



#Squamish2040 OCP Update

DRAFT CORE POLICY CONTENT



November 14, 2016
Squamish Citizen Advisory Committee Review 1
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Part 1: Foundations

1. OCP Fundamentals

1.1 Purpose

The Squamish Official Community Plan (OCP) is the community's foundational document that guides future development and decisions on planning, land use management, and the provision of services in the community. The Squamish Official Community Plan is a statement of objectives and policies designed to address the 'big picture' concerning the general direction and management of future growth. Once adopted or updated, all works enacted by Council must be consistent with the policies contained within the Official Community Plan.

1.2 Plan Administration + Scope

Squamish2040 has been prepared in compliance with the Local Government Act, which gives municipalities in B.C. the authority to adopt an OCP and stipulates what must or may be included in the plan. This OCP applies to the entire District of Squamish. It is a long-range plan intended to guide the community over a 25 year horizon. However, as a 'living plan' representing a dynamic community in a rapidly changing world, the OCP will be fully reviewed and updated at least every five years; however ongoing adjustments to the plan may be necessary to respond and proactively adapt to changes in community context as well as to local, regional and global trends.

1.3 Plan Update + Engagement Process

The Squamish2040 plan update...

Note what from past plan lives on in this Plan: Carry forwards... overall smart growth framework/principles, area planning, core value to protect natural environment, focus on recreation and access, as well as continued diversification of economy.

New – greater focus and attention to jobs and housing balance, maintaining employment and industrial lands, hazard management, protection of ESAs with more robust environmental DParea guidelines, affordable housing directions, focus on health, equity, social sustainability, food systems, active transportation, emergency management and preparedness.

This OCP update represents an extensive effort over __ (18) months to engage the community to revisit and collectively shape the community plan. Hundreds of participants, individuals— including children, youth, and elders, community organizations, Squamish Nation, governments, agencies and partners, participated in its development. Engagement activities, such as public workshops, citizenled "OCPizza Party" group discussions, online questionnaires and mobile outreach sought to bring the plan to the people to involve and consult 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, and informed by the many plans and studies undertaken within the District in the past 5 years. Phases 3 and 4 allowed the community to affirm the vision, goals, objectives and policies in the plan.

The Squamish2040 OCP update and engagement process is documented in Appendix II.

1.4 OCP Organization

Squamish2040 is divided into five parts.

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

Part 2 presents a snapshot of the evolving context for the community—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 and permit areas that guide development activities within Squamish.

Part 5 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 of the Plan objectives and targets with community indicators.

1.5 Plan Structure + Function

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

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

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.

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 achieve specific OCP goals and objectives.

Guidelines [for Development Permit]. Recommendations, guiding principles or instructions that direct where, how and when development occurs in a designated Development Permit Area – see Part 4.

2. Mission

The District's Mission is to protect and enhance the livability and sustainability of our community, and to embrace and benefit from the opportunities before us. We will be successful in serving the needs of our community through:

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

3. Vision

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

In Squamish2040, as a spectacular coastal mountain community, people come together to live, learn, work, play and thrive. We are welcoming, engaged, multicultural, compassionate, vibrant and resilient. We foster social integrity and inclusion, and are leaders in environmental stewardship and sustainability. In Squamish, local systems, neighbourhoods and citizens are healthy, safe, connected and self-sustaining. At nature's doorstep, we responsibly manage growth along with our natural resources and world-class outdoor recreation assets. We continue to build and evolve a diversified local economy that positively contributes to the region and beyond.

In implementing the Vision, we will focus on: affordability, accessibility, equity, health, well-being and livability for all ages and opportunities to promote lifelong learning and literacy, sharing and participation in creative artistic and cultural expressions vital to community life.

The Official Community Plan provides direction on how we will achieve and implement the Vision for Squamish2040. Most importantly, it compels and guides the necessary transition and adaptation to a changing climate and world around us, and responses to shifting community needs. The Squamish2040 Vision will be realized by progressive, innovative and collective actions on the part of the municipality, residents, businesses, First Nations and government agencies, service providers, non-profit organizations, private investment and development.

SIDEBAR TEXT with Graphic* Vision setting was an inaugural activity in Phase 1 of the OCP engagement. This Vision Tree represents the contributions of the community who were asked to complete the statement “In 2040, Squamish will be _____.” and write their ideas on a leaf to be added to the ‘Vision Tree’.



4. Goals

Squamish2040 is guided by five core goals. These goals represent community aspirations shared during the OCP update process and that build upon sustainable community development directions. These foundational goals have informed the development of objectives and policies and have been woven throughout the plan.

4.1 Resilient

Squamish aspires to be a Resilient community where...

- a strong and sustainable local economy can weather shifts in global outlooks and uncertainty;
- society adapts to the effects of future climate change;
- adapt to change creatively and collaboratively
- a diverse economy supports tourism, technology and education, industry and service;
- self-sufficiency and self-reliance is strengthened (food production, community and social services, economy and business);
- those most in need are supported and have access to food, housing and health care;
- an ethic of environmental stewardship protects our air, our water and sensitive environmental areas;
- people, services and facilities are prepared for emergencies and can accommodate natural hazard events; and
Citizens' and neighbourhoods' capacity to support themselves and each other is strengthened.

4.2 Healthy

Squamish aspires to be a Healthy community where...

- people feel welcomed and genuinely included;
- suitable facilities and services are available for residents of all ages, stages of life, abilities, incomes, interests and cultures.
- physical, emotional, spiritual facets of health and wellness are equitably supported;
- people live in a healthy built environment that addresses safety and accessibility;
- active living and mobility are promoted;
- social needs are addressed and our most vulnerable citizens are cared for;
- a strong foundation for early childhood development exists and vulnerabilities are reduced;
- youth have access to engaging activities and gathering spaces;
- meaningful work is available close to home;
- a spirit of volunteerism nurtures and is nurtured;
- learning opportunities are available to everyone;
- natural ecological assets like Howe Sound, the Squamish River Estuary and the natural environment are protected;
- there is access to healthy foods in every neighbourhood; and

- opportunities abound for artistic expression, cultural development and enrichment.

