designated ALR. Wherever possible preserve contiguous areas of agricultural lands and avoid fragmentation by transportation and utility corridors.
- 3) Work jointly with the SLRD and the BC Ministry of Agriculture to undertake an Agricultural Land Use Inventory, including but not limited to Agricultural Land Reserve (ALR) lands in Squamish and Electoral Area D to assess their potential, long-term practicality and designation for agriculture use.
- 4) Review and assess agricultural infrastructure including roads and access, as well as diking and drainage, access to natural gas and three phase power to develop recommendations to maximize and enhance agricultural land resources within and adjacent to the ALR.
- 5) Update and align municipal land use regulations to align with ALR lands.
- 6) Analyze current and projected agricultural conditions in Squamish to understand how agricultural opportunities may shift within the region. This may include an assessment of changes in growing degree-days (i.e., total number of degrees above a temperature threshold over a growing season) and frost-free days (i.e. days where temperatures do not go below 0°C). Identify impacts to agricultural lands in related risk assessments (e.g., SLR and flood mapping).

22.2 Forest Lands

Historically forest-based industry has been the economic mainstay and largest provider of jobs in Squamish. Squamish has continued to benefit from the forestry and wood products sector which has experienced growth in recent years and where the potential sustainable harvest can be increased. There are several woodlot licenses on crown land in the Cheekeye Fan and east of the Valleycliffe neighbourhood, which were established to improve the productivity of small-scale forest parcels and increase opportunities for small-scale forest management operations. Further some limited private managed forest lands are support additional forestry uses.

22.2.1 Objective

- 1) Protect the forest land base within the District and promote sustainable forest operations.

22.2.2 Policies

- 1) Support forestry activities on land areas designated *Resource (Limited) Use* on Schedule **B**.
- 2) In collaboration with provincial agencies and First Nations, support an initiative to develop protocols for managing forest health within the District, addressing issues such as blowdown and infestations.
- 3) Encourage the preservation and restoration of forested areas and stands of trees throughout the community.
- 4) Support public education efforts concerning the value of forestry.
- 5) Continue to support and work towards the establishment of a Community Forest based on sustainable forest practices in co-operation with the Ministry of Forests and Squamish Nation for the long-term benefit of the community.
- 6) Ensure proposals for industrial access to west side of Squamish River for extraction take care to protect and preserve environmental values of conservation area.
- 7) Work with the Forest industry to develop an upland log sort within the District of Squamish.
- 8) Work with the provincial Ministry of Forests, First Nations and natural resource groups to balance resource extraction harvesting activities with outdoor recreation interests.

22.3 Sand and Gravel Deposits

There is an abundant supply of glacially deposited sand, gravel and rock throughout Squamish, which is used as sources of building materials. Locally sourced granite is particularly valued for its construction and ornamental value. There are several active commercial gravel pit operations in Squamish, both on private and Crown lands. Local aggregate extraction and gravel production is mostly absorbed by the local and regional market. Because it is a non-renewable resource, the development, management and use of aggregate requires careful planning for long-term availability and to minimize impacts. While aggregate demand is not anticipated to decrease, the District's long-term plans must consider the lifespan of gravel pit production as well as future reclamation and transition of uses

22.3.1 Objective

- 1) Protect and support access to a long-term supply of aggregate and mineral deposits within the District.

22.3.2 Policies

- 1) Sand and gravel deposits, including those identified on **Schedule I**, are recognized as important mineral resources that are essential for community building purposes.
- 2) Monitor changes in riverbed elevations, using surveys of river cross sections and water surface profiles to analyze and confirm situations where gravel removal is required.
- 3) Undertake sand and gravel extraction within rivers when required for flood hazard management purposes in accordance with the requirements of federal and provincial guidelines and regulations.

22.4.1 Objective

- 1) Reduce the short and long-term impacts of gravel extraction operations on the community.

22.4.2 Policies

- 1) Work with aggregate industry in managing the operation and safety of existing gravel pit operations, while minimizing land use conflicts related to noise and traffic impacts with proximity to adjacent residential areas, impacts to views, as well as environmentally or culturally sensitive sites and recreation areas.
- 2) Support continuous rehabilitation of gravel extraction sites and consider a variety of options for their future reclamation, including conversion to Future Residential Neighbourhood, institutional, parkland, agricultural, industrial or business uses.
- 3) Evaluate applications for new or expanded gravel extraction activities based on potential operating impacts on adjacent residential or other land uses, natural or culturally-sensitive areas, the local transportation network and the District's long term strategy for managing growth and community development objectives.

23. Economic Development

Economic development plays a vital role in improving local quality of life. Through its economic development services, the District of Squamish works collaboratively with the local community, its partners and other levels of government, to support the vibrancy of existing businesses, while strategically positioning the community for future growth. This translates to working to ease business constraints, providing expertise and tools to local business, and liaising with the business community and government to support policy development and programs that lead to growth opportunities for the community.

The modern day economy of Squamish has significantly evolved since it became the southern railway terminus just over a century ago. Logging and tourism stimulated by transportation and railway improvements, proximity to natural resources and regional markets and the establishment of large-scale, industrial manufacturing and deep-water break-bulk facilities, set a foundation for Squamish.

Today Squamish is on the forefront of considerable change and is well positioned to share in BC's leading economic and job growth for Canada. Squamish is now leveraging its enviable geographic and recreational assets and quality of life amenities to help diversify the local economy, and has experienced employment growth in several emerging sectors including: hospitality and tourism, knowledge and education, alternative and renewable energy technology, high tech start-ups, film production, and light manufacturing, among others.

While connectivity and technology serve to support and create opportunity for expansion of the local economy, the community also faces challenges with affordability, labour and infrastructure pressures. The District will continue to play an active role in addressing challenges, while benefitting from the opportunities presented, working to encourage conditions for a healthy and sustainable local economy in an effort to improve the quality of life for all.

Specifically, District Economic Development services will work to:

- Support a vibrant and profitable local economy;
- Promote-Squamish as place of business;
- Support a collaborative relationships between private and public sectors; and
- Provide information in support of a healthy local economy.

23.1 Local employment, skills and training

23.1.1 Objectives

- 1) Better match local labour supply with demand through skill and training and increase local job participation rates, notably among priority populations.

23.1.2 Policies

- 1) Facilitate skills development by developing partnerships with industry, institutes and other levels of government to better understand labour needs, deliver relevant marketplace education and training and support existing and anticipated skills shortages within the community.
- 2) Partner and support labour-related data collection to assess and monitor labour needs/gaps. Examples include analysis of credentials versus job requirements, the participation rates among subsets of the population, and skills shortage assessments by sector.
- 3) Advocate for policy, programs and funding using an evidence-based approach to address local skill development and labour needs for today and the future.
- 4) Through strategic partnerships, develop, and implement initiatives/programs to close labour gap, with a focus on increasing job participation rates, notably among priority populations within the community including indigenous, women, youth and immigrants, and work in partnership to support local employment, education and training programs and initiatives.

23.2 Sustainable Business Growth

23.2.1 Objective

- 1) Encourage business growth through increased productivity to support diversified and sustainable economic growth (social, economic and environmental).

23.2.2 Policies

- 1) Prioritize partnership with other levels of government, private industry and organizations to support businesses retention and expansion, increased productivity and new businesses in priority sectors (to be defined through strategic community economic development planning).
- 2) Serve the existing business community by advocating for effective policy, programs and initiatives, while also sharing data, business intelligence and best practices supporting programs to expedite growth.
- 3) Encourage, support and engage in programs to drive business growth and innovation - Liaise with government and the business community to remove barriers and address points of friction by working to eliminate red tape and streamlining processes.

23.3 Business networks, infrastructure and attractiveness

23.3.1 Objective

- 1) Better connect the local economy to regional, national and global business networks.
- 2) Enhance infrastructure to better support the needs of employers and employees.

23.3.2 Policies

- 1) Take an active role in developing purposeful relationships to support trade, innovation, productivity and general connectivity at the regional, national and global level.
- 2) Prioritize infrastructure development (employment lands, built inventory, digital connectivity, transit) to meet economic development needs and outcomes, while taking into account other decision drivers important to the health of the community.
- 3) Support and advocate for policy, programs and funding initiatives that lead to greater workforce inclusion, affordability for all and services to better connect and support workers and employers.

24. Diverse + Affordable Housing

Affordable housing is central to the community's health, livability and economy. For Squamish, the creation of affordable housing must go hand-in-hand with growth in order to meet citizens' needs in a market that has become increasingly connected to Metro Vancouver. Given current and projected growth, as demand outpaces the existing supply and new construction, housing costs will continue to rise. This is an ongoing issue not only for vulnerable populations and low and moderate-income residents, but also impacts local businesses' ability to attract and retain employees. More than a third of homeowners and over half of all renters spend more than 30% of their total household income on housing (considered unaffordable) (2011 Census). In 2015, Squamish property values grew by 18.5% as did average sales prices. Average rents in Squamish ranged from \$1,000 for 1 bedroom unit to \$2,960 for 4+ bedroom unit (2015 Quest University Squamish Housing Survey), with very low to no vacancies. This presents a severe housing challenge, which can exacerbate poverty, food insecurity, unsafe living conditions and homelessness; the core groups most affected include single parents, seniors, Aboriginal peoples and immigrants, and is of special concern for children's physical wellbeing, social competence, emotional maturity, and cognitive development.

While progress was made in expanding secondary suite options, the District’s affordable housing reserve fund is low, and few secured affordable or purpose-built rental units have been constructed in the last 10 years. Greater changes are needed to substantively address local affordability across the whole housing continuum, including: emergency shelters, transitional housing, social and subsidized housing, non-market rental housing and affordable market housing. On the heels of the Affordable Housing Framework endorsed in 2014, a Housing Task Force was convened in May 2015. The Squamish Housing Task Force developed actionable recommendations to address the affordable housing needs of the community. The OCP advances policy informed by the Affordable Housing Framework and Housing Task Force recommendations.

24.1 Housing Diversity and Residential Infill Development

24.1.1 Objectives

- 1) Encourage a wide range of housing by type, tenure, and price to ensure people of all ages and incomes have a diversity of housing choices.
- 2) Encourage increased residential density in appropriate areas while maintaining distinct, unique, and livable neighbourhoods.
- 3) Increased residential density is accompanied by amenities to ensure livability, mental health and community cohesion such as access to parks and natural spaces, gathering spaces, and sufficient private space.

24.1.2 Policies

- 1) Encourage residential infill and continue to support smaller lot sizes, attached secondary suites and detached carriage homes, where appropriate. Encourage cluster housing, apartments and townhouses in accordance with conservation design principles, providing opportunity to concentrate housing in return for preservation and acquisition of environmentally sensitive lands, additional useable open space or recreational amenities.
- 2) Encourage higher density multi-family uses within the District in order to increase the range and affordability of housing options and to maximize efficient use of municipal servicing.
- 3) Discourage extensive development of low-density detached dwellings to prevent urban sprawl and maximize efficient use of new and existing municipal infrastructure. Encourage developments that incorporate a greater proportion of multi-family units over developments comprised solely of single-family units.
- 4) Residential infill development proposals in existing neighbourhoods must consider and address the following criteria:

- a. Impact on the inventory of commercial and industrial properties for available employment opportunities so that the proposed development does not displace existing or future employment activity and, ideally, adds to those opportunities.
 - b. Provision of a range of housing types and tenures that are suitable to a range of needs for equity and accessibility to all;
 - c. Access to and integration with active transportation opportunities;
 - d. Minimizing impacts on the surrounding road network and vehicular traffic;
 - e. Connectivity and proximity to transit;
 - f. Protection and restoration of environmental values;
 - g. Design strategies to minimize greenhouse gas emissions;
 - h. Impact and contribution to local park and open space needs;
 - i. Avoidance and/or mitigation of risk from natural hazards such as flooding, debris flow, wildfire interface and geological hazards;
 - j. Compatibility of the proposed development density with density targets established through neighbourhood planning to support municipal servicing infrastructure;
 - kj. Addressing proximity to railways using strategies outlined in 'Guidelines for New Development in Proximity to Railway' produced by CN Rail;
 - l. Consistency with Community Amenity Contribution policy;
 - m. Incorporation of opportunities for food production;
 - n. For multi-family development:
 - Proximity to commercial, recreational, institutional services and schools for daily activities and to develop complete communities;
 - Consideration of access to large usable outdoor spaces which can support a range of recreational activities suitable to children, teens and adults;
 - Integration of commercial mixed uses as appropriate.
- 5) Encourage multi-family development over small lot residential on properties suitable for multi-family land use in order to support development of complete, walkable neighbourhoods and to maximize efficient use of municipal transportation systems and infrastructure.
- 7) Encourage greater residential density in and around neighbourhood nodes and along transit corridors, particularly around the Downtown or Garibaldi Village commercial area to support development of complete communities and effective transit networks. Increased residential density that is not compatible with flood hazard policies in this plan is not supported.

- 8) Encourage increased residential density through establishing maximum lot sizes for single unit dwellings in the District of Squamish Zoning Bylaw in order to prevent consolidation of residential lots into large parcel single family dwellings.
- 9) Panhandle subdivision is discouraged, except where topographical or other significant physical constraints prevent conventional subdivision and does not adversely affect the use, access, existing infrastructure, privacy, and enjoyment of surrounding properties.

24.2 Affordable Housing

24.4.1 Objective

- 1) Increase the supply, availability and access to affordable housing units for all across the local housing spectrum / continuum.

24.4.2 Policies

- 1) Support and resource strategic housing actions through a dedicated housing coordinator.
- 2) Identify multi-year targets for affordable housing/unit creation and develop an ongoing monitoring system to assess the housing situation in Squamish.
- 3) Prioritize affordable housing as a top priority for community amenity contributions from smaller-scale infill (re)development to expand the District's Affordable Housing Reserve Fund. Develop criteria to evaluate funding requests from the Reserve including (purpose, criteria, prioritization, collaboration, gap analyses).
- 4) Allow for and set target densities for higher densities and housing forms (such as townhouses and apartments) in appropriate locations, such as areas close to neighbourhood nodes, employment areas and education centres to create permanent and secured affordable housing throughout the community.
- 5) Consider bonus density floor space, or other development incentives, where a development proposal includes affordable housing. Utilize density bonusing and other incentives to encourage provision of on-site affordable or rental housing (including secondary suites) in exchange for additional density, expedited permitting process and/or lower land development fees.
- 6) Extend additional incentive or fee reductions for affordable housing projects that exceed provincial building energy efficiency requirements, thereby

increasing affordability through reducing building operating and maintenance costs to occupants.

- 7) Support mixed-income housing to provide a range of housing in both new and existing neighbourhoods. Implement inclusionary zoning for larger-scale residential rezoning projects that set targets for a percentage of units to be constructed, subject to Housing Agreement to ensure affordability in perpetuity.
- 8) Develop policy to ensure that large-scale workforce housing needs are met. Encourage employer-assisted housing programs, as well as inclusionary zoning measures and requirements for a certain percentage of new housing construction to be set-aside for affordable or workforce housing. Regularly engage and consult with housing stakeholders on housing policy, program decisions and housing actions to address the critical need for and affordability gap faced by the community.
- 9) Focus direct District action on the affordable rental and modest market sector of the local housing spectrum/continuum. Facilitate and support the provision of subsidized and social housing by local housing organizations and agencies.

24.3 Affordable Rental Housing

24.5.1 Objective

- 1) Expand the inventory of affordable rental units.

24.5.2 Policies

- 1) Target the construction of purpose-built rental housing for modest market segment to meet projected demand and maintain overall market supply. Encourage and incentivize the creation of affordable and market rental housing.
- 2) Use housing agreements in conjunction with incentives such as density bonuses, parking relaxations and fee and charge reductions or waiving as the preferred means to secure long term affordability in purpose built rentals.
- 3) Lobby and work with CMHC to reduce financing barriers the construction of purpose-built rental housing in Squamish. Encourage federal measures to incentivize purpose-built rental housing by the private sector.
- 4) Support local initiatives to plan for safe, secure, affordable rental housing that meets core housing needs, particularly for single mothers, seniors, aboriginal people, and immigrants.

- 5) To mitigate the loss of existing rental affordable units, require applications for redevelopment of existing affordable rental housing to provide a plan to address and ensure no net loss of affordable housing units.
- 6) The District will consider the priority of rental accommodation as well as affordable housing availability, rental vacancies, proposals to relocate persons occupying the residential building, and any other potential impacts or relevant matters, prior to authorizing the residential strata conversion of previously occupied buildings.
- 7) Develop policy addressing short term / vacation rentals and monitor and resource adequate enforcement of unauthorized short term / vacation rentals that reduce the available inventory of rental units.

24.4 Housing Coordination + Partnerships

24.6.1 Objective

- 1) Partner and coordinate local affordable housing initiatives.

24.6.2 Policies

- 1) Work closely with any housing agencies to coordinate District efforts focusing on the affordable rental and modest market sectors, with efforts by others on supportive and social housing, to ensure that all needs along the housing spectrum are met.
- 2) Pursue potential opportunities to collaborate and coordinate with respect to off-reserve housing programs with Squamish Nation.
- 3) Work with housing stakeholders to identify and secure potential affordable housing buildings and sites. Consider disposition and use of municipal lands to construct affordable and financially self-sustaining housing through partnerships, allocation of Affordable Housing Reserve funds and long-term low-interest financing via B.C. Housing.
- 4) Advocate both independently and through UBCM to make provincial Crown lands available through the Crown grant process, with priority given to affordable housing projects.
- 5) Work with housing stakeholders to conduct an annual housing needs survey in each part of the housing continuum and learn from partnerships with other community organizations to achieve the community's 2020 affordable housing targets to meet demand over the next 20 years.

24.5 Supportive + Social Housing

24.7.1 Objective

- 1) Develop supportive non-market housing.

24.7.2 Policies

- 1) Actively work with the non-profit housing sector to facilitate construction of core housing (shelter, transitional, and supportive housing) subsidized by B.C. Housing and/or other provincial government Ministries.
- 2) Work in close collaboration with local non-profit housing agencies to coordinate housing policy and programs across the spectrum of supportive housing (e.g. homelessness, youth). Support joint grant applications, fee and charge reductions and waivers, and facilitate and expedite municipal (permitting) processes wherever possible. Provide support for land acquisition as well as financial support and backing when possible and appropriate.
- 3) Support and facilitate partnerships to create and integrate innovative housing in the Downtown that is attainable by residents with low incomes and/or special needs that are not typically met with market housing.