4.3 Connected

Squamish aspires to be a Connected community where...

- people know their neighbours and feel a sense of community;
- it's easy to move around town on transit and an active transportation network;
- pedestrians and cyclists are safe;
- walkable areas are plentiful;
- trail networks are accessible;
- our coastal character is celebrated through reconnecting with the waterfront;
- sustainable regional transportation options are provided;
- youth and elders work together;
- community gathering spaces foster connections;
- connections cross cultures and generations;
- a family friendly character is evident; and
- Connected through technology, innovation.

4.4 Liveable

Squamish aspires to be a Liveable, Complete community with ...

- a vibrant small town feel;
- a sustainable pace of growth;
- affordable and diverse housing options;
- strong employment opportunities to ensure we are not simply a bedroom community;
- a balance between jobs and housing;
- proximity and access to green spaces, blueways and recreation;
- plentiful opportunities for people to live, work, play and shop in town;
- meaningful lifelong learning and training opportunities;
- local entertainment and year round activities that enrich life;
- accessible and affordable arts, recreation and cultural programs and facilities;
- world class events and festivals that build our cultural capital;
- a vibrant and revitalized downtown and accessible waterfront; and
- maintained and protected natural assets like trails, climbing areas and bike routes;

4.5 Engaged

Squamish aspires to be an Engaged community where...

- community life is vibrant, thriving and engaging;
- there is reconciliation with Aboriginal peoples;
- there is a commitment to meaningful engagement and collaboration with Squamish Nation members and government;
- mutually respectful, strong relationships exist between all residents;
- Squamish heritage is honoured, celebrated and authentically integrated in natural and built environments;
- there is leadership in critical environmental and social issues;
- the community, especially youth, are enabled to participate in decision making for our shared future;
- governance is open, transparent, accessible and forward-thinking.

Part 2: People + Place

5. Community Context + Profile

[Insert brief community snapshot using engaging infographics and visuals. To include updated 2015 census info as soon as available and community health profile, including Squamish Nation info]

Key info: demographics: pop including aboriginal, age distribution and gender breakdowns, median age, families and households, household types, immigration status, languages, education, employment, incomes, mobility etc.

+Health snapshot: additional info sourced from VCH, and My Health My Community Squamish Profile: health status, lifestyle, healthy eating, activity, built environment, active living and mobility, community resiliency (food security, preparedness, belonging), primary care access, self-rated general health, mental health etc. Augment with Squamish Nation snapshot info and Squamish Vital signs indicators for holistic picture.

5.1 First Nations

Coast Salish First Nations have existed and prospered in the lands around what is now known as Squamish since time immemorial. The District of Squamish formally acknowledges the incorporated municipal area is located on the unceded traditional territories of the Squamish Nation and the Tseil-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, and spiritual and ritual places. 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 Cheakmus (Ch'iyákmesh), Poquiosin & Skamain, Waiwakum (Wíwk'em), Aikweks (Íkwikws), Seaichem (Siyí7ch'em), Kowtain (Kewtín), Yeakwapsem (Yekw'ápssem) and Stawamus (St'á7mes).

Traditional lands of the Tseil-Waututh Nation are described to encompass Mt. Garibaldi to the north, and Howe Sound to the west... [insert further TWN info/context]

6. Truth + Reconciliation

This OCP begins with an acknowledgment of the impacts of Canada's colonial history and residential school system on local Aboriginal people, their families, and communities both Aboriginal and non-Aboriginal, and a community commitment to reconciliation.

[discuss and insert community reconciliation commitment statement and declaration]



Tara O'Grady Photography

Reconciliation requires a fundamental reimagining and reframing of the individual and collective relationships we hold with Aboriginal and non-Aboriginal people to occur over multiple generations. The District supports Reconciliation efforts, engagement and partnerships both in Squamish and beyond as part of a larger 'Region of Reconciliation' (SLRD, September 22, 2016) that is connected to a national movement for Reconciliation in Canada.

6.1 A Call to Community Action :: Legacy + Reconciliation Actions

Canada's Truth and Reconciliation Committee's (TRC) final report, *Honouring the Truth, Reconciling the Future*, released in June 2015, outlines the lasting legacy and deep and traumatic impact of the Indian Residential School (IRS) system. It outlines 10 guiding principles and 94 recommendations or "Calls to Action" for reconciliation.

Reconciliation Circles

In early 2016, the Squamish community initiated a multi-generational journey towards Reconciliation. An Evening Celebrating Reconciliation was held at the Squamish Public Library and shortly thereafter, a reading circle emerged and brought members of the community together with Squamish elders to listen, learn firsthand about the history and impacts of residential schools, and to talk about what Reconciliation means to individuals and the community.

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).

[Incorporate specific themes emerging from the reconciliation circles]

Of the 94 recommendations, the District has initially identified specific action areas to advance and support both the process and practice of reconciliation at the local level, focusing on language and culture, education, health as well as reconciliation within professional and business development activities:

1. Create and adopt a long-term Reconciliation framework for partnership and relationship building, based on a foundation of the United Nations Declaration on the Rights of Indigenous Peoples (#43).
2. Resource and deliver intercultural competency training for all municipal Council and staff, including a history of Aboriginal peoples and residential schools, human rights and anti-racism (#57).
3. Expand existing and forge new protocols with host First Nations to strengthen the relationship and consultation between municipal and First Nations governments (#92).
4. Review and reform policies/bylaws that may rely on concepts of European sovereignty (#47).
5. Ensure Reconciliation efforts are linked and integrated with municipal activities and services.
 - a. Apply the District's Reconciliation framework to operational activities involving Indigenous people and their lands and resources; ensure equitable access to jobs, training, professional development (#92).
 - b. Integrate Reconciliation efforts with community health initiatives in Squamish, including monitoring community health data and indicators to identify and close the gaps in health outcomes between Aboriginal and non-Aboriginal communities (#19).
6. Promote opportunities for intercultural public dialogue by bringing together Aboriginal and non-Aboriginal communities to share Reconciliation experiences and initiatives within the region and report on local progress towards reconciliation (#53 iv, #55).
 - a. Engage local Aboriginal and non-Aboriginal youth through joint activities and projects to grow historical and cultural understanding (#66).
7. Work with local Aboriginal communities to integrate a Reconciliation lens within arts and heritage planning and commemoration as well as opportunities to incorporate Indigenous principles and practices in local in built environment (e.g. informing design guidelines) (#79iii).

The District commits to begin work to apply a long-term reconciliation lens to the Official Community Plan through a process of mutual learning and collaboration with the Aboriginal and non-Aboriginal communities within Squamish. Reconciliation efforts to honour Aboriginal peoples and strengthen relationships with all Canadians advance the community's goals to be inclusive and welcoming of all cultural communities.

7. Community Engagement + Collaboration

Intergovernmental Cooperation

7.1 First Nations

The District of Squamish seeks to represent the local community and to build strong relationships with the Squamish Nation and Tsleil-Waututh Nation founded in respect and recognition of Aboriginal rights and title, cultural heritage and through processes and policies of Reconciliation, understanding and inclusion in the Official Community Plan.

Existing Protocol Agreements between Squamish Nation and the District of Squamish confirm a foundation for intergovernmental cooperation and establishing partnerships that respect the traditions, culture and governance of the Squamish Nation.

7.1.1 Objectives

1. Recognize and honour the traditions, wisdom and lands of local First Nations to build trust and resiliency within our communities.
2. Strengthen relationships between the District and First Nations governments to advance reconciliation in Squamish.
3. Work with the Squamish Nation and the Tsleil-Waututh Nation, respectively, to address issues and policy matters of mutual interest and capitalize on shared opportunities and community benefits.
4. Build shared understanding of First Nations community planning, land, water and resource management approaches and activities.

7.1.2 Policies

1. Work with the Squamish Nation to update and implement the 2011 Protocol Agreement, addressing 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 on Reserve and non-Reserve lands owned by the Nation.

2. Support fair and timely resolution of Aboriginal rights and title to the lands and waters that constitute First Nations traditional territories.
3. Collaborate with First Nations and the Province in matters relating to crown land dispositions and tenures, particularly with respect to land use and economic development opportunities on crown lands.
4. The District acknowledges Squamish Nation's Xay Temíxw (Sacred Land) Land Use Plan that presents the Nation's vision for the forests and wilderness of their traditional territory, as well as land use and management zones, Kwa kwayx welh-aynexws (Wild Spirit Places) and economic development priorities. Through updated protocols with Squamish Nation, the District will actively work towards aligned joint planning activities within Squamish and the region.
5. Support and facilitate opportunities to collaborate with Squamish Nation in marine planning and Marine Strategy development.
6. Support opportunities to collaborate with Squamish Nation and the Tsleil-Waututh Nation on joint land use and resource plans within and adjacent to District of Squamish boundaries.
7. Consult with the Squamish Nation and the Tsleil-Waututh Nation on land use and economic development matters and refer proposed OCP amendments and major rezonings, as well as draft policy initiatives of mutual interest.
8. Collaborate with First Nations and the Province to protect, conserve and build appreciation for First Nation archaeological sites, heritage and other cultural interests. Work towards integration of First Nations history and culture, including indigenous place names and historical facts in municipal signage and wayfinding.

7.2 Regional Context /Statement

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.

7.3 OCP Alignment— Regional Context Statement

As an SLRD member municipality, following adoption of the Regional Growth Strategy (RGS) on June 28, 2010, as required the District of Squamish prepared a Regional Context Statement (RCS) in accordance with governing legislation, which has been revisited through this OCP update. The intent of the RCS is to indicate how the OCP conforms to the strategic directions and goals of the RGS. 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 LIKE – see DNV sample below]

Table 2 Regional Context Statement Summary Chart

Regional Context Statements: Required Policies and Content	Regional Growth Strategy	Chapter								
		2 Housing, Population & Employment (Land Use)	3 Transportation, Mobility & Access	4 Community Well-Being	5 Natural Environment, Energy & Climate	6 Parks, Recreation & Open Space	7 Arts, Culture & Heritage	8 Economic Development	9 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, 6.5	Goal 7.3, 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 Emphasis on Food Production	2.3									
Goal 3: Protect the Region's Environment and Respond to Climate Change Impacts										
Protect Conservation and Recreation Lands	3.1	Goal 1.4			Goal 4.2	Goal 5.1, 5.2, 5.3				
Protect and Enhance Natural Features and their 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, 2.2		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 1.3		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 6.1, 6.2	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					
Coordinate Land Use and Transportation to Support the Safe and Efficient Movement of Vehicles for Passengers, Goods and Services	5.2	Goal 1.1	Goal 2.1, 2.3					Goal 7.1, 7.2		

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.

Acknowledge RGS 'living strategy'; similar requirement to update every 5 years; review process underway in tandem with OCP update; Squamish to update RCS once the formal RGS review complete.