24.6 Diverse, Age-Friendly + Adaptable Housing

24.8.1 Objective

- 1) A diversity of age-friendly, accessible and healthy housing choices are available to meet the demands of an expanding population.

24.8.2 Policies

- 1) Support and encourage a diverse housing mix (forms, tenures, affordability options) within each development and neighbourhood to enhance livability and vitality.
- 2) In the Downtown, require a mix of different higher density housing types and unit sizes to support a range of housing needs and incomes that span a continuum of market, non-market and supportive housing.
- 3) Exclusively large-lot single-unit developments are discouraged in favour of sensitively designed mixed and multi-unit developments. Promote smaller, compact, affordable and flexible housing units and secondary suites in all existing and new developments.

- 4) To provide family-friendly housing, for projects seeking rezoning for multi-family development, at least 20% of the dwellings must be 3 bedroom units, and at least 10% of the dwelling units be 1 bedroom units.
- 5) Facilitate and enable when possible the provision of a range of seniors' and multigenerational housing, alternative care and innovative home share options in close proximity to services and amenities enabling citizens to "age in place".
- 6) Develop and implement development guidelines to encourage universal accessibility of all new and substantial housing re-development.
- 7) To expand age-friendly housing, encourage new multi-unit developments to exceed minimums identified in the BC Building Code's *Adaptable Housing Standards* (as amended). Consider allowable density increases of 2% of bonus density for every 10% of the total number of units built adaptable and accessible.

24.7 Live-Work Spaces

24.2.1 Objective

- 1) Incorporate genuine employment and 'live-work' options to strengthen mixed-use neighbourhoods and districts and incubate business growth.

24.2.2 Policies

- 1) Support live-work zoning in appropriate locations. Consider the following criteria in determining the appropriateness of proposed live-work developments:
 - a. Proximity to existing commercial activity or mixed-use developments in order to develop a hub of commercial activity;
 - b. Proposed unit size and proximity of the 'work' component, in order to ensure sufficient area for a viable business, possibly incorporating a maximum proportion of space that can be dedicated to residential use.
 - c. Unit design intended to primarily function as a 'work' environment rather than a 'live' environment, to encourage ongoing commercial use and limit residential reversion (conversion to strictly residential use of the property).
 - d. Impact on the inventory of commercial and industrial properties for available employment opportunities so that the proposed development does not displace existing or future employment activity;

- e. Establishment of a mechanism through which live-work units may be ensured to remain true to their purposes.

24.8 Float Home Residential

24.3.1 Objective

- 1) Float home developments meet the highest standards for environmental protection and are compatible with surrounding waterfront land and water uses.

24.3.2 Policies

- 1) Float homes will only be considered for water lots where approval or tenure for the proposed use has been obtained from the appropriate agency. Continuation of untenured float homes or the establishment of new float homes without appropriate tenure is not supported.
- 2) Float home developments must be serviced with municipal water and sewer and comply with all requirements set out in the British Columbia Float Home Standards, as well as established Development Permit Area guidelines regulating their form and character, and for protection of the Natural Environment.
- 3) To maintain public access along the foreshore, ensure water access structures associated with float home development do not impede access nor extend farther into a waterbody than is necessary for water access and moorage at extreme low tide.
- 4) Consideration of float home development proposals must address the following criteria:
 - a. Environmental impacts of the development on the marine environment and foreshore area;
 - b. Interaction of float home development with flood protection activities, potential dredging activities and marine transportation;
 - c. Interaction of float home development with waterfront public realm and recreation activity areas.
- 5) To permit regular, unobstructed viewpoints of the water from the shoreline and opportunities for water access and recreation, continuous uninterrupted float home development all along the Mamquam Blind Channel is not supported. Through water lot zoning, establish float home density maximums and areas of the shoreline where float homes are not permitted.

25. Community Health + Wellbeing

Healthy communities are ones in which all citizens, no matter where they are in life, are empowered and enabled to thrive. Health relates not just to the absence of disease, but a holistic state of complete physical, mental and social wellbeing. Healthy environments provide safe, active, inclusive and accessible places to live, play and work close to nature, as well as essential social infrastructure so that all citizens can be self-reliant and attain wellbeing. Healthy communities ensure basic needs are met – including nutrition, housing, sufficient income, public health and safety, as well as age and culturally-relevant opportunities for learning, creativity and expression and engagement. Improving health is also about strengthening the cohesion and capacity of Squamish neighbourhoods to plan, respond and adapt to climate, resource and economic challenges.

Although primary responsibility for delivery of health services rests with the province, community planning decisions directly and indirectly influence and affect health at the local level. Communities' historic focus on sanitation and spread of infectious disease has now shifted to health promotion and prevention of chronic health issues through policies, programs and partnerships.

The OCP embraces and promotes health and resiliency as fundamental goals to achieve the community's vision. The OCP places a strong focus on supporting conditions for citizens to make healthy choices, healthy community design, health equity and bringing health evidence and impacts to decision making. Through its work with the health authority and community partners, the District will work to move beyond isolated interventions by collaborating and aligning priorities to increase the community's collective impacts on health.

25.1 Equity + Inclusion

25.1.1 Objective

Cultivate a healthy, equitable, inclusive and supportive community.

25.1.2 Policies

- 1) Partner on community health initiatives and establish new and strengthen existing multi-sector partnerships with agencies, organizations and local community groups on initiatives to improve the overall health and wellness of the community.
- 2) Focus on factors that support human health and wellbeing. Identify and reduce barriers to health by considering and addressing underlying social determinants, health inequities and unique population needs (especially children and youth, seniors, and vulnerable populations). Meaningfully reach out and involve those most in need. Through policies and practices, contribute to poverty-reduction and drive action at all levels of government.

- 3) Commit to and prioritize the equitable allocation and distribution of services, facilities, programs and amenities for all Squamish residents and neighbourhoods. Address access barriers (financial, physical, perceived) for members of the community.
- 5) Work with Squamish Nation and the federal government to explore funding for an Aboriginal healing and wellness centre to address the physical, mental, emotional, and spiritual harms caused by residential schools.
- 6) Recognize and support the role of the Squamish Welcome Centre and Settlement Services to connect immigrants and newcomers to the community to help them access services and supports (education and training, housing, childcare, transportation, health care, financial).
- 7) Recognize and value social planning and policy development to prioritize and address social issues and to enhance the wellbeing of the community.
- 8) Strengthen social cohesion and cross-cultural understanding by supporting the work of community-based service groups and organizations in bringing communities together through arts and culture, festivals and events.

25.2 Healthy Built Environments

25.2.1 Objective

- 1) Squamish built environments support the local health and wellbeing of the community.

25.2.2 Policies

- 1) Apply principles and guidelines for healthy built environments to local planning and development decisions, including neighbourhood walkability, mixed land use, and creating complete, compact neighbourhoods.
- 2) Consider built environment effects on social wellbeing. Emphasize opportunities for social connectedness and interactivity in neighbourhood and public space design.
- 3) Recognize the importance and value of access to natural spaces and parklands, as well as participation in arts and cultural recreational opportunities in enhancing the quality of life and wellbeing of Squamish residents.

25.3 Accessible + Age-Friendly

25.3.1 Objective

- 1) Support enhanced accessibility and inclusive participation of all citizens and people with disabilities and health and activity limitations in all aspects of community life.

25.3.2 Policies

- 1) Consider and incorporate accessibility provisions in municipal policies, planning, design and services provision to improve quality of life for all, including people with mobility, hearing and cognitive impairments and mental health challenges.
- 2) Conduct an accessibility assessment and strategy in consultation with the community to prioritize improvements and focus available resources for action/implementation. Audit key public spaces and gathering places to identify critical improvements especially for children, seniors and people with mobility challenges to ensure that functional barrier free options are provided.
- 3) Acknowledge, honour and support local elders and seniors in Squamish. Monitor and address the changing needs and support services of our seniors population.
- 4) Support the integration of residential-based facilities and services for people with special needs, such as assisted living or community care facilities as well as seniors care services, as an integral part of each neighbourhood.
- 5) Adopt Universal Design guidelines in Development Permit Areas for all multi-unit, commercial and industrial designations and complete accessibility checklists early in project design and evaluation.
- 6) Consider and accommodate the needs of persons with physical disabilities in the design of new or retrofit of existing public infrastructure, including complete streets, transit and parking facilities, public buildings, trails and recreation areas.
- 7) Develop age-friendly communication and information to include all ages in civic life.

25.4 Early Childhood Development

25.4.1 Objective

- 1) Reduce childhood vulnerabilities to provide Squamish kids a good developmental start.

25.4.2 Policies

- 1) Work with early childhood development partners, service providers and organizations, the School District and health authority to monitor and develop a strategy to reduce local child vulnerabilities. Explore community-wide and neighbourhood-specific interventions to address factors influencing childhood vulnerabilities.
- 2) Endorse the Squamish Children's Charter and commit to applying a child and family lens in community planning, policies, programs and services.
- 3) Work with the Squamish Early Years Centre and local leadership table to promote early childhood development initiatives and supports for local parents and caregivers by enhancing accessibility to programs and services in the community.
- 4) Lobby senior governments and work with community partners to leverage greater funding for early learning and development, as well as development of a high quality, affordable and accessible child care system.

25.5 Health Services

25.5.1 Objective

- 1) Ensure adequate, appropriate and accessible health services are available in Squamish.

25.5.2 Policies

- 1) Support coordinated, efficient and effective service delivery by relevant agencies, health and social service providers and stakeholders.
- 2) Collaborate with Vancouver Coastal Health, the School District, government agencies, First Nations, private and not-for-profit service providers and community organizations in providing a full continuum of support services to address issues related to mental health, addictions, health services, housing, employment, settlement services and food security, and to provide assistance to

those impacted by homelessness to facilitate their transition to independent living.

- 3) Explore opportunities to jointly plan and co-locate community health services with other civic or recreation facilities within the District.
- 4) Engage VCH in reviewing health care infrastructure capacity and advance planning in conjunction with future community development.

25.6 Health Linkages + Impact Assessments

25.6.1 Objective

- 1) Identify and consider health evidence and impacts to support healthy community goals and decisions.

25.6.2 Policies

- 1) Identify health linkages to consider and evaluate how land use, neighbourhood design, transportation networks, natural areas, local food systems and housing influence community connectedness, mental and physical health, and chronic disease outcomes.
- 2) Actively employ assessment tools such as Health Impact Assessments (HIA) or Healthy Development Index (HDI) in policy and development decisions. Develop a locally-relevant framework for assessing health impacts assessment and require a health impacts assessment for major development.

25.7 Health Linkages + Climate Change

25.7.1 Objective

- 1) Proactively consider and address climate-related health impacts.

25.7.2 Policies

- 1) Show leadership and collaborate with health organizations to assess and plan for climate-related health impacts in Squamish. These include direct impacts (e.g., related to Sea Level Rise or a heat wave) and indirect impacts (e.g., related to air or water quality and spread of disease or population displacement).

26. Food Systems

Local food systems include all aspects of food production, processing, access, transport, consumption, education and celebration as well as waste management. Food systems are directly and indirectly connected to many OCP policy areas, including climate change, land use and growth patterns, transportation, water, and waste management systems, natural areas as well as social equity.

In 2015, The District adopted the Squamish Food Charter, developed through a grassroots process involving local organizations, food advocates and producers. The Charter envisions a food secure Squamish guided by principles of Community Economic Development, Ecological Health, Social Justice, Collaboration and Participation, and Celebration. The Squamish Food Charter has informed expanded food policy beyond agricultural production to reflect all aspects of food systems.

To foster and support a sustainable food system in Squamish, the OCP addresses availability and access to healthy, culturally appropriate food for all community members. Like shelter and housing, food access can be seen as a continuum that ranges from providing emergency food services for those in need, to building greater capacity and self-sufficiency within the community. Supporting healthy eating and local food security helps grow resilience and improve health, increase local employment in the food sector as well as social connectedness and inclusion.

26.1 Sustainable Food System

26.1.1 Objective

- 1) Promote a healthy and just sustainable food system in Squamish to increase local food security, resiliency and self-sufficiency.

26.1.2 Policies

- 1) Partner with the Squamish Food Policy Council to set priorities and guide decisions around food policy and planning and develop a Squamish Food Strategy.
- 2) Engage with and make use of the knowledge, skills, and relationships between the Squamish Food Policy Council, Squamish Nation, as well as regional food networks, the health authority, farmers' associations, schools, and community or faith-based organizations that work on food security and healthy eating programs, to implement the Food Strategy.

26.2 Food Production / Food Lands

26.2.1 Objective

- 1) Support and promote local food production and sales.

26.2.2 Policies

- 1) Support initiatives that increase local food production and agricultural activities, and provide opportunities for the sale of local food products throughout the community.
- 3) Support agriculture models that demonstrate environmentally responsible growing practices, e.g. soil building, carbon capture, water conservation, organic, supports surrounding ecology, etc.
- 4) To preserve food land resources, designate appropriate land for agricultural purposes and foraging. Integrate food-related uses across all land use designations where appropriate and without unacceptable hazard risk or impact to environmentally sensitive areas. Look for opportunities to incorporate food production uses in designated limited use and flood prone areas.
- 5) Establish a new Development Permit Area for farming protection to address and reduce agricultural-urban conflicts and mitigate impact of urban development on farming practices (setbacks and buffers).
- 6) Explore and consider local tax and other incentives for urban agriculture to encourage food production activities and food land preservation.

26.3 Food Processing + Distribution

26.3.1 Objective

- 1) Expand community facilities and infrastructure for food processing, distribution and storage within Squamish.

26.3.2 Policies

- 1) Encourage facilities for local food processing at both the commercial and neighbourhood level and consider their linkages to those in the Southwest BC bioregion. Support appropriately scaled processing and distribution infrastructure (abattoirs, processing facilities, small-scale trucking) to promote local employment while supporting regional food production and facilitating access to local and larger markets.

- 2) Explore opportunities to promote sustainable marine harvesting. Work with other agencies to ensure that any aquaculture in Howe Sound exemplifies sustainable practices. Promote local processing and distribution of sustainable seafood.

26.4 Healthy Food for All, in Every Neighbourhood

26.4.1 Objective

- 1) Increase neighbourhood-based 'food assets' and enhance access to healthy, affordable, culturally diverse food for all residents.

26.4.2 Policies

- 1) Assess and map community food assets to determine the existing food-related activities, infrastructure and resources in the community as well as needs and gaps.
- 2) Consider and address barriers to access of healthy and affordable food. Support food recovery and distribution opportunities that provide dignified and healthy food to those in need.
- 3) Work with the Squamish Farmers Market to secure a permanent location and facility for year round operation of the Squamish Farmers' Market in suitable location, preferably Downtown.
- 4) In all future neighbourhood and Sub-Area Plans, include sites and supports for neighborhood food growing and resources such as community gardens or kitchens. Promote the use of parks and open spaces for food growing, foraging and community gardens.
- 5) Support healthy food retail options such as markets, healthy corner or grocery stores, mobile vendors, and restaurants, especially in underserved neighbourhoods, and within a reasonable walking, transit or cycling distance.
- 6) Support zero waste initiatives and work with local food retailers to curb food waste and repurpose usable surplus food.
- 7) Work with Squamish Nation to identify mutual opportunities and joint efforts to increase food security. Partner to understand and prepare for climate change impacts on traditional food sources.
- 8) Increase the percentage of local and sustainable food purchased by the municipality and made available for sale in public facilities. Adopt and promote healthy food and beverage sales' policies for recreation centres and public

buildings. Work with the Health Authority and School District to promote healthy choices and food education for children and families.

26.5 Urban Agriculture

26.5.1 Objective

- 1) Affordable opportunities for urban agriculture are encouraged and integrated throughout the community.

26.5.2 Policies

- 1) Continue to refine and expand municipal regulations to encourage and facilitate throughout the community:
 - a. sustainable urban agriculture (gardens, small plot farming, greenhouses; gardening to support pollinators and foraging on municipal lands, park spaces and vacant lands); and
 - b. accessory retail sales (farm stands, food co-ops)while minimizing wildlife attractants.
- 2) Support and partner in public food systems education on the value of urban agriculture as well as governing regulations and best practices for managing fruit and nut trees, composting, urban hens and beekeeping to mitigate human-wildlife conflict.

26.6 Community Food Hubs

Community Food Hubs are emerging across North America to provide points of connection and food infrastructure to support local food production, processing and distribution, to make local food accessible to the community and larger markets and to stimulate economic growth and food-related jobs.

26.6.1 Objective

- 1) Support the development of physical and virtual community food hubs in Squamish.

26.6.2 Policies

- 1) Explore and support social enterprise models such as community food hubs that create a central gathering place for food-based services and activities, education

events and celebrations, including community kitchens with food production, storage, processing and composting facilities.

- 2) Support emerging partnerships with Squamish Helping Hands, the Squamish Food Bank, Squamish Climate Action Network and other community organizations to develop a central food hub in the Downtown to support food access and integrated food rescue and redistribution services and programs.

26.7 Regional Food Security

26.7.1 Objective

- 1) Support regional food security initiatives to enhance the Squamish 'Foodshed'.

26.7.2 Policies

- 1) Support regional food production and distribution and set community targets for local and sustainable food procurement.
- 2) Work with the regional district, corridor communities and partner organizations on a regional Agriculture Plan. Address agricultural land availability and access to maximize/drive food production, retain and attract new farmers in the agriculture sector, and increase the value of the local food economy. Explore regional land matching programs with Regional District, corridor communities and Young Agrarians to connect new farmers to land in the corridor.
- 3) Continue to participate in regional-level food production analyses to inform local food strategies, priorities and actions for enhanced food security both within the corridor and the lower mainland.

26.8 Food Education + Social Connections

26.8.1 Objective

- 1) Enhance the community's connection to food to maximize its health and social benefits.

26.8.2 Policies

- 1) Encourage and promote food systems education. Partner with community organizations on awareness and education campaigns to boost support for food production, such as "Buy Local" campaigns.
- 2) Support programs that build food skills and knowledge needed to produce, prepare, and access healthy, safe, and traditional foods, especially for those who

experience barriers access healthy food, such as low-income families and seniors.

- 3) To provide opportunity for social connections, create social eating spaces in public places, including recreation centres, public plazas, parks and gardens, to encourage friends, families and colleagues to eat together.
- 4) Support farm-to-school and farm-to-cafeteria programs that connect institutions to local farms to increase access to food, improve nutrition and support local farmers, and student projects to grow food at school.