7.4 RGS Monitoring and Implementation

As set out in Part 4 of the RGS, preparation and adoption of the RCS is a key implementation tool for the RGS directives within the District's OCP. To measure progress in RGS implementation, the RGS sets out performance monitoring objectives and suggests key indicators for the nine RGS Goals. District policies addressing this include:

- i. a review of the Growth Management Strategy every five years;
- ii. support for coordination, cooperation, and monitoring of transportation at a regional level;
- iii. commitment to initiate a monitoring program within two years of OCP adoption;
- iv. a bi-annual review of District population projections, and dissemination of population data to other agencies; and,
- v. recognition that changes to the OCP may be required in response to changing conditions, community trends, and priorities.

The OCP also states that the District's OCP monitoring program is to reflect the monitoring recommendations made in the RGS. The District will consider incorporating RGS performance monitoring core indicators within the OCP monitoring framework.

7.6 RCS Implementation

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

7.7 Provincial Interest Statements

[Insert 'provincial interest statements'; to be requested of provincial ministries] – statements covering: natural resource mgmt., sustainable development, tourism and economic development, natural hazard mitigation, collaborative governance, healthy communities etc.

District of Squamish – Vancouver Coastal Health Collaboration Agreement

School District 48 Memorandum of Understanding

draft

7.8 Citizen Engagement

'Our citizens' goals and aspirations lead us'

The District is committed to open, transparent and responsive government and providing meaningful opportunities for citizens to actively engage and participate in decision-making that affects their lives and wellbeing. The District is committed to a culture of community collaboration and innovation.

Advancing the community's vision and goals through implementation of this OCP requires partnerships among and collaboration with local First Nations, 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 service providers that together provide vital services to the community.

7.8.1 Objective

1. Demonstrate open and transparent leadership in enterprising government.

7.8.2 Policies

1. Proactively communicate and regularly engage with the community through a diversity of channels. Report progress on municipal actions through the District's Annual Report.
2. To improve citizen engagement and enhance access to information, continue to publish open data for community use and make readily available pertinent information on municipal operations and services as well as financial health.

7.8.3 Objective

1. Collaborate, proactively engage and maintain open dialogue with citizens, youth, partners, governments and agencies.

7.8.4 Policies

1. Promote understanding of the decision making process and the importance and value of community participation. Practice collaboration and encourage partnerships within the community in planning and delivery of municipal services, programs and facilities.
2. Ensure children and youth voices, needs and participation are represented in all municipal processes, civic activities, programs and initiatives.

3. Encourage the formation of neighbourhood and other local associations and community organizations as a means of strengthening communication between the District and its residents.

7.8.5 Objective

1. Ensure residents and affected stakeholders are afforded meaningful opportunities to engage in community decision making processes in order to promote sustainable decisions that meet the needs of the community.

7.8.6 Policies

1. Ensure early and ongoing engagement of the community in municipal decision-making processes. Consider all stakeholders affected by and interested in decisions and provide timely information necessary for their meaningful participation.
2. Apply the International Association for Public Participation (IAP2) Framework in engagement activities for municipal decision making and reporting. Continue to implement and expand its use by Council and all municipal departments.
3. 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.
4. Develop and implement a Corporate Social Responsibility Policy.
5. Monitor and benchmark community data to prioritize and respond to community trends and shifting needs. [Develop a municipal census and annual citizen survey.]
6. To encourage citizen participation in development review, work with land development applicants to ensure that all new applications are communicated to the public in a clear and accessible way. Regularly update and maintain the web-based Community Development Showcase.

Part 3: Objectives and Policies

8. Growth Management

Growth management is important to ensure the community evolves in a manner that contributes to its livability while reflecting the vision of its residents. Successful growth management can minimize municipal infrastructure establish a positive contribution to the community from development.

The following objectives and policies are intended to guide decision making at the community wide scale regarding the disposition of development opportunities. These policies are particularly relevant when considering significant development proposals, proposals that involve previously undeveloped greenfield sites or the remediation of significant brownfield sites.

A sub area plan is a bylaw adopted by Council that provides a greater level of detail regarding land uses, density and form and character attributes for a defined area than is generally found in an Official Community Plan. A sub area plan can apply to an established neighbourhood or to a group of neighbourhoods, as well as to newly developing or historic areas within the municipality. Neighbourhoods are most often considered as predominantly residential in character, but they can also be commercial or industrial, any combination of land uses, or areas with unique natural or ecological qualities not found elsewhere in the District.

8.1 Compact Urban Form

8.1.1 Objective

- 1) Make efficient use of the limited land base and promote development of a compact urban form.

8.1.2 Policies

- 1) Accommodate population growth primarily through infill of vacant and underutilized lands and brownfield sites within existing neighbourhoods on lands designated as Gateway, Commercial Centre, Mamquam Blind Channel, Downtown South, Downtown Residential, Residential Neighbourhoods, University Neighbourhood, and Mixed Use Commercial on Schedule XXX.
- 2) Accommodate the majority of population growth in the Downtown area, the University area and through redevelopment of the Waterfront Landing and Oceanfront area.
- 3) Residential Reserves are not intended to be the main source of residential growth in the District within the timeframe of this plan.

- 4) Substantially complete development of residential lands designated as Residential Neighbourhoods before the expansion of development into areas designated Residential Reserve areas to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.
- 5) Consider some limited expansion of new or existing neighbourhoods into undeveloped areas designated as Residential Reserves on Schedule XXX within the timeframe of this plan if necessary to accommodate population growth outside of areas subject to natural hazards.
- 6) Consider some limited expansion of new or existing neighbourhoods into undeveloped areas designated as Residential Reserves on Schedule XXX within the timeframe of this plan if necessary to accommodate population growth outside of areas subject to natural hazards.
- 7) Consider future expansion into District Lots 509 & 510 and 513 only after the District's population reaches a minimum of 22, 500.
- 8) Ensure proposals for development in Residential Reserve areas and the associated population growth are accompanied by assessment of corresponding impacts on the demand for fire, RCMP and emergency management services and consideration of a strategy for providing these services.