27. Arts, Culture + Heritage

Arts, Culture and Heritage are fundamental to the community's past, present and future, identity, vitality and sense of pride and place. Unique natural and cultural landscapes, as well as arts, recreation, and cultural facilities and services, promote livability and cross-cultural understanding, provide enrichment and enjoyment for all citizens and visitors to Squamish, and contribute to local employment and tourism. This OCP aims to inspire and nurture a creative community through arts and cultural development. The plan promotes participatory partnerships with Squamish Nation, creating dedicated arts and culture facilities to support local artists and engage residents, and strengthening interactions between and expanding access for all ages, ethnicities, cultural backgrounds, and abilities to participate in a wide range of artistic and cultural activities. The involvement and contributions of local artists, arts and historical organizations as well as grass-roots initiatives to facilitate the creation of new art space are encouraged. Downtown Squamish continues to be promoted as the centre and hub for arts and culture to reinforce its role as the social heart and gathering place of the community.

27.1 Aboriginal Culture and Heritage

At the heart of this community plan is rebuilding a foundation for respect and renewed relationships with Aboriginal peoples. Fundamentally, this involves the process of Reconciliation to listen, hear and acknowledge the historical and contemporary injustices faced by Aboriginal people as original inhabitants of these lands, and acknowledge fundamental human rights and title. These policies focus on honouring the heritage and Coast Salish traditions of the Skwxwu7mesh Uxwumixw (Squamish Nation), by meaningfully supporting expressions of Aboriginal identity, self-government, languages, arts, cultural and spiritual practices throughout their traditional territory.

27.1.1 Objective

- 1) Through the Reconciliation process, respect, honour and promote expression of local First Nations culture and heritage in Squamish.

27.1.2 Policies

- 1) Incorporate and implement the principles and recommendations of the Truth and Reconciliation Commission of Canada (TRC) to facilitate community engagement on Reconciliation and renewed relationships between Indigenous and non-Indigenous people.
- 2) In close collaboration with Squamish Nation, recognize sites and locations of cultural importance within the community. Reflect local heritage and honour Aboriginal language rights; incorporate traditional Indigenous place names in municipal communications, signage and mapping. Work to improve awareness of cultural history within the community and pursue opportunities to incorporate Indigenous principles and practices in local built environment (e.g. urban design guidelines).
- 3) Acknowledge, locally declare and promote the National Day for Truth and Reconciliation in Canada (June 21st) and federally advocate for its establishment as a statutory holiday. Witness, promote and connect with Truth and Reconciliation events at national, provincial, regional and community levels.
- 4) Collaborate with Squamish Nation to develop commemorative places and spaces to honour missing residential school children and community members impacted by the residential school system, including a visible monument within the community.
- 5) Work with the Squamish Arts Council and Public Art Select Committee to facilitate collaborative projects between Indigenous and non-Indigenous artists that contribute to the Reconciliation process.

27.2 Creative Community

27.2.1 Objective

- 1) Support and nurture a vibrant creative sector in Squamish.

27.2.2 Policies

- 1) Recognize the creative sector and the value of arts and cultural activity as a sustainable source of economic growth. Support creative strategies, practices and partnerships that encourage and deliver arts and culture amenities, events, festivals, and activities that increase employment and tourism.

- 2) Integrate local arts, culture and heritage into District-led recreational and tourism promotion, branding and economic development initiatives. Integrate arts and heritage products and services into government procurement processes.
- 3) Work with the arts sector to expand creative industries and assets, including affordable studio or workshop space, live / work uses, as well as flexible incubator and 'maker' spaces where people can gather to share equipment and ideas.
- 4) Connect with existing and emerging arts and culture networks in Squamish to collaborate and integrate arts and culture approaches in local community revitalization efforts.
- 5) Develop a sponsorship and community partnership policy for Arts, Recreation, and Cultural Services to focus on leveraging funding and contribution opportunities. Consider greater 'permeability' between sports and recreation, high arts, amateur artistic expression and culture, folk arts and ethnic celebrations, and education at all levels.
- 6) Work with the Squamish Arts Council, the Public Art Select Committee and other local arts groups and organizations to support and promote arts and culture and opportunities for grassroots creative production and community art projects.

27.2.3 Objective

- 1) Improve access to and participation in the arts to foster an inclusive and creative community.

27.2.4 Policies

- 1) Promote the value and benefits of community involvement in the arts. Improve participation and access to affordable, age and culturally-relevant arts and culture programs and experiences. Provide a continuum of opportunities and offerings for people throughout their life.
- 2) Develop an Arts, Culture and Heritage Strategy to set out strategic goals, actions and roles/responsibilities of all partners in fostering a creative community in Squamish.
- 3) Ensure arts and culture infrastructure, programs and services keep pace with the growth and interests of the community and strengthen the Squamish brand.
- 4) Encourage arts and culture enhancements and programming through Community Enhancement Grants or the Permissive Tax Exemption program.

- 5) Support development of new creative and cultural facilities that offer gathering places for diverse groups and community cross-cultural development projects, especially involving and engaging youth.

27.2.5 Objective

- 1) Reinforce Downtown as the community's Arts and Cultural Centre.

27.2.6 Policies

- 1) Enhance, maintain and celebrate valued arts and culture elements and resources within the Downtown. Provide a range of venues to support art, cultural expression, education and community life through art galleries, library, theatres, museums and performing arts facilities. Encourage new events and celebrations within Downtown.
- 2) Promote arts and culture strategies to advance the District's Brand Action Plan (2015). Encourage and recruit people to activate the Downtown through arts/culture businesses, amenities, arts and entertainment, programming, busking, etc.
- 3) Work with the Downtown Business Improvement Association (DBIA) and the Public Art Select Committee to establish arts and culture hubs or precincts in the Downtown. Promote creative clusters for existing and newly developing arts and cultural organizations.
- 4) Support and develop 'cultural corridors' linking arts and culture nodes throughout the Downtown and with other parts of the community (such as integration of public art, street banners as well as heritage trails such as the Turtle Trail).
- 5) Find ways to expedite the development of a Performing Arts Centre on the Squamish Oceanfront.

27.3 Public Art

27.3.1 Objective

- 1) Enhance public art and opportunities for creative thinking and expression throughout the community.

27.3.2 Policies

- 1) Maintain, implement and periodically update the District's Public Art Policy (2014).
- 2) Recognize public art and arts infrastructure as a community amenity and encourage its incorporation in public and private sector development projects. Administer public art contributions through the municipality's Public Art Program.
- 3) Program and integrate art and arts infrastructure into public settings and facilities throughout the community, including municipal buildings, parks and recreation facilities, plazas, and trails. Incorporate arts in municipal capital projects and other public infrastructure.
- 4) Annually contribute to the Public Art Fund and ensure sufficient funding is allocated to public art for new capital and development projects. Work with the Public Art Select Committee on public art priorities and to select, commission, install and maintain art in public places.
- 5) Promote and support artists-in-residence, as well as local networks of volunteers and arts supporters who work on exhibitions, festivals, and community cultural development projects.
- 6) Include arts and culture in all aspects of municipal activity, policy, and planning/development. Explore and utilize artistic processes and activities to engage citizens, especially youth, in community development. Support artists in community regeneration efforts and address community issues through arts interventions.
- 7) Encourage developers, non-profit agencies and individuals to create a variety of art forms (e.g. temporary, permanent, performance art) on streets and in public spaces. Art should highlight the ecological value and complexity of the estuary environment, including the biodiversity and natural processes, and the estuary's role in the greater local ecosystem.

27.4 Heritage Conservation

27.4.1 Objective

- 1) Protect, integrate and celebrate community heritage.

27.4.2 Policies

- 1) Maintain and celebrate valued heritage elements and resources within Squamish as it grows and changes.

- 2) Develop a heritage inventory and registry to identify, increase awareness and appreciation and protect the District’s historical assets. Establish criteria/a framework to review heritage values and guide how heritage resources are managed.
- 3) Work with land owners and developers to sensitively preserve and incorporate natural, cultural and built heritage resources in their projects. Incorporate archeological and heritage assessments in development review, parks and transportation planning and infrastructure and capital projects. Encourage adaptive reuse and rehabilitation of buildings with historical or architectural significance.
- 4) Retain culturally significant view corridors, focal points, trails, landmarks, vistas as well as identified heritage or significant trees to preserve key places and sites and enhance community uniqueness and identity.
- 5) Partner and collaborate with First Nations and local arts, culture and heritage organizations to assist with heritage conservation matters in the municipality. Consider the establishment of a Council committee to provide opportunity for citizen engagement in heritage planning and policy.

27.5 Community Cultural Development

27.5.1 Objective

- 1) Enhance the community’s ‘cultural capital’.

27.5.2 Policies

- 1) Play a leadership role in the community’s cultural development. Build opportunities for cultural experiences, expression, and celebration into the physical and social fabric of the community.
- 2) Nurture the community’s unique artistic and cultural identity. Involve artists, arts organizations and partner with local educational and other institutions to deliver cultural amenities and/or programs, special events and celebrations, tourist promotions, and public art.
- 3) Engage the municipality’s diverse cultural communities and support and celebrate cultural and ethnic diversity within Squamish through cultural events, festivals and community activities.
- 4) Plan for and support the community’s cultural needs. Consider and apply a cultural lens in all community and neighbourhood planning initiatives. Integrate

cultural considerations in community infrastructure and engagement initiatives (e.g. cultural values and impacts on affected communities; meaningful opportunities for participation).

- 5) Identify community cultural assets and resources, be they human, organizational, physical, or intangible. Encourage and promote a greater awareness of the cultural dimensions of community life.

28. Community Facilities + Services

As the District’s population continues to grow and evolve, so too does the importance of providing adequate facilities and services to meet the community’s diverse needs. This is particularly critical for joint planning for anticipated needs for school facilities and support services to support the student population in the school district. Access to quality, affordable child care, as well as adult education that promotes literacy and lifelong learning, are also vital to the overall health, prosperity, and resilience of the community.

The District’s recreation, service infrastructure (water, sanitary sewer and storm) and public safety facilities and services are outlined in previous sections. This section addresses other key municipal facilities and services such as the Squamish Public Library, Senior’s Centre, Squamish Airport, bylaw services and animal control as well as the municipal cemetery. These facilities provide important community hubs, and connect residents and visitors by providing resources and programs. The District’s general aviation airport is used for charter services, private aircraft, flying clubs, and other commercial activities that contribute to employment and economic development within the community. Municipal buildings and land assets are managed to maximize revenue generation, job creation and utilization for the benefit of the community—for example by providing District-owned land at a nominal fee to community groups.

28.1 School Site Planning

28.1.1 Objective

- 1) Proactively plan for and meet the anticipated needs for school facilities and support services in the school district.

28.1.2 Policies

- 1) Consult with School District on the number, location, size, type, and timing of required school facilities and support services needed to accommodate future growth.

- 2) Undertake joint school site planning for new residential areas as part of Sub-Area and Neighbourhood planning processes to accommodate the projected student population. Work with the School District to facilitate school site acquisitions through the subdivision approval process.
- 3) Refer all new or significant redevelopment projects to the School District that substantially increase the net residential density of a neighbourhood, as well as other land use and development proposals within close proximity to existing or future school sites.
- 4) Support community partnerships and joint use agreements for schools and community facilities, particularly playfields, parks, theatres, kitchen and garden facilities and other amenities or programs and services to benefit the community.

28.2 Quality Affordable Child Care

Quality, accessible and affordable childcare is vital to a healthy community and prosperous economy. All levels of government, community service agencies, families and businesses have a shared interest and play a part in supporting child development and childcare services. While licensing, funding, and subsidizing childcare is a provincial responsibility, local governments together can play an important leadership role in planning, coordinating and advocating for child care and early learning and work to support and deliver adequate accessible, affordable, quality child care spaces.

Child care is a critical community amenity that is relevant to the overall affordability situation for Squamish families and affects their ability to participate in the workforce. Ensuring adequate quality care provides significant social and economic benefits—it reduces developmental vulnerabilities and improves school readiness, reduces social isolation especially among single parents or care givers, and supports business attraction and recruitment, retaining employees and developing a skilled workforce.

28.2.1 Objective

- 1) Accessible, affordable, quality child care is available to meet demand throughout the community.

28.2.2 Policies

- 1) Support and work with community social service agencies, senior governments and Squamish Nation, service providers and the School District to:
 - a. Closely monitor and assess local child care needs, including distribution of licensed daycares throughout the community;
 - b. Develop a long-term Child Care Strategy, to address critical issues such as lack of available space, shortage and high cost of care for

- children under 36 months and need for before and after school-age care; and
 - c. Advocate and lobby for senior government funding.
- 2) Encourage provision of child care amenities within neighbourhood developments. Use density bonusing to encourage large employers and developers of mixed use commercial and multi-unit developments to provide on-site amenity space for child cares or provision of cash contributions to a Child Care Reserve Fund.
- 3) Consider offering land and make provision for co-locating child care spaces in new and renovated municipal facilities for long-term, low-lease to non-profit operators to provide licensed child care.
- 4) Work with the school district to establish a Child Care Protocol to stabilize existing and increase the viability of new child care spaces/programs to ensure no loss in space under the parties' collective control, and plan for joint use of space for new child care spaces.

28.3 Library Services

Squamish Public Library plays an important role in fostering a healthy and creative community, through its mission to “connect our community to the world of learning, discovery and creativity.”

28.3.1 Objective

- 1) Promote and support access to the Squamish Public Library as a hub for community learning.

28.3.2 Policies

- 1) Support the Squamish Public Library's efforts to respond to community needs and support life-long learning through accessible resource and in-library and outreach program delivery, in-person and virtual information services and public work and creative learning spaces.
- 2) Assist the Squamish Public Library to develop and evaluate options for expanding accessible library services and programs to underserved populations and developing neighbourhoods as the community grows.
- 3) Capitalize on outreach and information sharing opportunities with the Library to better connect and promote community engagement as part of municipal/civic initiatives.

28.4 Lifelong Learning + Literacy

28.4.1 Objective

- 1) Support lifelong learning and literacy to cultivate a learning culture within Squamish.

28.4.2 Policies

- 1) Support greater access to lifelong learning for all ages and abilities: Promote a range of education and learning opportunities, including formal and informal learning from early childhood to adult learning, that improve school readiness and success and universal literacy.
- 2) Recognize and support ongoing literacy collaborations in Squamish that provide training, mentoring and community building activities, and work closely with immigrant settlement services to create a welcoming, connected community.
- 3) Collaborate with community organizations, the school district, as well as private educational institutions to identify available infrastructure for enhanced educational opportunities to maximize efficient use of local resources.
- 4) Support community-based employment services and provincial employment programs to increase access to the supports and services needed to find and keep a job.

28.5 Municipal Asset Management

28.5.1 Objective

- 1) Sustainably manage the District's community assets for the benefit of the community.

28.5.2 Policies

- 1) Develop and implement a Long Term Real Estate and Facilities Strategy to guide policy and process for the strategic acquisition, disposal, maintenance and replacement of District land and facilities to continue to meet community needs and achieve a variety of community development objectives.
- 2) Follow an open process and consider all costs/benefits in the acquisition, disposition and leasing of District-owned lands and facilities. Continue to support community groups by providing District-owned land at a nominal fee.

- 3) Annually evaluate the District's assets in association with the annual operating budget and capital plan and in conjunction with Council's review of strategic priorities.

28.6 Animal Control Services

28.6.1 Objective

- 1) Promote and enforce responsible pet ownership to ensure the community is safe and enjoyable for everyone.

28.6.2 Policies

- 1) Promote responsible pet ownership and care through public education, in conjunction with local community organizations.
- 2) Enforce the District's Animal Control Bylaw and offer temporary shelter with the highest standards of care and hygiene for lost, impounded or surrendered dogs.
- 3) Work with Wildsafe BC to promote best practices for keeping hens in an urban environment and maintain a registry for urban hens.

28.7 Cemetery Services

28.7.1 Objective

- 1) Provide respectful and cost effective cemetery services that meet the cultural, economic, religious and social needs of the community.

28.7.2 Policies

- 1) Continue to provide a range of service options and commemoration opportunities within the Mount Garibaldi Cemetery.
- 2) Plan for future needs and evolving burial methods (ash gardens, column burial, scatter plots), land use management, as well as sustainable funding, by undertaking a Cemetery Master Plan, and updating the District's Cemetery Bylaw as needed.
- 3) To respect its use and tranquil character, maintain an appropriate buffer for land uses and development adjacent to the cemetery site, and restrict commercial filming within the Mount Garibaldi Cemetery).

Part 4: Land Use + Development

29. Land Use Plan

Schedule B is the Land Use Plan for the District of Squamish. The land use designations presented in the plan provide a *general indication and preferred location of intended future land uses* for housing, jobs, commerce, parks, recreation and schools, as well as for nature conservation, resource uses, major utilities and infrastructure.

The land use descriptions with associated examples do not represent a complete list of future intended uses. Further, planning, management and future consideration for development of designated lands are subject to the District’s policies and development permit guidelines (particularly protection from hazards and protection of the natural environment). Any references to Floor Area Ratios (FAR) are guides for general massing and approximate development density. For certainty, OCP Land Use Designations do not regulate actual densities on individual lots, that being the function of the District’s Zoning Bylaw. Council may, at its discretion, and subject to a public hearing, consider zoning bylaw amendments to permit density over and above that indicated in this section on a case-by-case basis where the proposed development is otherwise consistent with objectives and policies of the OCP.

29.1 Squamish2040 Land Use Updates

Schedule B Land Use Plan changes made during the Squamish2040 OCP review process were informed by hazard and growth management policy emerging through the *Integrated Flood Hazard Management Plan*, environmentally sensitive areas mapping, other municipal plans and directions, as well as community input on desired uses, form and character, and development plans and proposals.

The most significant changes to the Land Use Plan are summarized below. Many previous designations have been carried through to the Squamish2040 plan, however in some cases associated policy for particular designations may have shifted. Other land use designations have been consolidated or modified into new categories.