8.2 Urban Containment Boundary

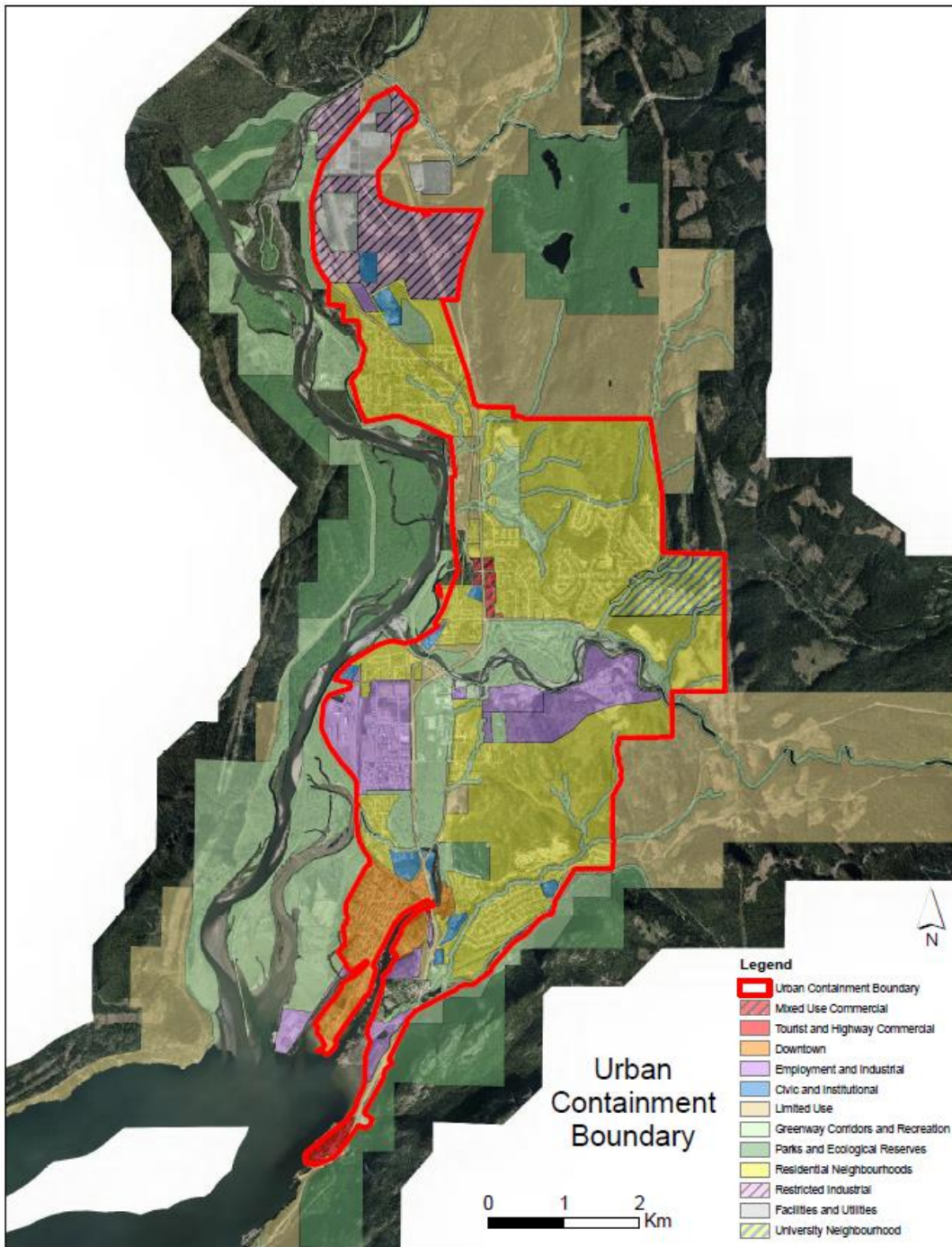
8.2.1 Objective

- 1) Contain and support urban growth within an urban containment boundary.

8.2.2 Policies

- 1) Maintain the Urban Containment Boundary (UCB) as identified on Schedule XXX as a principle growth management tool by restricting all new development to locate within the UCB.
- 2) Areas outside the Urban Containment Boundary should be designated Conservation, Limited Use, Greenway Corridors and Recreation, or Parks and Ecological Reserves.
- 3) Do not consider major changes to the Urban Containment Boundary except as the outcome of:
 - a. a comprehensive review of the Official Community Plan
 - b. a significant public engagement process, or

- c. a joint planning process completed in collaboration between the Squamish Nation and the District of Squamish.



8.3 Municipal Servicing

8.3.1 Objective

- 1) Minimize municipal infrastructure costs for servicing growth and development.

8.3.2 Policies

- 1) Extension of municipal water and sewer servicing shall be restricted to areas designated on Schedule B as:
 - a. Gateway
 - b. Commercial Centre
 - c. Mamquam Blind Channel
 - d. Downtown South
 - e. Downtown Residential
 - f. Residential Neighbourhoods
 - g. University Neighbourhood
 - h. Highway and Tourist Commercial
 - i. Mixed Use Commercial
 - j. Civic and Institutional (except the Municipal Cemetery); and
 - k. Employment and Industrial (except the former Woodfibre site).
- 2) Lands designated Limited Use, Restricted Industrial, or Facilities and Utilities on Schedule B 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.
- 3) Direct future urban growth to elevations below 200 m as shown on Schedule XXX in order to limit the need for new reservoir and servicing infrastructure and to reduce energy and cost demands for water delivery.
- 4) Consider servicing proposed developments above 200 m elevation with municipal water and sewer only in areas identified for future sub area plans on Schedule XXX, where the proposal is in accordance with the objectives and policies of the Official Community Plan.
- 5) Minimize the length of infrastructure extensions for development in Residential Reserve areas by capitalizing on existing community services and restricting new development to locations contiguous to existing urban areas, taking into account

exceptions for topography, natural features, and natural hazards identified in Schedule XXX.