Schedule B Land Use Map Revisions

Existing OCP Designations (OCP Bylaw 2100, 2009)	Squamish2040 Designations (OCP Bylaw 2500, 2016)
Parks and Ecological Reserves	<p>Conservation and Ecological Reserves</p> <ul style="list-style-type: none"> ○ Distinguished true conservation areas with established management plans with primary conservation focus (over recreation) such as Skwelwil’em Wildlife Management Area in the Squamish estuary, and environmentally sensitive lands intended for future conservation zoning or where subject to conservation covenants. ○ Shifted designation for parklands with major

Schedule B Land Use Map Revisions

Existing OCP Designations (OCP Bylaw 2100, 2009)	Squamish2040 Designations (OCP Bylaw 2500, 2016)
	<p>recreational focus (Alice Lake, Stawamus Chief Provincial Park, Shannon Falls Provincial Park) to <i>Parks, Greenway Corridors and Recreation</i>.</p> <ul style="list-style-type: none"> ○ Added Britannia Slough (Municipal, conservation covenant), as well as the Loggers Creek Nature Area, south of Finch Drive.
Greenway Corridors and Recreation	<p>Parks, Greenway Corridors and Recreation</p> <ul style="list-style-type: none"> ○ Now includes park lands (both municipal, also Provincial Parks that do not have primary/exclusive conservation focus – e.g. Alice Lake Provincial Park. ○ Changed designation for the Malamute (now Crown lands) from <i>Employment & Industrial</i> to <i>Parks, Greenway Corridors and Recreation</i>.
Residential Neighbourhoods	<p>Residential Neighbourhoods</p> <ul style="list-style-type: none"> ○ No major changes to designation description ○ Redesignated Crown and private lands along east side of Loggers Lane and south of Robin to <i>Industrial Business</i> to reflect existing anticipated continued rock processing activity. ○ Redesignated private lands north of Stawamus Reserve (owned fee-simple by Squamish Nation) for future residential housing immediately north and adjacent to Sta’a7mes (Stawamus Reserve IR24). <p>Future Residential Neighbourhoods</p> <ul style="list-style-type: none"> ○ Designated large District Lots identified for future Sub-Area Planning (Existing OCP Schedule I) and intended for long-term growth and expansion as <i>Future Residential Neighbourhood</i>.
Civic and Institutional	<p>Civic and Institutional</p> <ul style="list-style-type: none"> ○ No major changes
Mixed Use Commercial	<p>Mixed Use Commercial</p> <ul style="list-style-type: none"> ○ No major changes
University Neighbourhood	<p>University Neighbourhood</p> <ul style="list-style-type: none"> ○ No changes
Downtown	<p>Downtown Gateway</p> <ul style="list-style-type: none"> ○ Designates key high-visibility lands at entry to Downtown from Highway 99 to Pemberton Avenue for commercial and commercial mixed-uses, subject to future Downtown Gateway form and character development permit area guidelines. <p>Commercial Centre</p> <ul style="list-style-type: none"> ○ Applied to main commercial precinct Downtown,

Schedule B Land Use Map Revisions

Existing OCP Designations (OCP Bylaw 2100, 2009)	Squamish2040 Designations (OCP Bylaw 2500, 2016)
	<p>including C-4 (Downtown Commercial) Zone properties from Pemberton to Vancouver Street (Cleveland Commercial) and to Main Street (2nd and 3rd Avenue commercial.</p> <p>Mamquam Blind Channel (MBC)</p> <ul style="list-style-type: none"> ○ New sub-scale Downtown land use designation for upland properties along the west side of the Mamquam Blind Channel. Adjoining water lots are newly designated as <i>Marine Gateway</i>. Note that in contrast to the land use designation, the MBC Development Permit Area 4 designation includes <u>both</u> upland and water lot parcels for integrated planning and development design. <p>Mixed Employment</p> <ul style="list-style-type: none"> ○ New sub-scale designation for Downtown South (light industrial transition area supporting creative mixed use) as well as mixed industrial lands east of Loggers Lane fronting Pemberton Avenue. ○ Designation also applied to mixed/transitional employment lands near residential areas, including Paco Road, parcels in northwest of Business Park (mixed use district zoning at gateway to Northyards) and adjacent to Highway 99 near Waterfront Landing. ○ Allows some residential above the first storey (but prohibits residential only). <p>Downtown Residential</p> <ul style="list-style-type: none"> ○ Designates mix of residential uses largely west of 4th Avenue and includes existing large master-planned developments such as Eagle Wind. Allows for low, medium and high density of development per designation table. Does not specifically prescribe where forms of residential must be situated within the designation. Detached single or two-unit dwellings are not encouraged nor included in the low density residential class.
	<p>Marine Gateway</p> <ul style="list-style-type: none"> ○ New* applies to marine areas; boundary follows foreshore (Environmentally Sensitive Areas shoreline mapping).
Highway and Tourist Commercial	<p>Highway and Tourist Commercial</p> <ul style="list-style-type: none"> ○ Matched <i>Highway and Tourism Commercial</i> designation to C-9 Highway Tourism Commercial Zoned lands fronting Highway 99 in Business Park, and including recently rezoned I-9 Business Service

Schedule B Land Use Map Revisions

Existing OCP Designations (OCP Bylaw 2100, 2009)	Squamish2040 Designations (OCP Bylaw 2500, 2016)
	<p>Centre at Sea to Sky Business Park (light industrial plus service commercial uses (e.g. drive through restaurants etc.). This aligns OCP land use with business park sub-area plan (2002) and recognizes tourist commercial, large format retail uses permitted within C-9 Zone. This designation does not include parcels that have kept historic light industrial zoning, which will be preserved for <i>Industrial Business</i> uses to preserve light industrial/employment land inventory in this area.</p>
Employment and Industrial	<p>Intensive Industrial</p> <ul style="list-style-type: none"> ○ As identified through Employment Lands Strategy, created better distinction between intensive/med-heavy industrial activities from light or business service uses. BC Rail lands and General Industrial areas in the western portion of the Business Park designated for intensive industrial, while remainder of Business Park designated for Industrial Business to reflect light industrial uses, as well as recent specialized business areas/zoning within the business park. ○ Added Woodfibre Site as well as Site B designation following review/integration of Squamish Estuary Management Plan land uses (note Site B was not formerly not designated within OCP Land Use Plan). ○ Removed the Malamute above Site B former from Employment and Industrial designation, as acquired by province in 2010 for conservation/protection and future addition to Stawamus Provincial Park. <p>Industrial Business</p> <ul style="list-style-type: none"> ○ As identified through Employment Lands Strategy (2014), created better distinction between intensive/med-heavy industrial activities from light or business service uses. ○ Added designation of former landfill site downtown, south of Bailey Street and west side of Loggers Lane). Also refined designation for lands accessed via Laurelwood Drive west of Highway 99.
Restricted Industrial (Cheekeye Fan)	<p>Restricted Industrial</p> <ul style="list-style-type: none"> ○ No major changes to designation. Subject to area-wide mitigation scheme to address Debris Flow Hazard as discussed and per refined land use

Schedule B Land Use Map Revisions

Existing OCP Designations (OCP Bylaw 2100, 2009)	Squamish2040 Designations (OCP Bylaw 2500, 2016)
	policies in Section 11 (Hazards).
Facilities and Utilities	Facilities, Utilities and Transportation Corridors <ul style="list-style-type: none"> ○ Added transportation corridor/related infrastructure to highlight where intended future use for major transportation corridors and associated lands planned for (e.g. Loggers Lane, parcels within the CN Rail ROW).
Limited Use	Resource <ul style="list-style-type: none"> ○ Renamed from Limited Use to recognize array of resource uses, as well as recreational, cultural values and management objectives for Crown lands. ○ Added Community Forest area that is situated within municipal boundaries. ○ Removed Agricultural Land Reserve (ALR) lands from former 'Limited Use' designation and defined as stand-alone Agriculture designation (see below). Agriculture <ul style="list-style-type: none"> ○ New stand-alone designation (formerly part of 'Limited Use' designation) to highlight lands within the Agricultural Land Reserve or those for future farm use and agricultural activity. <i>Does not include Squamish Nation Reserve Lands.</i>

29.2 Land Use Designations

Conservation and Ecological Reserves***REVISED**

Applies to natural or semi-natural areas with high environmental values intended for conservation. Lands consist of protected areas and ecological reserves with an established a management plan identifying the primary focus as habitat protection, or environmentally sensitive lands secured by federal, provincial or municipal ownership or legal conservation covenant or protected area zoning (in future). Examples include the Skwelwil'em Wildlife Management Area (Squamish Estuary), Brackendale Eagles Provincial Park and Baynes Island Ecological Reserve. This designation supports natural areas recognized as providing critical ecological services such as flood protection and stormwater management.

Parks, Greenway Corridors and Recreation***REVISED**

Applies to lands permanently set aside for provincial, regional and municipal parks, major recreational areas and natural greenway or 'blueway' corridors, selected areas within the 200-year floodplain, campgrounds, golf courses, and selected undeveloped portions of the Highway corridor. This

designation also supports stormwater management and other ecological functions within natural areas, and provides for community uses and amenities such as social gathering and activity spaces, civic facilities, recreation access and play spaces, gardening and respite spaces.

Residential Neighbourhoods

Applies to all urban and suburban neighbourhoods and includes a wide range of housing types as well as neighbourhood commercial, institutional uses such as schools and places of worship, utilities and neighbourhood parks and open spaces typically found within residential areas and that are located outside of areas designated as Downtown. Mixed residential and commercial uses are allowed within the same building in areas that are identified as a neighbourhood node. The areas identified as Residential Neighbourhoods are intended to accommodate residential growth for Squamish.

Future Residential Neighbourhoods*NEW

Applies to land intended to be designated as Residential Neighbourhoods in the future as part of a sub area planning and OCP amendment process. Future Residential Neighbourhoods are not intended to be a source of population growth until substantial development of existing residential development areas has occurred.

Civic & Institutional

Applies to lands designated for civic and community institutional purposes for religious, educational or cultural activities. Includes municipal facilities and schools located outside the Downtown or Residential Neighbourhoods designation, health and welfare services, places of worship, burial, assembly, public care, government offices and public safety.

Mixed-Use Commercial

Applies to areas with ground level commercial uses (e.g. retail and service commercial) with complimentary office, professional services and/or residential uses allowed above the first floor. These areas are intended to accommodate residential growth for Squamish.

University Neighbourhood


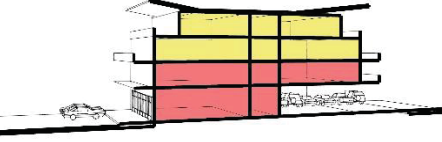
Applies to Quest University lands including the university campus and university housing and associated residential area. Examples of *University Neighbourhood* uses include educational facilities and buildings, campus/faculty residential units and mixed-use commercial and market residential. *University Neighbourhood* permits parks, open space, schools, university-scale commercial uses, neighbourhood commercial, residential care facilities, places of worship, utilities and other compatible land uses. *University Neighbourhood* is an identified Major Growth Area and intended to accommodate residential growth for Squamish.

Downtown (Sub) Designations*NEW

The five land use designations encompassing the Downtown area described below were informed by Downtown neighbourhood planning undertaken in 2014-2016. Proposed future intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations in the Downtown are described in the associated tables. These configurations are not intended to represent the actual form, height, or design of any specific building; desired Downtown form and character is described in more detail in the Development Permit Area Guidelines (Part 5).


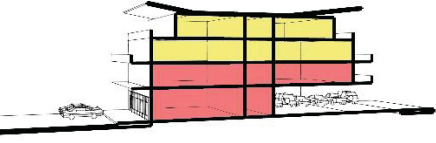
Downtown Gateway

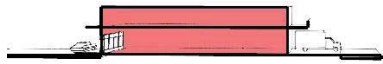
Applies to lands located within and in close proximity to the entry to Downtown where the following uses are supported: Commercial and Commercial Mixed-Use. This designation also supports complimentary uses such as parks greenways and various utilities and services including transportation related buildings and services, transportation corridors, and other infrastructure.

 <p>Commercial Designated for:</p> <ul style="list-style-type: none">• offices and retail• restaurant <p>FAR: 0.6-2.5, Height: 2-4 storeys</p>	 <p>Commercial Mixed Use Designated for:</p> <ul style="list-style-type: none">• office, retail, restaurant at and above grade• residential above grade• civic uses encouraged where appropriate <p>FAR: 0.6-2.0, Height: 2-3 storeys.</p>
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Downtown Commercial Centre

Applies to lands in Downtown Squamish and supports the following uses: Commercial, Cleveland Commercial, Commercial Mixed-use. This designation also supports uses such as parks greenways and various utilities and services including transportation related buildings and services, transportation corridors, and other infrastructure.

 <p>Commercial Designated for:</p> <ul style="list-style-type: none">• offices and retail• restaurant <p>FAR: 0.6-2.5, Height: 2-4 storeys</p>	 <p>Commercial Mixed Use Designated for:</p> <ul style="list-style-type: none">• office, retail, restaurant at and above grade• residential above grade• civic uses encouraged where appropriate <p>FAR: 0.6-2.0, Height: 2-3 storeys.</p>
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Cleveland Commercial

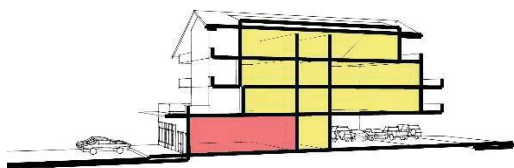
Designated for:

- office, retail, restaurant at and above grade
- residential above grade if stepped back

FAR: 0.6-2.0, Height: 2-3 storeys

Mamquam Blind Channel

Applies to upland parcels along the western side and upper reaches of the Mamquam Blind Channel. Supports Residential Mixed-use, Civic/Institutional, as well as marine-oriented and parks and recreational uses at the water's edge. For properties northeast of Highway 99 at (lower Scott Crescent area) FARs within Residential Mixed Use Neighbourhood are 0.9 to 1.7, and building heights may be up to six storeys if Development Permit Area Guidelines are met to the District's satisfaction. For other properties with Residential Mixed Use Neighbourhood land use designation, building heights up to four storeys are permitted.

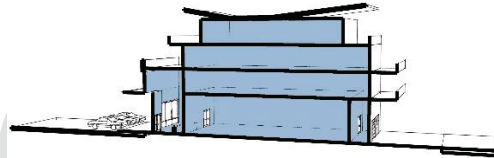


Residential Mixed-Use

Designated for:

- office and retail partially fronting street at grade
- residential at and above Flood Control Elevation

FAR: 0.9-1.7, Height: 4 storeys



Civic/Institutional

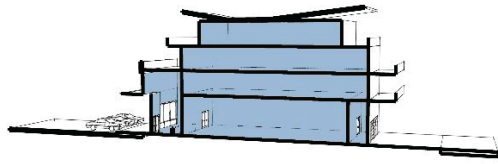
Designated for:

- Education, arts and theatre performance, civic services, institutions

FAR: 0.6-1.0, Height: 3-4 storeys

Mixed Employment

Applies to lands primarily *but not exclusively* in the Downtown. In the Downtown South area, Civic/Institutional and Creative Mixed-Uses (artisan/arts and culture, commercial, business/professional office, light industrial and residential) are supported. Mixed employment areas support a creative, complimentary and flexible mix of employment generating uses, particularly in transitional employment and industrial areas adjacent to or outside Downtown. For certainly, the designation restricts residential only, and does allow for parks, greenways and various utilities and services including transportation corridors, and other infrastructure. Creative Mixed Use development is intended to be four storeys high, only if one storey above grade is for office and/or civic, educational, or institutional use.



Civic/Institutional

Designated for:

- Education, arts and theatre performance, civic services, institutions

FAR: 0.6-1.0, Height: 3-4 storeys



Creative Mixed Use

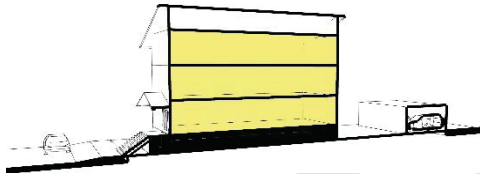
Designated for:

- artisan, retail, business office, arts and culture, light industrial, civic/institutional at grade
- residential, business office, civic/educational/institutional, light industrial above grade

• Residential-only is prohibited
 FAR: 0.4-1.7, Height: 3-4 storeys

Downtown Residential

Applies to lands in the Downtown designated for High Density Residential, Medium Density Residential and Low Density Residential. This designation also supports uses such as parks greenways and various utilities and services including transportation related buildings and services, transportation corridors, and other infrastructure.



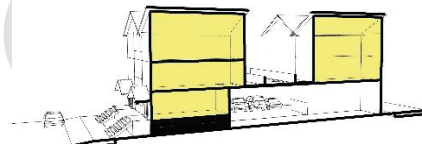
Low Density Residential

Designated for:

- residential: stacked, ground-oriented townhouse

34-70 UNITS PER HA.

Height: 2-4 storeys



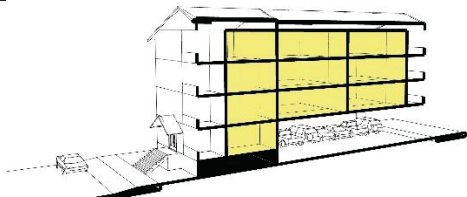
Medium Density Residential

Designated for:

- residential: rowhouse, stacked or clustered townhouse, courtyard or garden apartment

70-115 UNITS PER HA.

Height: 2-4 storeys



High Density Residential

Designated for:

- residential: stacked or ground-oriented townhouse, apartment

115+ UNITS PER HA.

Height: 2-6 storeys

Marine Gateway*NEW

Applies to both navigable and non-navigable marine and foreshore areas where marine industry and employment, waterfront revitalization and recreation activities must be balanced with the preservation and enhancement of the coastal environment of Howe Sound. *Marine Gateway* allows for marine transportation and shipping, the port terminal as well as storage of marine vessels (small craft, non-motorized, and motorized) in serviced marinas or other designated moorage locations. This designation includes coastal flood protection and marine-based recreation infrastructure and amenities, marine parks and conservation areas where no development is intended, as well as public safety and emergency response operations (RCMP Coastal Watch; Marine Search and Rescue). Some very limited water residential (float homes) and commercial in authorized water lots is permitted where they meet OCP goals and objectives.

Highway & Tourist Commercial

Applies to highway-oriented, tourist and service commercial uses along Highway 99 along with associated highway buffer areas. Examples of uses within the *Highway and Tourist Commercial* designation include a range of tourist accommodation uses such as hotels and campgrounds as well as tourist commercial businesses and services, such as vehicle fueling stations.

Intensive Industrial*NEW

Applies to light, medium, heavy and marine industrial use areas. Examples of uses supported within the *Intensive Industrial* designation include activities such as low-impact manufacturing within enclosed buildings, land intensive primary processing and manufacturing, and large-scale primary processing or fabricating. Specific operations include Squamish Terminals and aggregate extraction.

Industrial Business*NEW

Applies to areas intended for light industrial activity and limited commercial and business service activity that complements the light industrial uses. Examples of suitable commercial uses include minor offices that are not used by the general public on a day to day basis, accessory retail sales of products manufactured on-site, indoor recreation requiring warehouse-type space, limited convenience services primarily serving the businesses and employees of the business park, home-improvement warehouse stores and auto-oriented services.

Restricted Industrial

Applies to parts of the Cheekeye Fan situated within Debris Flow Hazard Zones 3-5 for land-intensive industrial purposes. Allows for resource-related activities, open space and outdoor recreational activities where the predominant activity is not enclosed within a building, does not require permanent structures or buildings and is not reliant on municipal servicing. Supported uses include log sorts, sawmills and wood manufacturing, waste management and recycling facilities. **Restricted Industrial use and development is subject to the Cheekeye Debris Flow Hazard policies in OCP Section 11. This designation will be reviewed in conjunction with land use and development control policies in the event that an approved area-wide mitigation scheme for Cheekeye Fan is put in place.*

Facilities, Utilities & Transportation Corridors*REVISED

Applies to major municipal facilities, utilities and transportation corridors. These include the municipal landfill, water towers, the BC Hydro Substation, transportation related buildings and services such as Darrell Bay Ferry Terminal and the Squamish Municipal Airport. This designation also includes lands identified as critical future transportation hubs or corridors for preservation in order to ensure future mobility needs can be accounted for and met over time.

For clarity: all municipal roads are designated Facilities, Utilities & Transportation corridors (regardless of the land use shown on Schedule B).

Resource (Limited Use)*REVISED

Generally applies to lands used for long-term resource extraction and processing and unserviced rural areas requiring limited improvements. Resource lands lie largely (but not exclusively) outside the municipal Urban Containment Boundary beyond which servicing is not intended– and may include inaccessible areas with significant terrain constraints, environmental sensitivity and cultural importance.

*A majority of designated *Resource* lands are Crown Provincial upon which a range of resource uses and activities occur subject to land use agreements with First Nations (such as those outlined in Sea to Sky Land Resource Management Plan), legislation and provincial policy. Resource lands support a wide array of ‘frontcountry’ public and commercial recreation uses, campgrounds and equestrian facilities, extraction and processing areas such as gravel facilities and silviculture operations, as well as dispersed rural residential that is not connected to municipal services. The presence of Squamish Nation cultural sites, training and management areas noted for their cultural and high wildlife habitat values and natural wilderness characteristics in these areas are acknowledged.

Agriculture *NEW

Applies to lands and facilities intended for agriculture and food production including, but not limited to, those within the Agricultural Land Reserve (ALR) and other ALR uses as permitted under the Agricultural Land Commission Act. This designation applies to a wide range of agricultural activities, and may also include other associated food processing and distribution.

30. Development Approval Information Areas

Pursuant to the Local Government Act the District of Squamish may require the submission of development approval information to ensure that sufficient supporting documentation is provided, prior to approval, to assess the potential impact of a development or activity. Procedures for the preparation and review of development approval information are established within “District of Squamish – Development Approval Information Bylaw No. XXXX, XXXX”, as amended from time to time.

Development approval information will be required for the following circumstances and areas.

30.1 Flood and Debris Flow Hazards

Criteria

- 1) Applications for amendments to the Official Community Plan, zoning bylaw, development permits or temporary use permits where the subject property is in an area subject to flood and debris flow hazards identified on **Schedules D-1 and D-2** of this plan.

Rationale

- 1) To assess the nature, extent, magnitude, frequency and potential effect of natural hazards that may affect land use and development.
- 2) To assess the proposed development with regards to safe intended use, building sites, building elevations and foundation design requirements, and the construction of on-site protective works.

30.2 Geotechnical Hazards

Criteria

- 1) Applications for amendments to the Official Community Plan, zoning bylaw, development permits or temporary use permits where the subject property is in an area subject to rockfall, land slip, or to slopes over 15%, including but not limited to those identified on **Schedule E** of this plan.

Rationale

- 1) To assess the nature, extent, magnitude, frequency and potential effect of natural hazards that may affect the development.

- 2) To assess the proposed development with regards to safe intended use, building sites, building elevations and foundation design requirements, and the construction of on-site protective works.

30.3 Natural Environment

Criteria

- 1) Applications for amendments to the Official Community Plan, zoning bylaw, development permits, site alteration permits or temporary use permits where the subject property is in an area of environmentally sensitive area as identified on **Schedule K-1**.

Rationale

- 1) To consider the impact of the proposed activity or development on water bodies, wetlands, riparian areas, environmentally sensitive areas, fish and wildlife habitat, in order to meet the Objectives and Policies within this plan.

30.4 Railway Proximity

Criteria

- 1) Applications for amendments to the Official Community Plan, zoning bylaw, development permits or temporary use permits where the subject property is within 300 metres of a principal main line or 1,000 metres of a freight rail yard.

Rationale

- 1) To assess the nature, extent, magnitude, frequency and potential effect of railway associated impacts that may affect the use or development of a subject property.
- 2) To assess the proposed development with regards to safe intended use, building setbacks, noise mitigation, vibration mitigation, safety barriers and security fencing.

30.5 View Corridors + Solar Impacts

Criteria

- 1) Applications for amendments to the zoning bylaw or development permits where the subject property is located in Downtown Squamish south of Bailey

Street and north of Westminster Street and the existing or proposed zoning permits a maximum building height of 12 metres or greater.

Rationale

- 1) To assess the potential impact of the proposed development on:
 - a. Significant views of natural features including but not limited to Mount Garibaldi, Mamquam Mountain, The Stawamus Chief and Howe Sound; and
 - b. Sun and daylight access to the surrounding context including surrounding building facades, private and public outdoor amenity and open spaces, public parkland, sidewalks and other components of the public realmto demonstrate that the location and height of a proposed building if greater than 12 metres, will not cause undue shade on the subject and surrounding lands.

31. Temporary Use Permits

Temporary Use Permits (TUPs) allow a use of land, on a temporary basis, not otherwise permitted in the District's Zoning Bylaw. TUPs may be issued for a period up to three years and may be renewed once, subject to Council approval, or by the General Manager if eligible for delegated approval. Conditions under which a temporary use may be allowed are established in the permit, including the site design and layout, and length of time the temporary use can occur. Security deposits, site restoration plans and letters of undertaking may also be required to ensure conditions are met. Temporary use permit applications shall be reviewed respecting the following policies.

31.1.1 Objective

- 1) Permit temporary uses to provide a short-term opportunity when considered appropriate by Council, without negatively affecting existing business or surrounding properties in terms of noise, lighting, parking, traffic or other impacts.

31.1.2 Policies

- 1) Despite the existing zoning, the issuance of Temporary use Permits may be considered by Council throughout the District of Squamish plan area.
- 2) An application for a temporary use permit will be considered in relation to:
 - a. demonstration that the use is temporary or seasonal in nature;
 - b. the existing land use;
 - c. surrounding land uses;
 - d. potential conflict with residential land uses;
 - e. potential impacts on environmentally sensitive areas;
 - f. provision of adequate servicing;
 - g. duration of the proposed temporary use; and
 - h. relevant policies within other sections of this plan.
- 3) Temporary use permits may be issued subject to conditions imposed by the approving authority (Council; General Manager) such as, but not limited to:
 - a. the buildings or structures that may be used;
 - b. the period of applicability of the permit;
 - c. the area, duration or timing of use; and
 - d. required site rehabilitation upon cessation of the use.

Part 5: Development Permit Areas (DPAs)

32. DPA Designations

Squamish2040 OCP Development Permit Area designations are established per section 488 of the Local Government Act. Development Permit Areas (DPAs) are areas where special requirements and guidelines for any development or land alteration of are in effect. This OCP Discussion Draft presents two new DPA designations for environmental protection (DPA1) and protection from hazardous conditions (DPA2). *Additional planning DPAs which guide the form and character and support energy and water conservation, and greenhouse gas reduction, primarily for multi-family residential, commercial, and mixed-use developments are not within the scope of this Discussion Draft preparation and will be presented separately at a later date.*

Development Permit Areas specifically guide planning and development of lands within hazardous or environmentally sensitive areas, as well as the form and character of multi-unit, commercial and mixed use developments beyond the provisions of the District's Zoning Bylaw and the Subdivision Bylaw. A development permit may also vary the regulations of a bylaw where it can be shown that the public interest will benefit from the resulting modifications. This, however, does not apply to the allowable use or density of the land or any flood proofing requirement.

Each DPA designation includes objectives that justify its designation and sets out the guidelines that must be met to achieve the objectives. Where designated as a Development Permit Area, a Development Permit must be issued prior to:

- a. subdivision of land;
- b. starting construction of, addition to or alternation of a building or structure;
- c. the alteration of land (where designated for protection of natural environment or from hazardous conditions under LGA488(1)(a)); or
- d. land or a building or other structure on that land, must not be altered (where designated for revitalization, energy conservation, water conservation, greenhouse gas reduction).

33. Development Permit Exemptions (General)

The following list of general DP exemptions is excerpted from the District's current OCP Bylaw (2100, 2009). This list of exemptions will be updated and cross-referenced. For certainty, the General Exemptions noted below do not apply to DPA specific exemptions presented in individual DPA1 – Environmental Protection; DPA2 – Protection from Flood Hazards.

A development permit will not be required for the following uses within a Development Permit Area:

- i. construction within a building including interior renovations
- ii. addition of a balcony, deck or patio not exceeding an area of 20 m²
- iii. replacement of a roof with the same or similar style and building materials
- iv. underground service connections
- v. addition of (HVAC) rooftop equipment replacement of building exterior finishes using the same or similar colour scheme
- vi. replacement of sign faces with no change in the location, size or type of signage
- vii. addition of canopies or other decorative building features such mullions and windows
- viii. utility buildings (i.e. pump stations, electrical and telephone kiosks) not exceeding an area of 200 m²
- ix. accessory buildings not exceeding an area of 50 m² building additions which are not visible from an existing road or adjacent residential development as determined by the Director of Planning
- x. interpretive signage providing general or tourist information and located on municipal owned property, other publicly owned property or any road right-of-way.

34. DPA1 Environmental Protection***REVISED**

Development Permit Area 1 (DPA1) is a revised Development Permit Area designation within the Official Community Plan, and is a key implementation mechanism for the *Squamish Environmentally Sensitive Areas Mapping* work undertaken by the District in 2015-2016. Squamish2040 creates a major environmental development permit area designation, that combines the former (DPArea 11; OCP Bylaw 2100, 2009), now updated development permit area for riparian areas protection.

34.1. Designation

- 1) Development Permit Area 1 (DPA1) is established for the protection of the natural environment, its ecosystems and biodiversity, pursuant to Section 488(1)(a) of the Local Government Act. DPA 1 requires applicants to provide information on the anticipated impact of development activities on the natural environment, pursuant to 484(e) of the LGA (see Development Info Approvals area designation OCP Section 30).

34.2 Application + Justification

- 1) Development Permit Area 1 consists of environmentally sensitive areas as shown on **Schedule K-1**.
- 2) The District's environmentally sensitive areas (ESA) designations are based on Sensitive Ecosystem Mapping completed to provincial standards to describe and classify the ecological diversity, type and extent of vulnerable or rare ecosystem elements in a given area. Sensitive Ecosystems have rare or restricted distribution, high biodiversity and habitat values, and are sensitive to disturbance and human impacts. Within Squamish, Sensitive Ecosystems include but are not limited to: old forest, mature forest, woodlands, riparian areas, wetlands, and

Table 16. Summary of Mapped Sensitive Ecosystems.		
SE Class	Hectares	Percent of Study Area
<i>Sensitive Ecosystems</i>		
Old Forest	15.21	0.15%
Mature Forest	475.00	4.62%
Woodland	478.67	4.64%
Riparian	1,885.07	18.27%
Wetland	209.35	2.04%
Sparsely Vegetated	194.44	1.89%
Estuarine	126.16	1.22%
Intertidal	12.74	0.12%
Fresh Water	76.01	0.74%
Ocean	892.42	8.65%
Total	4,365.07	42.34%
<i>Other Important Ecosystems</i>		
Young Forest	3,085.73	29.89%
Total	3,085.73	29.89%
<i>Not Sensitive</i>		
Not Sensitive	2,856.20	27.78%
Total	10,317.00	100.00%

sparsely vegetated, estuarine, intertidal, fresh water and ocean areas. Young forests represent Other Important ecosystems. Areas of recent disturbance or modification are mapped as Not Sensitive, and include urban and rural residential areas, industrial sites, golf course (excluding natural areas within some courses), gravel pits, roads, hydro and rail corridors, dikes, farmland, and recently logged areas.

- 3) ESA's are ranked (low – medium – high) based on an ecosystem's sensitivity to disturbance, ecological importance and provincial rarity according to its BC Conservation Data Centre status. Ecosystems with high percent of recent disturbance are ranked as low.
- 4) Sensitive riparian ecosystems and wetlands are shown on DPA1A (Watercourses and Wetlands – **Schedule K-2**) and ditches (DPA1B– **Schedule K-3**).
- 5) The District of Squamish contains streams and riparian areas that provide natural features, functions and conditions that support fish life processes. The Provincial Riparian Areas Regulation (RAR) requires local governments to protect these streams and riparian areas when exercising powers with respect to development. This Development Permit Area provides a level of protection that both meets and exceeds the RAR.
- 6) Development within and adjacent to these sensitive ecosystems will be reviewed against and subject to OCP environmental objectives and policies that seek to ensure ecologically-sensitive development. Development shall be carried out according to permits issued pursuant to these guidelines. A landowner must obtain a development permit for land designated under DPA1 before a) land within the area is subdivided; b) construction of, addition to or alteration of a building or other structure is started; or c) the land is altered.
- 7) This Development Permit Area consists of all those parcels of land within the area of this Official Community Plan entirely or partially within a Riparian Assessment Area, whether or not it is mapped on **Schedules K-2 or K-3**.
- 8) Applications for development in this Development Permit Area that lie within another Development Permit Area designated in the Official Community Plan are also subject to the guidelines for the other Development Permit Area, and in the event of any inconsistency, the guidelines for this area shall prevail. The exception to this is, in the case of guidelines for areas designated for the protection of development from hazardous conditions, development proposals which include riparian areas must be submitted to Fisheries and Oceans (Canada) for authorization and shall be subject to any conditions or limitations determined necessary or appropriate by Fisheries and Oceans (Canada).

- 9) Where the land is within DPA 1 and is not also in another Development Permit Area, the Development Permit will be issued on a stand-alone basis under these guidelines. Where the land is in another Development Permit Area in addition to DPA 1, the Development Permit will include the requirements of DPA 1.

34.3 DPA1 Exemptions

- 1) Pursuant to LGA 488(1)(4), a Development Permit is not required in respect of the following. Note that the list of exemptions set out in Section 33 (General DPA Exemptions) do not apply to DPA 1.
- a. Development of any kind that does not involve any construction or alteration of land whatsoever within the portion of the lot that is a riparian assessment area, including without limitation the discharge onto that area of runoff, the quality or quantity of which may be affected by construction or alteration of land elsewhere on the lot. To determine eligibility for this exemption the owner must retain a Qualified Environmental Professional (QEP) to indicate the boundary of the top of bank in the field, and provide to the District a plan prepared by a British Columbia Land Surveyor indicating the boundary of the riparian assessment area in relation to the proposed development. The District may require an owner seeking an exemption under this provision to grant to the District a covenant under s.219(4) of the Land Title Act dealing with the protection of the riparian assessment area.
 - b. Development permit applications that include a development proposal related wholly or partially to a riparian assessment area, and the SPEA is located outside the boundary of the property. To determine eligibility for this exemption the owner must retain a QEP to complete a riparian assessment report and to indicate the boundary of the top of bank in the field, also to provide the District with a plan prepared by a British Columbia Land Surveyor indicating the boundary of the top of bank, riparian assessment area and SPEA in relation to the property lines and proposed development.
 - c. Boundary adjustments and lot consolidations not involving the installation of underground services or the construction of roads, provided that the subdivision does not create a lot on which all buildings and structures permitted by the Zoning Bylaw cannot be constructed outside any riparian assessment area on the lot.

- e. Construction within, renovations or repair of a permanent structure on its existing foundation to an extent that does not alter or increase the building footprint area. This includes replacement of a roof, addition or replacement of rooftop HVAC equipment, and replacement of exterior finishes and sign faces.
- f. Reconstruction of an existing building providing that the reconstruction does not extend past the boundaries of the previously existing building footprint.
- g. Minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream.
- h. Interpretive signage providing general or tourist information and located on District property, other public property or any road right of way.
- i. Alteration of land, including the cutting and removal of vegetation, the deposit and removal of soil, and the construction, alteration, and demolition of buildings and structures by the District for parks or institutional uses, or on land owned or occupied by the District, other than land owned by the District as bare trustee, provided that the work is conducted in accordance with the Guidelines for this development permit area. For clarity, new infrastructure required of private development is not subject to this exemption.
- j. Development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which establishes a riparian buffer, and is registered in favor of the District of Squamish and/or Provincial or Federal interests.
- k. Development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way, provided that the development does not negatively impact the SPEA.
- l. Development that does not involve residential, commercial, institutional or industrial uses, or ancillary activities.

- m. Removal of trees determined by a QEP who is a certified hazard tree assessor, to represent an imminent risk to safety of life or buildings, unless the hazard trees are in relation to a proposed development subject to the guidelines in the DPA, in which case the hazard tree review will be subject to Development Permit. Removal of trees subject to this exemption should follow the provincial Best Management Practices.
- n. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, stream avulsion or other geotechnical hazard events.
- o. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal, Provincial or Local government agencies.
- p. Public road or highway works.
- q. Repair or replacement of an existing driveway, culvert, bridge or retaining wall, provided that the footprint of the development is the same; if footprint is different from original, then an impact mitigation report is required.
- r. The construction of a single story, detached residential accessory building or structure which is not intended to be used for any “residential occupancy” and which has a floor area not exceeding XXXX square meters and where the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat, and it is not possible to construct the building or structure outside the riparian assessment area.
- t. Following activities when carried out in accordance with recommendations of and under supervision of a Qualified Environmental Professional (QEP):
- Ecological restoration and enhancement projects not related to proposed development, including implementation of fish habitat restoration plan authorized by the senior government ministry of agency having jurisdiction;
 - Vegetation management related to wildfire hazard reduction carried out by the District;

- Regular and emergency municipal infrastructure maintenance conducted in manner consistent with objectives of this Development Permit designation;
 - Emergency works and/or removal of dead, terminally diseased, damaged or dangerous vegetation, hazard trees, or invasive species.
- c. The requirements of Development Permit Area 1 do not apply to Squamish Nation reserve lands, however, for clarity, OCP Development Permit Area Designations and Guidelines do apply to any fee simple lands owned by local First Nations.