- 6) The extension of municipal infrastructure services to isolated properties is discouraged and will only be considered in situations where the development is consistent with the objectives of the Official Community Plan, demonstrates a net positive impact and benefit to the community, and when accompanied by an approved Neighbourhood Plan.

8.4 Future Boundary Expansion & Adjustments

8.4.1 Objective

- 1) Ensure the process of municipal boundary expansion reflects the significance of the proposed extension and addresses potential impacts to the District.

8.4.2 Policies

- 1) Conduct consultation with affected local governments and residents regarding a major District boundary expansion prior to considering the expansion.
- 2) Undertake an independent study that addresses the following items prior to considering a major District boundary expansion:
 - a. existing development capacity within District boundaries;
 - b. demand for additional land to meet the needs of the community;
 - c. potential community impacts from possible land use activities within the area proposed for Boundary expansion;
 - d. implications of providing servicing to the area proposed for boundary expansion;
 - e. Fiscal and District taxation implications of the boundary expansion; and,
 - f. Governance issues related to boundary expansion.
 - g. A comprehensive study will not be required for a minor boundary adjustment provided that the following criteria are met:
 - h. limited land area;
 - i. minimal or no permanent population;
 - j. no servicing or maintenance obligation that would be a burden on the District of Squamish; and,
 - k. a positive net contribution to the municipal tax base.

8.5 Brohm Ridge Resort

8.5.1 Objective

- 1) Ensure Council consideration of a boundary expansion to encompass a proposed master planned recreational ski resort and residential community in the Brohm Ridge area is informed by a comprehensive review of relevant development characteristics, benefits and impacts.

8.5.2 Policies

- 1) Solicit an independent study to be completed prior to considering a District boundary expansion in the Brohm Ridge area encompassing a proposed master planned recreational ski resort and residential community. The study should be informed by completion of a sub area plan in accordance with Section XXXX. The study should be completed at the expense of the proponent and should address the following items:
 - a. Fiscal impact assessment of the Project, including scenarios of success, partial failure and complete failure, to determine socio-economic impacts, including consideration of infrastructure and long-term liability maintenance of municipal services and increased demand on community services;
 - b. Evaluation of real estate market absorption potential over time, cumulatively with all known approvals in the District and Regional District to determine socio-economic impacts;
 - c. Visitation impacts to existing destinations and facilities;
 - d. Evidence-supported four season visitation estimates related to proposed activities;
 - e. Further ground water research regarding the Cheakamus Valley aquifer;
 - f. Evaluation of the effects of labour competition on the District;
 - g. Evaluation of impacts on supply and demand for affordable housing and employee housing;
 - h. Inventory of recreational values and proposals for enhancement;
 - i. Inventory of the environmentally sensitive areas, environmental habitat, and wildlife movement corridors and opportunities for protection and enhancement;
 - j. Identification of the proposed land uses and densities to be considered;
 - k. Identification of land-use tools and policies to ensure a recreational resort focus as opposed to a master-planned residential

community with resort and recreational facilities as secondary features;

- I. Any other matters as directed by Council.

8.6 Sub Area Planning

8.6.1 Objectives

- 1) Use sub area planning to determine the scope, timing and character of development in new areas and guide the evolution of existing neighbourhoods.
- 2) Undertake a consultative approach for sub area planning that seeks input from the community, local interest groups and Provincial and Regional agencies.
- 3) Manage future expansion based on the criteria outlined in Chapter XXX Area Planning, balancing the needs of the community with the costs associated with the provision and maintenance of social and physical infrastructure.
- 4) Establish criteria for the initiation of sub area planning for existing neighbourhoods and new areas that incorporates Smart Growth concepts.

8.6.2 Policies

- 1) The following existing sub area plans identified on Schedule I, form part of the Official Community Plan:
 - a. Business Park Sub Area Plan (Bylaw 1711, 2002) Schedule K
 - b. Sea to Sky University Sub Area Plan
 - c. (Bylaw 1812, 2004) Schedule L
 - d. Waterfront Landing Neighbourhood (Bylaw 1925, 2006) Schedule M
 - e. Oceanfront Peninsula Sub Area Plan (Bylaw 2157, 2010) Schedule N
- 2) The District will undertake an extensive public engagement approach when preparing a sub area plan and will engage from residents of the neighbourhood, community groups and other local, regional and/or provincial organizations or agencies that may contribute to the process.
- 3) The following areas within the District of Squamish will be included in future sub area planning activities at the direction of Council:
 - a. Valleycliffe
 - b. Brackendale
 - c. Dentville
 - d. Garibaldi Estates and Highlands

- e. Paradise Valley
 - f. Centennial Way/Brennan Park Area
- 4) Provide opportunities for increased density in the Garibaldi Estates area by repealing the 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' and supporting increased opportunities multi-family development near the Garibaldi Village commercial area in consideration of policies in Section 8 of this plan.
- 5) The following locations have been identified on Schedule XXX as requiring future sub area plans adopted by Council before any new development approvals are issued on undeveloped parcels:
- a. District Lots 509 & 510
 - b. District Lot 511
 - c. District Lot 513
- 6) In the event area wide or partial fan hazard mitigation is achieved on the Cheekye Fan, a sub area plan adopted by Council is required prior to amendments to OCP land use designations. Development of this sub area plan should explore the potential for employment lands opportunities on the Cheekye Fan including at the Squamish Airport.
- 7) 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;
 - 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;
 - f. environmental impact assessment of proposed future development including an inventory of environmentally sensitive areas, wildlife habitat and connectivity corridors and identification

- of opportunities for protection and restoration of environmental values;
 - g. inventory of existing recreational values and potential opportunities for enhancement including 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 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.
- 8) Initiation of sub area planning for existing neighbourhoods will be identified through the annual budget process and initiated by a resolution of Council.
- 9) Initiation of sub area planning to enable development in Residential Reserve areas will be undertaken at the direction of Council in consideration of the following:
- a. Official Community Plan growth management policies
 - b. Real estate market conditions of supply and demand
 - c. Relationship to adjacent neighbourhoods and developments
 - d. Proximity to municipal servicing infrastructure.