34.4 Objectives

The objectives of Development Permit Area 1 are to:

- 1) Ensure that ecosystem protection is given priority over other values;
- 2) Specify where and how lands are developed in and around environmentally sensitive areas;
- 3) Conserve and steward the natural environment, ecosystems and biodiversity within the District;
- 4) Protect riparian areas and fish habitat, in accordance with the BC Fish Protection Act, and identify Streamside Protection and Enhancement Areas (SPEAs), also known as riparian buffer areas, which must remain free of development, including the disturbance of soils and vegetation, in order to protect fish habitat;
- 5) Minimize the visual and environmental impact of development;
- 6) Accommodate recreational and complementary land uses, where appropriate that contribute to the above objectives;
- 7) Restore and enhance sites previously degraded or denuded of vegetation;
- 8) Ensure that no development of any kind takes place within designated ecological reserves (Baynes Island Ecological Reserve).

34.5 DPA1 Guidelines

- 1) A development permit under this designation may be issued in accordance with the following guidelines:

- a. Applications for development (unless exempted under DPA1) shall be accompanied by a Site Bio-Inventory prepared by a Qualified Environmental Professional (QEP). The Bio-Inventory shall be carried out in accordance with the District's approved terms of reference (TOR) to establish the suitability of the land for development and specify any required mitigation, compensation or restoration measures.
- b. Development will be subject to the recommendations contained in the development approval information provided by the QEP, including but not limited to:
- specifying areas of land that must remain free of development, except in accordance with any conditions contained in the permit;
 - requirement(s) for specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit;
 - dedication of natural water courses;
 - specifying works necessary to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment; and
 - requirement(s) for protection measures, including that vegetation or trees be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, control erosion or protect banks, or measures to protect species and ecosystems at risk.
- c. Developments should be planned, designed and constructed to avoid encroachment on and impacts to sensitive ecosystems identified in the site bio-inventory/environmental assessment. Wherever possible, development should provide a buffer (considering provincial Best Management Practices (BMPs) around sensitive ecosystems and from adjacent lands having sensitive ecosystems.
- d. Lands classified with highest environmentally sensitivity should be avoided and designated in the development permit as 'non-disturbance areas', as well as protected through conservation covenants, parkland dedication and/or other protection mechanisms acceptable to the District.
- e. Applications must also include a construction management plan noting how 'non disturbance areas' will be protected during

construction (i.e. fencing or other protective measures), how erosion and sediment impacts during and after construction will be managed and how invasive plant species will be controlled per provincial BMPs.

- f. Development should result in no net increase in post-development surface water flows and impermeability or affect the quality of water available within the non disturbance areas unless specified in the development permit.
- g. Should the development plan, including construction staging, include unavoidable disturbance of sensitive ecosystems, an environmental impact assessment must be provided by the QEP identifying measures and other environmental best management practices to mitigate and offset the proposed impacts.
- h. Compensation for habitat losses should be provided at a 2:1 ratio. Compensation may involve either or both restoration of existing or new habitat creation. On-site compensation is preferred but not mandatory; where on-site compensation is not feasible, compensation within immediate watershed area is encouraged.
- i. To confirm the completion and compliance with required conditions of the development permit, the District may require environmental monitoring and reports prepared by a QEP, during construction and for the duration of the works and maintenance period up to two years after construction.
- j. Design wildlife crossings wherever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.
- k. Retain natural vegetation within the development area(s) wherever possible to ensure minimal disruption to the environment [note hazard tree review]. Revegetate disturbed sites using plant materials indigenous to the area. Provide a landscape plan identifying and including vegetation to be retained and native, wildlife resistant landscape planting.
- l. The siting of structures adjacent to watercourses will need to respect natural vegetation which may require additional setbacks beyond those specified in the Zoning Bylaw as recommended by provincial and federal government agencies.

34.6 DPA1A and DPA1B Guidelines - Riparian Areas + Wetlands

- 1) Each development permit application that includes a development proposal related wholly or partially to a riparian assessment area must be accompanied by an assessment report prepared and certified by a QEP in accordance with the

RAR for the purpose of determining the applicable SPEA requirement in Table 1, unless the Stream is mapped and classified in Schedule K-3, in which case Section 16 shall apply. In the event that the DPA 1 guidelines appear to be more protective of fish habitat than the assessment methods, these guidelines shall prevail.

Table 1. Method to Determine Riparian SPEA

Project Classification	Stream Classification				
	Natural Streams				
	Permanent, fish bearing	Permanent, non-fish bearing	Non-permanent, fish bearing	Non-permanent, non-fish bearing	
Category 1 Existing Neighbourhood (No SD potential)	Greater of RAR detailed assessment or 15m buffer	Greater of RAR detailed assessment or 10m buffer	Greater of RAR detailed assessment or 15m buffer	Greater of RAR detailed assessment or 5m buffer	
Category 2a Existing Neighbourhood (Development potential of 3 units or less)	Greater of RAR detailed assessment or 15m buffer	Greater of RAR detailed assessment or 15m buffer	Greater of RAR detailed assessment or 15m buffer	Greater of RAR detailed assessment or 5m buffer	
Category 2b Existing Neighbourhood Development potential greater than 3 units)	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Greater of RAR detailed assessment or 10m buffer	
Category 3 Future Neighbourhood	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Buffer determined with RAR simple assessment. Buffer averaging may be considered.	Greater of RAR detailed assessment or 15m buffer	

- 2) Project Classification:
- a. Category 1 parcels are in existing neighbourhoods and do not have subdivision potential.
 - b. Category 2(a) parcels are in existing neighbourhoods and have development or subdivision potential with a potential capacity of developing three or fewer units.
 - c. Category 2(b) parcels are in existing neighbourhoods and have development or subdivision potential with a potential capacity of developing more than three units.

- d. Category 3 parcels are parcels that are not serviced by sewer or water, or are in future Sub-Area Plans.
- 3) No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited in the SPEA that is identified on each parcel for which a development permit application is made, except in accordance with Table 1 and these Guidelines.
- 4) In preparing an assessment report:
- The QEP shall indicate the boundary of the top of bank in the field, and a BC Land Surveyor shall identify the RAA and SPEA in the field. In the case of a detailed assessment, the QEP shall indicate the boundary of the high water mark in the field.
 - The assessment report shall include a site plan that clearly and accurately identifies all streams/watercourses/ditches/wetlands, TOB (and HWM if applicable), top of ravine bank (if applicable), RAA and SPEA in relation to existing and proposed property lines, and existing and proposed development, as well as locations of works or activities recommended in the assessment report.
 - The assessment report shall include a report from the QEP, as well as the provincial Notification Forms.
- 5) In preparing an assessment report, the QEP shall consider any potential impact of the proposed development on fish habitat within the riparian assessment area and adjacent stream or streams, taking into account any circumstances that may be relevant, including:
- a. flood hazard;
 - b. slope stability and erosion;
 - c. storm drainage;
 - d. stream channel migration trends;
 - e. trail usage;
 - f. tree stand integrity, hazardous trees, removal and replacement;
 - g. wildlife species that support the integrity of fish habitat;
 - h. cumulative impacts;
 - i. encroachment and fencing;
 - j. riparian signage;
 - k. invasive species;
 - l. minimum setbacks for proposed buildings and structures from the SPEA;
 - m. restoration within a SPEA; and

- n. where a subject is beyond the expertise of the QEP engaged to prepare the assessment report, the QEP should consult with or engage other persons with specific expertise related to that subject.

- 6) The QEP shall address Additional Measures for Detailed Assessments, which in some cases will result in an additional setback to the SPEA.

- 7) Where a development permit relates to the subdivision of land, proposed lot boundaries shall not contain any area that is SPEA.

- 8) Commercial, Institutional and in-building Industrial uses in existing neighborhoods will be assessed under Category 1. Industrial uses in existing neighborhoods that include outside processes or storage, including parking of any motorized vehicles or equipment other than passenger vehicles and light trucks will be assessed under Category 2(b).

- 9) Relocation of artificial non-fish-bearing watercourses to suit proposed development will be permitted. Infill of non-fish-bearing artificial watercourses will be considered if the outlet is to a storm sewer exceeding 25 meters in length and source controls such as infiltration, biofiltration or oil grease separation are provided on site.

- 10) Buffer averaging will only be considered where identified in the matrix and if the reasons or alternative measures are acceptable to the District. Such a request must be supported by reasons that are provided with the assessment report, and a supplementary assessment report or documented suitable alternative measures as may be requested by the District. A request for buffer averaging must be justified on the basis of any of the following considerations:
 - a. existing parcel areas and configurations;
 - b. the location of any existing roads, works and services, and utility right-of-ways;
 - c. the location of any proposed roads, works and services required to provide access or services to developable land;
 - d. the existence of dikes or artificial controls on the water level of a watercourse;
 - e. any biophysical conditions related to the stream (e.g., slopes, ravines).

- 11) Where buffer averaging is requested, the SPEA width and configuration recommended by a QEP in an assessment report may be altered to produce a buffer area of variable width not less than 20 metres in the case of a SPEA width of 30 metres and not less than 10 metres in the case of a SPEA width of 15 metres, provided that the average buffer area width on each side of the stream

is not reduced to less than 30 metres and 15 metres respectively, and each separate area in which the buffer width is reduced is balanced by an increase in the width of a buffer area that is at least equivalent in area.

- 12) Where a parcel of land is rendered undevelopable by the SPEA, a SPEA variation may be considered if justified on the basis of hardship, and if the reasons and alternative measures are acceptable to the District. Such a request must be supported by reasons that are provided with the assessment report, as well as documented suitable alternative compensation measures. A supplementary assessment report may be requested by the District.
- 13) Approval by the Minister of Fisheries and Oceans is minimally necessary for any development proposal to be allowed that could result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.
- 14) The District may incorporate into any development permit (as a term or condition) any recommendation of a QEP that is contained in an assessment report and certification prepared for a development permit application, or any recommendation of Fisheries and Oceans (Canada), including, without limitation:
 - a. Any recommendation on the siting of buildings, structures or uses of land;
 - b. Any recommendation that specified areas remain free of development;
 - c. Any recommendation for the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - d. Any recommendation that natural streams be dedicated to the Crown;
 - e. Any recommendation that works be constructed to preserve, protect, or enhance a natural stream or other specified environmental feature;
 - f. Any recommendation that protection measures be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of streams whether or not the recommendation is made in relation to land within or outside a riparian buffer area.
 - g. Timing of construction to avoid or mitigate impacts.
- 15) A development permit may impose terms and conditions respecting the:
 - a. Sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
 - b. Co-ordination of geotechnical recommendations by a QEP or Professional Engineer.

- 16) For Streams mapped and classified on **Schedule K-3**, the guidelines in this section shall apply. For Streams that have not been identified on Schedule K-3, but have been identified and classified as a ditch by a QEP, this section shall apply. For clarity, these guidelines do not apply to isolated drainages mapped as green on **Schedule K-3**, or classified as green by a QEP.

The following shall apply to development permit applications that include a development proposal related wholly or partially to a riparian assessment area of a ditch mapped and classified as yellow, orange or red on **Schedule K-3**:

- a. The SPEAs in Table 2, Ditch Classification Matrix, shall apply;
- b. A riparian assessment report prepared by a QEP is not required;
- c. The application must be accompanied by a development proposal, survey, and site plan prepared by a qualified professional;
- d. The application must be accompanied by a report prepared by a QEP describing what Measures are being implemented to protect the integrity of the SPEA, as described in the RAR Assessment Methods, and shall address:
 - i. Danger trees
 - ii. Windthrow
 - iii. Tree protection in the SPEA
 - iv. Encroachment prevention
 - v. Sediment and erosion control
 - vi. Stormwater management
 - vii. Environmental monitoring
- e. No building or structure of any kind should be located, no vegetation should be disturbed, and no soils be removed or deposited in the SPEA that is identified on each parcel for which a development permit application is made, except in accordance with these guidelines;
- f. Where a driveway culvert is proposed, best management practices shall be followed, including:
 - i. Alternate access options shall be considered and given priority;
 - ii. If a crossing is required, a maximum of one crossing shall apply;

- iii. Residential crossing shall not exceed 6.0 meters;
- iv. Crossings for non-residential use shall not exceed 9.0 meters.

- g. Ditch infill shall require a report describing mitigation of impact, prepared by a QEP;

- h. A compliance and completion report prepared by a QEP is required to be submitted to the District upon completion of construction or development.

Table 2. Ditch Classification Matrix

Classification	Short Definition	Key Characteristics			SPEA
		Fish Status		Connectivity and Flow	
Red	Highly Productive Habitat	Salmonids, game fish or regionally significant fish	OR	Directly connected to fish bearing waters for most of the year (potentially inhabited year-round)	10 m
Orange	Moderately Productive Habitat	Coarse fish	OR	Ephemerally connected to fish bearing waters	5 m
Yellow	Minimally Productive Habitat	No fish	AND	Connected to fish bearing waters during storm events only	2 m
Green	Isolated	No fish	AND	Isolated. May contain water for all or part of the year or only during storm events, or may be a swale lacking surface water.	N/A

34.7 Bonding and Environmental Monitoring

- 1) Development Permits may include requirements for environmental monitoring where environmentally sensitive areas must be protected, restoration must be completed or where construction requires environmental controls. Environmental monitoring reports, when required, must be prepared by a QEP.

- 2) The District may require the applicant to provide bonding, as a condition of development permit, in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
 - a. The District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit issued for this area;

- b. The permit holder is required to retain, restore or replace native vegetation.
 - c. The District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit.
- 3) Bonding shall be based on 110% of the estimated cost of any environmental controls, remediation works, and landscaping as determined by a QEP and accepted by the District. The amount of the security shall be sufficient to cover the cost of any work that might be undertaken by the District to correct deficient landscaping conditions, an unsafe condition, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit, and the cost of replacing native vegetation that has been retained, restored or replaced and does not survive. Bonding shall be returned when the District has been notified, in writing, by the QEP that the conditions of the development permit have been met and to confirm that any remedial works, such as successful plant establishment, have been successful.
- 4) Upon completion of the works authorized by a development permit, and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit, the holder of the permit must submit to the District a post-construction completion report from a QEP which:
 - a. certifies that development has been carried out in accordance with the Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or
 - b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the District as contemplated by section 31.1.2).
- 5) The District may withhold issuance of an occupancy permit until a completion report is received.

34.8 Offence

- 1) Offences or non-compliances shall result in a stop work order, withholding of occupancy permits, and/or a court order.
- 2) Failure to obtain a development permit where one is required, or develop land strictly in accordance with a development permit issued, are offences under the

Local Government Act and are contrary to the bylaws, regulation or policies of the District. Upon summary conviction, penalties for offences may be up to the maximum set out in the Local Government Act.

- 3) Employees, officers and agents of the District may enter, at all reasonable times, a property to inspect and determine whether the requirements of the development permit area and the terms and conditions of the development permit are being met.

34.9 Definitions

In this Section the following terms mean:

Artificial Watercourse means a constructed watercourse made for drainage purposes, such as a ditch or swale, and does not include fish habitat constructed to compensate for or restore damaged fish habitat.

Assessment Methods mean the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Assessment Report means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified by a Qualified Environmental Professional.

Buffer Area means an area adjacent to a stream that links aquatic to terrestrial ecosystems, the size and configuration of which are determined according to these guidelines on the basis of an assessment report prepared by a Qualified Environmental Professional in relation to a development proposal.

Commercial in relation to development means business or commercial use or activity, including without limitation commercial, retail, office, professional or other business uses described in the District of Squamish Zoning Bylaw No. 1342, as amended or replaced from time to time.

Detailed Assessment means an assessment conducted in accordance with section 3.0 of the assessment methods.

Development means any of the following associated with or resulting from residential, commercial or industrial activities or ancillary activities to the extent that they are subject to Part 14 of the *Local Government Act*:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;

- (d) creation of non-structural impervious or semi- impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in the Land Title Act.

Development Proposal means any development that is proposed in a riparian assessment area that is within or partly within the boundaries of the District.

Ditch means a watercourse that is entirely manmade and straight, with no significant headwaters or springs, and constructed to drain property or roadways.

Ephemeral Stream means a stream that typically flows for six months or less per year but has prolonged periods of continuous flow, as determined by a QEP.

Existing Neighbourhood means a neighbourhood that is serviced by municipal sewer or water.

Fish means all life stages of

- (a) salmonids,
- (b) game fish, including arctic grayling, bass, black crappie, burbot, char, crayfish, goldeye, inconnu, kokanee, northern pike, trout, walleye, whitefish, yellow perch, and any other fish that may be identified in the Assessment Methods, and
- (c) fish that are determined by the Provincial government to have regional significance.

Fish Habitat means the areas in and about a stream, such as spawning grounds and nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes.

Future Neighbourhood means any part of Development Permit Area 11 that is not an existing neighbourhood.

Hardship means an Undue Hardship as defined by the Department of Fisheries and Oceans and the Ministry of Environment.

High Water Mark means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream

a character distinct from that of its banks, in vegetation as well as in the nature of the soil itself, and includes the active floodplain.

Industrial in relation to development means the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials including, without limitation, all such uses described in the District of Squamish Zoning Bylaw No. 1342 as amended or replaced from time to time, but does not include farming, mining, hydroelectric, or forestry activities that are regulated under separate Provincial or Federal legislation.

Intermittent stream means a stream that flows only during periods of heavy rainfall not exceeding 30 consecutive days per year, as determined by a QEP; could be described as “flashy”.

Natural Stream means any stream that is not an artificial watercourse.

Non-permanent Stream includes any ephemeral or intermittent stream.

Permanent Structure means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any bylaw or approval condition in effect at the time of construction, placement or erection.

Permanent Stream means a stream that usually contains water.

Qualified Environmental Professional (QEP) means an applied scientist or technologist, acting alone or together with another QEP, who is qualified under the Riparian Areas Regulation to carry out an assessment and certify an assessment report.

Ravine means a narrow, steep-sided valley that is commonly eroded by running water and has an average grade on either one or both sides greater than 3:1 measured between the high water mark of the watercourse contained in the valley and the top of the valley bank, being the point nearest the watercourse beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 metres measured perpendicularly to the watercourse;

- a narrow ravine is a ravine less than 60 metres wide, and
- a wide ravine is a ravine with a width of 60 meters or more, as measured from centreline.
- If the ravine is one-sided, then the methodology for ravine assessments shall be applied to the ravine bank, and the methodology for non-ravine watercourse assessments shall be applied to the non-ravine bank.

Residential in relation to development means the occupancy or use of a building or part thereof for a dwelling purpose.

Riparian Assessment Area means

- (a) For a stream the 30 meter strip on either side of the stream, measured from the top of bank where simple assessment is required, or measured from the high water mark where detailed assessment is required, as per Table 1;
- (b) Notwithstanding (a), for a narrow or wide ravine, a strip on either side of the stream, measured from the top of ravine bank to a point that is 30 meters beyond the top of the ravine bank;
- (c) For a dike, the 30 meter strip on the landward side of the dike, measured from landward toe of dike.

Riparian Areas Regulation means B.C. Reg. 376/2004 as amended or replaced from time to time.

Simple Assessment means an assessment conducted in accordance with section 2.0 of the assessment methods.

Setback means the horizontal distance measured perpendicularly to a stream that describes the width of the riparian assessment area at a point along the stream.

Streamside Protection and Enhancement Area (SPEA) means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and the size of which is identified in an assessment report prepared by a QEP in respect of a development proposal.

Stream includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a wetland;
- (d) a ditch or spring that is connected by surface flow to something referred to in paragraph (a) or (b);

Top of the Ravine Bank means the greater of either the geotechnical boundary of the slope, or the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Variation means a variation from the recommendations contained in an original assessment report that is prepared in relation to a development proposal, and justified by undue hardship; for clarity, it does not mean a development variance permit under section 498 of the *Local Government Act*.

Wetland means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

draft

35 DPA 2 Protection from Flood Hazards*NEW

Development Permit Area 2 (DPA2) is a new Development Permit Area designation within the Official Community Plan, and is a key policy implementation mechanism for the *Squamish Integrated Flood Hazard Management Plan*. Accordingly, Squamish2040 includes updated OCP Hazard Policy (Section 11), as well as Development Permit Area Guidelines to regulate development in designated floodways and debris flow areas. A stand-alone municipal Floodplain Bylaw (external to the OCP) designates and regulates Flood Construction Levels (FCLs), setbacks and construction specifications within the Squamish floodplain. The draft Floodplain Bylaw is available for review in conjunction with the OCP Discussion Draft.

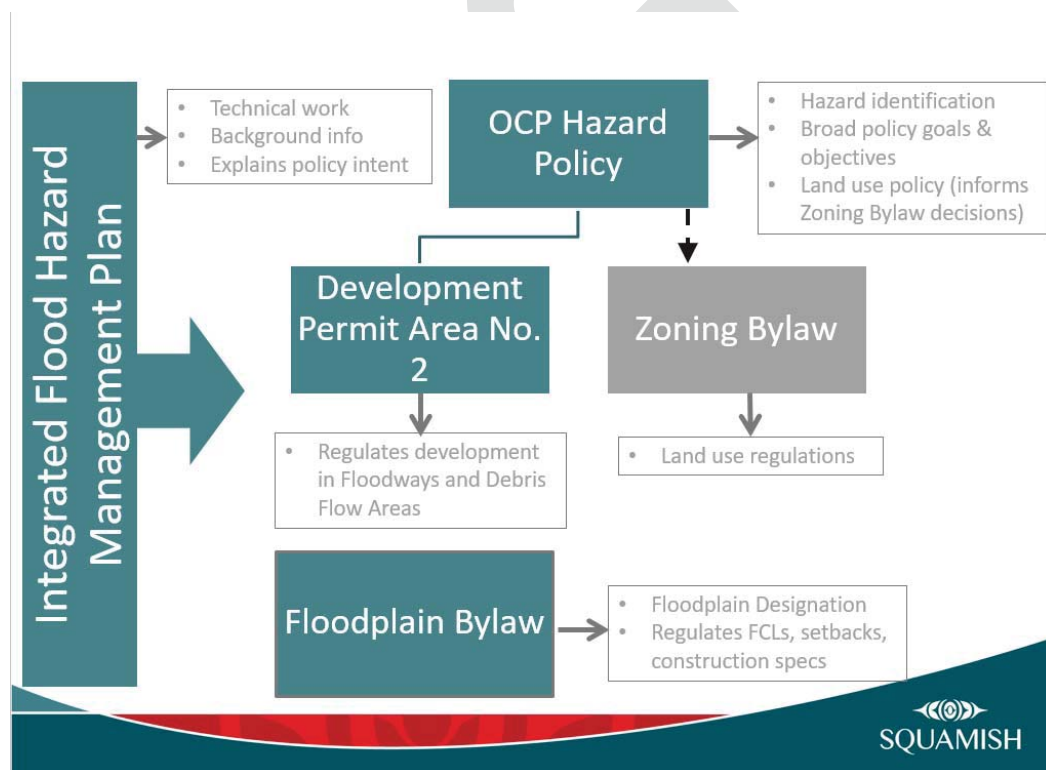


Figure X. Integrated Flood Hazard Management Plan Implementation Tools

35.1 DPA 2 Designation

- 1) Development Permit Area 2 (DPA2) is established for the protection of development from flood hazards pursuant to Section 488(1)(b) of the Local Government Act.

(Note: Upon adoption of the OCP, it is intended that DPA2 will be eligible for delegated DP approval by a General Manager as will be laid out within the District's Land Development Procedures Bylaw (No 2229). This would allow DPs for DPA2 will be reviewed at the District staff level and will not require Council approval.)

35.2 Application + Justification

- 1) Development Permit Area No. 2 applies to lands within or abutting areas designated as *Primary Floodways*, *Secondary Floodways* and *Debris Flow Hazard Areas* as shown in **Schedule L-1**.
- 2) Significant areas within the District of Squamish are located within the floodplains of the Squamish, Mamquam, Cheakamus and Stawamus River floodplains. Flood modeling has determined appropriate FCLs for dikes and future development. Future development that is not in accordance with modeling assumptions may reduce the conveyance capacity of critical floodways and increase flood levels over time thereby transferring risk to existing development.
- 3) Development within and abutting *Primary Floodways* and *Secondary Floodways* will be reviewed against Development Permit Area No. 2 guidelines to ensure proposed development mitigates adverse impacts on floodway capacity in order to maintain FCLs for existing development.
- 4) Areas within the District of Squamish are located within *Debris Flow Hazard Areas*. Future development, if not situated and designed properly, could expose people and property to significant hazards reducing public safety and community resilience to natural hazards.
- 5) Development within *Debris Flow Hazard Areas* will be reviewed against Development Permit Area No. 2 guidelines to ensure hazards are mitigated appropriately to reduce the risk to people, infrastructure and property.

35.3 Objectives

The objectives of Development Permit Area No. 2 are to:

1. Manage development to mitigate the risk of floods and flood-related hazards and their consequences for development within areas subject to flood hazards;
2. Designate and protect *Primary Floodways* free of buildings, fill and other infrastructure to preserve flood conveyance;
3. Designate and protect *Secondary Floodways* to preserve conveyance and avoid increasing hazards in adjacent or upstream areas in the event of a dike breach;
4. Designate *Debris Flow Hazard Areas* and adopt guidelines to mitigate risk to people, infrastructure and property.

DPA2 Glossary Terms

Debris Flow Hazard Area means an area exposed to Debris Flow or Debris Flood hazards as shown in Schedule L-1.

Flood Hazard Assessment means a report prepared by a *Qualified Professional*, in accordance with District's Terms of Reference for Natural Hazard and/or Risk Assessments and Provincial legislation. The assessment identifies flood characteristics, determines whether a development is safe for the intended use and specifies any corresponding flood mitigation measures.

Primary Floodway means a river corridor or un-diked floodplain area that is reasonably required to discharge the flow of a designated flood. *Primary Floodways* are shown in Schedule L-1.

Protective Works means any landfill, embankment, dike, berm, revetment, wall, barrier, flap gate, drainage infrastructure or other structures constructed for the purposes of protecting an area, structure or development from the effects of floods, debris flows, or debris floods.

Qualified Professional means a Professional Engineer or Professional Geoscientist registered or licensed under the provisions of the *Engineers and Geoscientists Act* that is experienced in geotechnical engineering under Subsection 524(7) of the *Local Government Act* or a person in a class prescribed by the minister under Subsection 524(9) of the *Local Government Act*. A *Qualified Professional* must meet the requirements outlined in the District's Terms of Reference for Natural Hazard and/or Risk Assessments.

Secondary Floodway means an area within a dike-protected floodplain that is critical for conveying floodwaters in the event of a dike breach to maintain modelled flood levels. *Secondary Floodways* are shown in Schedule L-1.

35.4 Development Requiring a Permit

A Development Permit is required prior to any development within Development Permit Area No. 2 as follows:

1. Subdivision of land where the number of parcels is increased;
2. Construction of, addition to or alteration of a building or other structure; and
3. Alteration of land, including a change of grade involving the removal, deposit or moving of soil greater than 30 cubic metres.

35.5 DPA2 Exemptions

Notwithstanding Section 35.4, a development permit is not required for the following:

1. Work within the boundaries of an Indian Reserve.
2. Alteration, addition or repair of an existing permanent building or structure, provided the building footprint is not modified or expanded;
3. Replacement or reconstruction of an existing building to its original footprint, provided the existing structure is fully compliant with the District's Zoning Bylaw, Floodplain Bylaw and all other applicable bylaws;
4. Construction or repair of underground services;
5. Park or open space use that does not include:
 - a. construction of a close-sided building; or
 - b. placement of fill or infrastructure that raises grades more than the minimum required to provide site drainage;
6. Any construction of flood protection works where the District of Squamish will be the owner and maintenance authority and where potential floodway impacts have been considered;
7. Any construction or repair of flood protection works authorized under the *Emergency Program Act*.
8. Development proposals or placement of fill on parcels that abut, but do not encroach into *Secondary Floodways*, provided that the owner agrees to enter into a Section 219 Restrictive Covenant to ensure compliance with sections 35.9(3)(c) and 35.9(5) of these guidelines and where the District of Squamish, at its sole discretion, agrees to exempt the application.

35.6 Guidelines

A development permit under this designation may be issued in accordance with the following guidelines:

35.7 General

1. Each development permit application that includes a development proposal wholly or partially within or abutting a *Primary Floodway*, *Secondary Floodway* or *Debris Flow Hazard Area* shall have a Section 219 restrictive covenant, in a form approved by the District, registered on the title specifying mitigation measures for the development and indemnifying the District.

35.8 Primary Floodways

1. No building, structure or placement of fill shall be permitted in the *Primary Floodway* of the Squamish, Mamquam, or Stawamus Rivers.
2. No building, structure, or placement of fill shall be permitted in a *Primary Floodway* of the Cheakamus River except in accordance with the following conditions:
 - a. The development meets all applicable requirements in the Floodplain Bylaw, including, but not limited to, compliance with the requirements for any site-specific exemption.
 - b. The District receives and accepts a *Flood Hazard Assessment* report that:
 - i. establishes the suitability of the land for development and any required mitigation measures,
 - ii. certifies that there is no other suitable development land on the lot outside the *Primary Floodway*,
 - iii. certifies that the proposed location, form and orientation of the building, structure or fill maximizes floodway conveyance, minimizes potential increase in water levels in adjacent or upstream areas and mitigates potential risk to the structure and any adjacent diking infrastructure, and
 - iv. specifies design of foundations, floodproofing fill and *Protective Works* to ensure that structures are oriented and anchored to minimize the potential impact of flood, sediment and erosion damage.
 - c. The District is not required to take additional operations and maintenance responsibility for flood protection infrastructure including dikes.
 - d. The design and field review of any *Protective Works* must be:
 - i. Completed by a Professional Engineer,
 - ii. Reviewed and accepted by the District, and
 - iii. Approved under all applicable statutes including, but not limited to, the *Dike Maintenance Act*, *Water Sustainability Act*, *Fisheries Act* and *Navigation Protection Act*.

35.9 Secondary Floodways

1. Where the footprint of a new building/structure, or placement of greater than 30 cubic metres of fill falls wholly or partially within or abuts a *Secondary Floodway*, the proposed location, form and orientation of the building, structure or fill should be certified by a *Qualified Professional* to maximize floodway conveyance, minimize potential increase in water levels in adjacent or upstream areas and minimize potential risk to the structure. The certifying *Qualified Professional* should give appropriate consideration to existing and approved upstream and downstream developments.

2. For an existing structure located wholly or partially within a *Secondary Floodway*, expansion of the building footprint across the floodway flow direction should be avoided unless there is no practicable alternative. If there is no practicable alternative, the proportional expansion of the structure footprint across the floodway flow direction shall not exceed the corresponding increase in gross floor area unless a *Qualified Professional* certifies that the expansion meets the objectives and criteria applied to new structures under Section 35.9(1) of this guideline.
3. In order to minimize structural fill within the floodway:
 - a. New structures shall be placed no higher than necessary to meet the requirements of the Floodplain Bylaw and achieve a level foundation.
 - b. For any part of a lot located within a *Secondary Floodway*, the extent of fill shall be limited to the building footprint with an allowance for side slopes no flatter than the ratio of 5 horizontal to 1 vertical. The height of fill shall not exceed existing grade at the property line.
 - c. Fill placed within any property line setback that abuts a *Secondary Floodway* shall remain below a line projecting upward from existing grade at the property line along a slope of 5 horizontal to 1 vertical.
 - d. Where a *Qualified Professional* determines that a permanent, off-site barrier or embankment would impede the function of a floodway within all or part of a lot, the District may modify the fill requirements in clause 35.9(3)(c), provided the *Qualified Professional* certifies that:
 - i. the modification does not further impede flow;
 - ii. the modification is limited to parts of the lot that do not abut a road, lane or green space;
 - iii. modified floodproofing fill elevations proposed by the *Qualified Professional* remain at or below the crest of the downstream barrier or embankment; and
 - iv. modified floodproofing fill elevations proposed by the *Qualified Professional* remain at least 1.5 metres below the FCL.
4. Maintain a 30-metre setback from any watercourse within a *Secondary Floodway*. Reductions permitted under the *Riparian Areas Regulation* shall not be allowed in *Secondary Floodways*.
5. The size, form and orientation of linear flow obstructions (e.g. fences, barriers, hedgerows and other vegetation) within *Secondary Floodways*, or within property line setbacks that abut *Secondary Floodways*, shall be designed to allow for flood conveyance. New linear obstructions oriented perpendicular to the flow direction shall only be approved where an existing upstream or downstream barrier already provides an equal or greater impediment to flood flows.
6. Any development proposal not meeting guidelines 35.9(1), 35.9(3) or 35.9(4) shall be required to have a *Qualified Professional* certify that flood levels at any upstream or adjacent location will not be increased by more than the criteria below in order to receive a development permit:
 - a. 0.10 metres, when evaluated as an independent proposal, compared to the results obtained from the latest version of the District's flood model; or
 - b. 0.15 metres, when considered in conjunction with all previously approved development as well as any pending development applications specified by District staff, compared to the original water levels established by the District's IFHMP.

35.10 Debris Flow Hazard Areas

- A. New development should be sited to avoid hazards; where it is impossible or impractical to avoid a hazard, mitigation measures may be considered to permit new development subject to the following conditions.
- B. The District must receive a risk assessment report prepared in accordance with the District's Terms of Reference for Natural Hazard and/or Risk Assessments. The determination of whether a Quantitative or Qualitative Risk Assessment is required shall be determined by a *Qualified Professional* in consultation with the District and APEGBC Professional Practice Guidelines and in consideration of the scale of hazard, proposed development and local site conditions. The risk assessment must address the following minimum requirements:
 - a. The *Qualified Professional* shall certify that no alternative development location is available outside the *Debris Flow Hazard Area* on the lot.
 - b. The *Qualified Professional* shall specify any mitigation requirements with respect to the proposed location, form, elevation and orientation of development to reduce hazard exposure.
 - c. Foundations shall be designed and certified by a Professional Engineer to ensure that structures are oriented and anchored to minimize the potential impact of flood, sediment and erosion damage. Footings shall be extended appropriately to prevent scour and erosion. At minimum, engineered concrete foundations shall extend 1.0 metre above finished grade at all points on the perimeter of the building.
 - d. The *Qualified Professional* shall certify that the risk tolerance criteria in Section 11.1.2 (5) of the Official Community Plan have been met.
- C. Off-site hazard mitigation funded by a developer may be allowed as an approach to reduce risk to within acceptable thresholds where the District accepts that the mitigation provides a net positive community benefit after consideration of residual risk, long term maintenance costs and costs for replacement of mitigation. The following conditions shall also apply:
 - a. The design and field review of any *Protective Works* must be completed by a Professional Engineer, accepted by the District and approved under all applicable statutes.
 - b. Provisions for contributing financial support to an ongoing maintenance program shall be required as part of the *Restrictive Covenant* agreement between the District and an owner, or a strata corporation.
 - c. Easements or rights-of-way to access and maintain the works must be registered in favor of the District, and
 - d. An Operation and Maintenance manual must be prepared for the District with a copy to the *Inspector of Dikes*.
 - e. Mitigation must not cause any material adverse impact on other properties without written consent of the land owner(s).

36. DPA3 Steep Slopes*NEW : Under Development

Development Permit Area 3 (DPA3) is a new Development Permit Area designation for protection of development from hazardous conditions. DPA3 will be brought forward for review at a later date as part of the Draft Plan finalization, as it was outside the scope of this initial Discussion Draft.

draft

Part 6: Implementation

“The best laid plans are only as strong as their implementation.”

Successful implementation of the OCP requires a commitment well beyond plan creation and adoption. This section presents a draft Implementation Framework to frame and drive *ongoing monitoring, reporting, review and action* on the plan objectives and targets to ensure Squamish is making positive progress towards achieving the plan Vision, Goals and Objectives.

38. OCP Implementation Framework

To achieve Squamish’s vision and goals to be a resilient, healthy, livable, connected and engaged community, the implementation framework for the OCP prescribes annual progress monitoring along with evaluation/response integrated with the District’s strategic and organizational action plans, budgeting, work planning and annual reporting (Figure X).

Strategic and business cycle



Following OCP adoption, the District will finalize its OCP progress monitoring program and initiate the first OCP monitoring + reporting cycle, to coincide with and provide input to the District’s Strategic Plan update (2018), action planning and budget review.