8.7 Cheekeye Fan Debris Flow Hazard Area

8.7.1 Objective

- 1) Ensure Cheekeye Fan Debris Flow risk is mitigated to an acceptable level for land uses proposed on the fan.

8.7.2 Policies

- 1) Prior to consideration of new applications within the Cheekeye Fan Debris Flow Hazard Area identified on Schedule XXX which:
 - a. amend Official Community Plan land use designations,
 - b. rezone a property, or
 - c. subdivide in order to create three or more new lots of dwelling units,

Council must adopt new hazard mapping, an appropriate mitigation strategy, conditions pertaining to the implementation of mitigation and associated development controls as per Policy 11 – 22 and a Sub area plan as per Policy 11 – 23 for the area under consideration. Mitigation strategies must be implemented prior to subdivision in order to create three or more new lots of dwelling units.

- 2) A mitigation strategy and associated development controls for the Cheekeye Fan Debris Flow Hazard Area must include:
 - a. a policy framework for considering and addressing risk tolerance levels, the debris flow hazard at a range of design events up to and including the 1:10,000 year event, including identifying a set of compatible land uses; and
 - b. hazard/risk assessment studies prepared by a qualified professional that adequately addresses mitigating and managing the Cheekeye Fan debris flow hazard in relation to the proposed land uses using a quantitative risk assessment methodology, including identifying appropriate land use strategies and mitigation measures.
- 3) A sub area plan for development located within the Cheekeye Fan Debris Flow Hazard Area must be completed in accordance with the mitigation strategy and associated development controls adopted by Council and the sub area planning considerations identified in Policy 11 – 12.

9. Residential

9.1 Residential Development

9.1.1 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) Promote increased residential density in appropriate areas while maintaining distinct, unique, and vibrant neighbourhoods.

Policies

- 1) Encourage residential infill through support of smaller lot sizes, attached secondary suites and detached secondary suites, where appropriate.
- 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 in order to prevent urban sprawl and to ensure efficient use of new and existing municipal infrastructure.
- 4) Consideration of residential infill development proposals in existing neighbourhoods must encompass the following criteria:
 - a. Reflection of and sensitivity to the characteristics of the surrounding neighbourhood with regard to building massing and height considering aesthetic qualities, views and shadow impacts;
 - b. Compatibility with adjacent land uses;
 - c. Provision of a range of housing types and tenures that are suitable to a range of needs;
 - d. Access to and integration with active transportation opportunities;
 - e. Minimization of impacts on the surrounding road network vehicular traffic;
 - f. Connectivity and proximity to transit;
 - g. Protection and restoration of environmental values;
 - h. impact and contribution to local park and open space needs;

- i. Avoidance and/or mitigation of risk from natural hazards such as flooding, interface wildfire and geotechnical 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 existing policy adopted by Council regarding community amenity contributions.
 - m. Incorporation of opportunities for food production.
 - n. For multi-family development: proximity to commercial, recreational, and institutional services for daily activities and to develop complete communities;
 - o. For multi-family development: integration of commercial as mixed uses as specially appropriate; and
 - p. 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.
- 5) Encourage the development of small lots, cluster housing, apartment and townhouses in accordance with conservation subdivision design principles, providing opportunity to concentrate housing in return for preservation and acquisition of environmentally sensitive land, additional useable open space or recreational amenities.
- 6) 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 low-impact transportation systems and to maximize efficient use of municipal servicing 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 in order to support development of complete communities and effective transit networks.
- 8) Ensure infill development proposals include the provision of related infrastructure supporting densification. Panhandle subdivision that allows for incremental densification without any 'whole-street' level net improvements to municipal roads, sidewalks and cycle lanes is not supported.

- 9) Considered panhandle subdivision exclusively at a sub area plan level as part of a comprehensive densification strategy Where existing lot patterns in established neighbourhoods exist, panhandle subdivision that requires a waiver of the minimum 10% lot frontage requirement will not be considered on a case-by-case basis.
- 10) 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.

9.2 Green Building Design

9.2.1 Objective

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

9.2.2 Policies

- 1) Work with senior government and advocate for increased energy efficiency standards and remove regulatory obstacles to incent or mandate green building and energy efficiency.
- 2) Consider adopting higher construction energy efficiency standards than the existing building code standards if new opportunities become available.
- 3) Undertake a review of possible incentives to encourage sustainable, energy efficient building design and construction, including but not limited to:
 - a. Reducing building permit processing timelines;
 - b. Reducing or waiving building permit fees and other development charges and fees;
 - c. Providing density bonuses.
- 4) Investigate green building design techniques and standards (such as Passive House, LEED and Built Green) and technologies, (such as geothermal and green roofs) for all building types and develop guidelines to encourage sustainable design and construction techniques.
- 5) Encourage building and site design that incorporates features to enable ground water recharge such as green roofs, vegetated swales and pervious paving material. Consider amendments to the zoning bylaw to require building and site design that reduces the amount of impervious surfaces

- 6) Create a development permit area to encourage water and energy conservation and Greenhouse Gas reduction in new development.
- 7) Work with the development community to encourage green building practices including deconstruction and reduced waste generation and the energy efficient use of resources during construction.
- 8) 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.