OCP Implementation Stages :: OCP Update 5-year Cycle

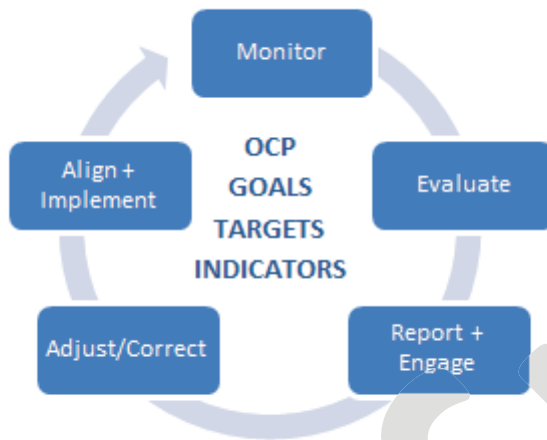
**Note how OCP progress monitoring integrates within decision-making; how it will incorporate engagement...*

38.1 OCP Progress Monitoring

What? OCP monitoring is a continuous process that involves systematically gathering and tracking key performance indicators over time, related to identified targets that are tied to specific plan Goals and Objectives.

Why? Progress monitoring will be used to track progress towards our OCP Goals and Objectives and to inform and strengthen transparency, accountability and community engagement in decision-making. Based on periodic review of our progress, it allows the District and the community to reinforce positive trends, or make adjustments to policies and tactics as needed to address shifting needs or contexts. Progress monitoring also aids important cross-sector collaborations--in building awareness and understanding of where we’re at with respect to OCP targets and indicators, to better align efforts and have greater impact on community trends and issues.

How? OCP progress monitoring involves regular review of community performance indicators against or relative to a baseline year (2016). While this monitoring shows positive or negative changes, note however that it takes several years of data collection to discern long-term trends. Inclusion of historic data to illustrate trends will be included wherever possible.



OCP Progress Monitoring

38.1.1 Core and Community Indicators

Targets and preliminary performance indicators will be developed through the remainder of the Squamish OCP review and engagement process and brought forward as part of the finalized Draft Plan for consultation with the community.

The next step in the process is to define indicator selection criteria and develop an initial set of core community indicators and measures for all major plan objective areas.

38.1.2 Baseline Snapshot 2016 (Census)

- 1) x
- 2) x

39. Targets + Performance Indicators***TO BE DEVELOPED**

XXXX

Policy Area	OCP GOALS	Target	Community Indicator(s)
Growth Management	Livable	Focus X% of new growth in Major Growth Areas	e.g. Annual % of new growth occurring in major growth areas (tracked through Rezoning; Development Permit; Building Permits)

40. Plan Amendment + Review

Appendix I :: OCP Schedules (Maps)

OCP Schedules are available at www.squamish.ca/ocp

Appendix II :: OCP Glossary

- Affordable Housing – Rental or ownership housing which has a market price that would be affordable to households of low and moderate incomes. Households of low or moderate income are those who have household incomes that are 80% or less than the *average median income* (AMI) reported by Statistics Canada at the previous census.
- Adaptable Housing – Housing designed and constructed to benefit anyone whose mobility is limited due to age, disability or illness, making it easier for them to function more independently in their own home. Housing contains features that can later be modified at minimal cost in order to meet the changing needs of occupants.
- Active Transportation and Alternative Transportation – Active transportation includes non-motorized human powered transportation such as cycling, walking, and skateboarding. Alternative Transportation includes active transportation options but also includes motorized options such as public transit, carpooling and car sharing.
- Age-Friendly Housing - Housing that offers the ability to live independently, safely and affordably in one's own home as a person ages.
- Agricultural Land Reserve (ALR) - A provincial zone in which agriculture is recognized as the priority use and where farming is encouraged and non-agricultural uses are restricted.
- Bioswales - Landscape or drainage infrastructure designed to remove silt and pollution from surface runoff water.
- Built Environment - the human-made or modified spaces in which people live, work, and recreate on a day-to-day basis. The physical surroundings that influence physical activity, social interaction, air quality, safety, and access to jobs and community services.
- Climate Adaptation and Climate Mitigation – The two main policy responses to climate change: mitigation and adaptation. Climate adaptation seeks to lower the risks posed by the consequences of climatic changes while mitigation addresses the root causes, by reducing greenhouse gas emissions. Both include actions taken to help communities cope with climate change.
- Commercial – A land use classification that permits facilities for the buying and selling of commodities and services.
- Complete Communities and Neighbourhoods - A community or neighbourhood that incorporates elements that contribute to the quality and character of the places where people live, work, move and thrive. Complete communities provide affordable housing, integrated transportation systems, quality education, jobs, access to healthy food, arts, recreation and actively engage community members.
- Community Amenity Contributions - In-kind or cash contributions provided by land developers when Council grants development rights through rezoning. The contributions help mitigate the demand on District facilities which increases with rezonings, because of new residents and employees moving to an area.

- Debris Flow Hazard - A debris flow is a moving mass of loose mud, sand, soil, rock, water and air that travels down a slope under the influence of gravity. Commonly called a mudslide. The likelihood of debris flow hazard is increased by actions that increase the amount of water or soils involved.
- Density Bonusing - Density bonuses are an incentive-based zoning tool that that permits developers to build more housing units, taller buildings, or more floor space than normally allowed, in exchange for provision of a defined public benefit, such as a specified number or percentage of affordable units included in the development. Density bonuses must be established in zoning bylaws that set out the specific conditions needed in order to receive the increased density.
- Density Targets – Amount of density needed to fund and support the provision of services and infrastructure to an area.
- Development Cost Charges - Development cost charges (DCCs) are monies that municipalities collect from land developers to offset that portion of the costs related to these services that are incurred as a direct result of this new development. DCCs ensure that development pays for new infrastructure required as a result of growth.
- Development Permit and Development Permit Area - A Development Permit is a regulatory tool used to control property development. They are often required before land is cleared or built on. Development Permit Areas are established by Official Community Plans for one or more of the following reasons: Protection of the natural environment; Protection of development from hazardous conditions; Revitalization of an area in which a commercial use is permitted; Form and character regulations for commercial, industrial or multifamily development.
- District Energy Systems: District energy systems centralize the production of heating or cooling for a neighbourhood or community. District energy systems produce energy at a central plant. The energy is then piped to individual buildings for space heating, domestic hot water heating and air conditioning. District energy systems are also referred to as Neighbourhood energy systems or utilities.
- Ecological Services, Ecosystem Services, And Eco-Assets: Ecosystem services are the benefits people obtain from ecosystems. These services make it possible for the ecosystems to provide services such as food supply, flood regulation and water purification.
- Environmentally Sensitive Areas (ESA) Mapping: An inventory of sensitive environmental areas and associated habitats based on mapping terrestrial ecosystems, watercourses and riparian areas, wetlands, marine, and species and ecosystems at risk within the District. Identified as a strategic priority by the District of Squamish for 2015/16 that will guide future land use planning in the region, and support the Official Community Plan (OCP) update.
- Flood Construction Level - A flood construction level (FCL) is the minimum elevation above a flood hazard. All habitable floor area of a building must be located above the Flood Construction Level.
- Flood Hazard Management Plan, Comprehensive or Integrated - A Flood Hazard Management Plan is a policy and regulatory document which guides development and land use in flood prone communities. Squamish is currently in the process of updating its Integrated Flood Hazard Management Plan by incorporating flood management guidelines, new engineering modeling tools and techniques, and best planning practices.
- Floodway, Primary - The channel of a watercourse and those portions of the flood plains that are reasonably required to discharge the flood flow of a Designated Flood. Primary Floodways are shown in Official Community Plan Schedule D-2.

- Floodway, Secondary - Designated corridors within the dike-protected floodplain that are critical for conveying flood waters in the event of a dike breach to maintain modelled flood levels. Secondary Floodways are shown in Official Community Plan Schedule D-2.
- Floor Area Ratio (FAR) – The figure obtained when the gross floor area of all buildings on a lot is divided by the area of the lot.
- Food Security - Access to sufficient, safe, nutritious food to maintain a healthy and active life.
- Food Systems, Food Assets – A food system includes all processes and infrastructure involved in feeding a community: growing, harvesting, processing, packaging, transporting, marketing, consumption, and disposal of food and food-related items. Food systems can be either conventional (global and industrial agriculture) or alternative (local food, urban agriculture, farmers markets, organic, food co-ops).
- Firesmart – Commonly used term for a program or initiatives used to protect communities from the threat of wildfire. “FireSmart” is living with and responsibly managing for wildfire hazard.
- Family-Friendly Housing - Affordable housing that meets the needs of families, such as housing that contains 3 or more bedrooms, or that is ground-oriented, such as townhouses.
- Greenhouse Gas (GHG) - A greenhouse gas is any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global warming.
- Greenfield - Undeveloped land in a city or rural area either used for agriculture, landscape design, or left to evolve naturally.
- Housing Continuum - The range of shelter and housing options, from emergency shelters and transitional housing, to supportive housing for vulnerable populations including seniors and people with mental illness, to public and non-profit affordable rental housing, to market rental, to home ownership.
- Housing Diversity - A range of residential lot sizes and choice of housing products and tenures. This diversity is intended to meet the different housing needs of the community, including increased residential densities to support mixed-use centres, local employment, community facilities and public transport.
- Health Inequity - Avoidable inequalities in health between groups of people. These inequities arise from inequalities within and between societies.
- Housing Tenures - Refers to the financial arrangements under which someone has the right to live in a house or apartment. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner-occupancy. Mixed forms of tenure are also possible.
- Inclusionary Zoning – Municipal zoning requirement that some portion of every new housing development (%) beyond a given threshold size (# units) will be affordable to low or moderate income households to both increase the number of affordable units and create mixed income communities. May involve “in lieu” contributions to a housing reserve fund, or require units to be constructed on site.
- Industrial, Heavy - Refers to industrial uses with unmitigated nuisance or hazardous characteristics that extend beyond the boundaries of the site, which for reasons of health, safety, environmental

effects, or general welfare, are best segregated from other uses. Large-scale primary processing or fabricating operations and large-scale bulk storage of hazardous materials are typical examples heavy industrial uses. Heavy industrial uses typically require very large, uniquely situated sites.

- Industrial, Light - Includes low-impact manufacturing, wholesaling, warehousing and distribution activities that typically occur within enclosed buildings. Light industrial excludes uses with unmitigated hazardous or nuisance effects and commercial activities.
- Industrial, Medium - Means more land intensive, moderate-scale primary processing, manufacturing, wholesaling, warehousing and distribution uses, including storage and work-related activities that occur outside of enclosed buildings that may cause noise or dust nuisances. Medium industrial uses typically require some buffering from residential and commercial uses.
- Infill Development - The process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Most communities have significant vacant land within city limits, which, for various reasons, has been passed over in the normal course of urbanization.
- Infrastructure, Municipal - Includes public buildings (municipal buildings, schools, hospitals), transport infrastructure (roads, railroads, bridges, pipelines, canals, ports, airports), public spaces (public squares, parks, beaches), public services (water supply, sewage, electrical grid, dams), and other, usually long-term, physical assets and facilities.
- Interface Fires - Interface fires are fires that have the potential to involve buildings and wildland fuels or vegetation simultaneously.
- Knowledge Based Industries - Those industries which are relatively intensive in their inputs of technology and/or human capital.
- LNG – Liquid Natural Gas (predominantly methane, CH₄) that has been converted to liquid form for ease of storage or transport.
- Land Use Designation – Classifications which describe the intended future use of all parcels of land in the District contained within an OCP, for example 'Parks, Greenway Corridors and Recreation' or 'Residential Neighbourhoods'.
- Lifelong Learning – Ongoing, voluntary, and self-motivated pursuit of knowledge for either personal or professional reasons.
- Local Systems – See 'Infrastructure'.
- Multi-Modal Transportation System – A transportation network that supports a range of options including pedestrian, cycling, transit and vehicular travel.
- Mixed-Use Neighbourhood Nodes – A neighbourhood centre which includes shopping, services, institutional uses and housing. The intent is to create a complete, compact, mixed-use community that includes places to live, work, learn, play, shop and access services.
- Medium / Heavy Industry – Industry that involves one or more characteristics such as large and heavy products; large and heavy equipment and facilities (such as heavy equipment, large machine tools, and huge buildings); or complex or numerous processes.
- Mixed use development – Any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

- Municipal services – See ‘Infrastructure’.
- Market Housing – The supply and demand for houses in the private market. A key element of the housing market is the average house prices and trend in house prices.
- Mixed-Income Housing – Diverse types of housing units, such as apartments, town homes, and/or single-family homes for a people with a range of income levels.
- Multi-Unit Development – A land development project that includes more than one dwelling unit such as townhouses or apartments.
- Non-Market Housing – Housing that is owned or controlled by a government or a non-profit entity and is rented to low and moderate income households at less than market rent, or made available for purchase at less than market value.
- Natural Assets – Assets of the natural environment. These consist of biological assets (produced or wild), land and water areas with their ecosystems, subsoil assets and air.
- Purpose-built Rental Housing (PBRH): A form of market housing available for rent, including purpose-built rental apartments or secondary suites installed by home owners.
- Reconciliation: While Reconciliation will mean different things to different people, communities, institutions, and organizations, the Truth and Reconciliation Commission of Canada (TRC) defined Reconciliation as an ongoing process of establishing and maintaining mutually respectful relationships between Aboriginal and non-Aboriginal peoples. It involves learning about and understanding impacts of Canada's colonial history and “opening new healing pathways of Reconciliation that are forged in truth and justice.” (TRC Report 2015).
- Resilient/Resilience: The ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change. A resilient community is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health.
- Risk Tolerance Criteria (for hazards): A predetermined measure of risk used to aid decisions about whether further efforts to reduce the risk are warranted.
- Stormwater: Water originating from precipitation events and snow/ice melt that can soak into the soil (infiltrate), be held on the surface and evaporate, or runoff and drain into nearby streams, rivers, or other water bodies (surface water).The municipal storm drainage system includes detention or storage facilities and conveyance of stormwater via conventional (open ditches and/or closed storm sewers/pipes) or by alternative means (rain gardens, bioswales, rock pits, infiltration trenches) designed in accordance with municipal standards.
- Solid Waste: Broadly, municipal solid waste refers to garbage, refuse and other discarded materials from community activities as well as biosolids from wastewater and water supply treatment. Residual solid wastes do not include recyclable materials diverted from the solid waste stream, such as organics and wood or yard waste, nor demolition and construction waste, or solid or dissolved materials in domestic sewage (liquid waste).
- Secondary Suite: A second, self-contained dwelling unit with its own private access, kitchen and bathroom and located within a single-unit dwelling or detached accessory building.
- Smart Growth: A land use and development concept and principles that direct fiscally, environmentally and socially responsible growth management to enhance quality of life, preserve

the natural environment, and save money over time. Smart growth focuses on creating compact, complete communities and prioritizing infill, redevelopment, and densification.

- Social Determinants of Health (SDH): The conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems (such as distribution of money, power and resources) shaping the conditions of daily life. SDH are largely responsible for health inequities and include Income and income distribution,
- Squamish Brand (2015 Action Plan): A recently renewed story, tools and action plan to present a coordinated community marketing program to showcase and attract new businesses to Squamish; it describes a brand identity and associated tag line 'Hardwired for Adventure'.
- Sensitive Habitat: See Environmentally Sensitive Areas (ESA).
- Squamish Business Park: Located west of Highway 99 and north of the Downtown area, the 100-hectare industrial and business park is designated for employment and industrial uses and is one of the District's central employment hubs. The sub-area contains a mix of service, commercial, light and medium industrial uses and is designated a Development Permit Areas regulating form and character of development.
- Squamish Estuary Management Plan (SEMP): A 1999 management plan that contains area designations for conservation, industrial/commercial, transportation and planning assessment areas within the estuary and a framework for a multi-agency coordinating review committee to integrate government, industry and private interests under a collective mandate to guide balanced land and water use decisions in the Squamish Estuary.
- Sub Area Plan: A detailed plan for a defined area in the Official Community Plan that applies to an existing (or future) neighbourhood or group of neighbourhoods. Where designated, Sub-Area Plans are required prior to major new development to identify and develop a comprehensive plan for land use, density, neighbourhood design, transportation, municipal servicing, as well as public amenities.
- Sustainability: Stems from the concept of sustainable development (World Earth Summit, Rio 1992); today there is no universally accepted or single definition but in general sustainability is a condition where ecological health, economic prosperity and social justice must be balanced for the well-being and quality of life of both present and future generations.
- Urban Agriculture: In general terms, means cultivating, processing, and distributing food in or around a town or city or other urban setting. In Squamish it is defined as the act of growing food on a lot, and includes produce grown in a garden, community gardens, fruit and nut tree production, keeping of hens and bees, and can include agricultural retail sales.
- Urban Containment Boundary (UCB): A growth management tool that establishes a spatial boundary or area delineating where growth and development will occur, as well as areas that will only be developed after the majority of infill opportunities have been developed. UCBs are used to discourage or prevent urbanization outside the UCB to encourage and concentrate compact and complete development, protect the environment, improve walkability and transit viability and reduce carbon emissions.
- Vancouver Coastal Health (VCH): One of six publicly funded regional health authorities in BC, providing direct and contracted health services including primary, secondary, tertiary and quaternary care, home and community care, mental health services, population and preventive health and addictions services in part of Greater Vancouver and the Coast Garibaldi area. The health authority plays a proactive role and works in partnership with local governments to build capacity

on health promotion and public policy, in support of province-wide goals, standards and performance agreements for health service delivery set by the BC Ministry of Health.

- **Wastewater Treatment:** Municipal wastewater (sewage) consists of waste water and dissolvable solids that are conveyed in a sanitary sewer. The waste water collection system includes hundreds of kilometres of pipes, pumps and lift stations to convey sewage to the Waste Water Treatment Plant. Treated wastewater is discharged into receiving water via effluent pipes. Rural and limited use areas that are not connected to the District's sanitary sewer system rely on on-site wastewater systems.
- **Wildlands, Urban:** Forests, shrub lands, grasslands, and other vegetated areas that have not been significantly modified by agriculture or human development and where development is generally non-existent (except for roads, railroads, power lines, and similar transportation facilities; structures, if any, are widely scattered).

Appendix III :: OCP Engagement Summaries

OCP Engagement Summaries for Phases 1 + 2 of the Squamish2040 Update process are available at www.squamish.ca/ocp



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District of Squamish

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