9.3 Live Work Spaces

9.3.1 Objective

- 1) Support live-work development proposals in appropriate locations which incorporate robust 'work' characteristics.

9.3.2 Policies

- 2) Support the development of 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 live/work developments in order to further develop a hub of commercial activity;
 - b. proposed size of the 'work' component of the units, in order to ensure sufficient size for a viable business, possibly incorporating a maximum proportion of space that can be dedicated to residential use.
 - c. A design intended to primarily function as a 'work' environment rather than a 'live' environment, to encourage ongoing commercial use rather than 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.

9.4 Float Homes

9.4.1 Objective

- 1) Ensure float homes development proposals meet highest standards for environmental protection and are compatible with surrounding waterfront land and water uses.

9.4.2 Policies

- 1) Direct float homes to water lots where approval or tenure for the proposed activity 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) Develop a Development Permit Area to regulate the form and character of float homes.
- 3) Amend the District of Squamish Zoning Bylaw to address the development of float homes and include regulations pertaining to sewage servicing and parking.
- 4) Ensure fiscal impacts of float home development on municipal functions is addressed by updating the District of Squamish Community Amenity Policy and Development Cost Charge Bylaw to address float home development.
- 5) Adopt and ensure development applications for float homes comply with all requirements set out in the British Columbia Float Home Standards.
- 6) Ensure water access structures associated with float home development do not impede pedestrian access along the foreshore and do not extend farther into a waterbody than is necessary for water access and moorage at extreme low tide.
- 7) Consideration of float home development proposals will encompass the following criteria:
 - a. Environmental impacts of the development on the marine environment and foreshore area;
 - b. Interaction of float home development with potential dredging activities and marine transportation;
 - c. Interaction of float home development with flood hazards and flood protection activities.

10. Affordable + Diverse 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 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: on the heels of the Affordable Housing Framework endorsed in 2014, a Housing Task Force was convened to provide a strategy and plan to increase the supply, availability and access to affordable housing across the housing whole spectrum / continuum—including emergency shelters, transitional housing, social and subsidized housing, non-market rental housing and affordable market housing. The OCP advances policy informed by the Affordable Housing Framework and Housing Task Force recommendations.

10.1 Affordable Housing

10.1.1 Objective

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

10.1.2 Policies

- 1) Regularly engage and consult with the Housing Stakeholder Group on housing policy, program decisions and housing actions to address the critical need for and affordability gap faced by the community.
- 2) Focus direct District action on the affordable rental and modest market sector of the local housing spectrum/continuum, while facilitating and supporting the provision of subsidized and social housing by local housing organizations and agencies (where the residents typically earn less than 80% of average median

income, and the resulting subsidy required is greater than for the modest market sector).

- 3) Support and resource strategic housing actions through a dedicated housing coordinator [expand on role].
- 4) Identify multi-year targets for affordable housing/unit creation and develop an ongoing monitoring system to assess the housing situation in Squamish.
- 5) 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. NEW. Develop criteria to evaluate funding requests from the Reserve including (purpose, criteria, prioritization, collaboration, gap analyses).
- 6) 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.
- 7) 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.
- 8) 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 and education centres to create permanent and secured affordable housing throughout the community.
- 9) Support mixed-income housing to provide a range of housing in both new and existing neighbourhoods and implement inclusionary zoning for larger-scale residential rezoning projects that sets targets for a percentage of units to be constructed and subject to Housing Agreement to ensure affordability in perpetuity.
- 10) Consider and develop policy to ensure that large-scale workforce housing needs are met. Encourage employer-assisted housing programs, as well as inclusionary zoning measures and requirement for a certain percentage of new housing construction to be set-aside for affordable or workforce housing.

10.2 Affordable Rental Housing

10.2.1 Objective

- 1) Expand the inventory of affordable rental units.

10.2.2 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. [note need for reasonable balancing act, recognize home share]

10.3 Housing Coordination + Partnerships

10.3.1 Objective

- 1) Partner and coordinate local affordable housing initiatives.

10.3.2 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 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 affordable housing targets to meet demand over the next 20 years.

10.4 Supportive + Social Housing

10.4.1 Objective

- 1) Develop supportive non-market housing.

10.4.2 Policies

- 2) 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.
- 3) 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.

- 4) 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.

10.5 Diverse Housing [Age-Friendly : Adaptable : Healthy]

10.5.1 Objective

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

10.5.2 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, when seeking rezoning for multi-family development, require that at least 20% of the dwellings are 3 bedroom units, and further that at least 10% of the dwelling units are 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) Ensure integration of universally accessible design in all new and substantial housing re-development. [EDITS 17 – 21] Develop and implement development guidelines and minimum requirements for adaptable housing.

11. Commercial

Complete communities are based on the ideal that an appropriate amount and diversity of commercial land and services are available to serve residents in key locations throughout the community. Traditionally, commercial lands have been located in the downtown core. Revitalization of the downtown core and redevelopment of the waterfront presents opportunities to increase the amount of space available for commercial use. The community also provides shopping and services to the surrounding region.

11.1 Compact Commercial Development

11.1.1 Objective

- 1) Strengthen existing commercial lands in the District by directing commercial activities to existing commercial areas.
- 2) Support the Downtown as the priority area for commercial uses in the community.
- 3) Enhance Squamish as the regional commercial service centre of the Sea-to-Sky corridor.
- 4) Foster mixed use developments that contribute to the development of a complete community.
- 5) Encourage the development of a range of commercial activities within Squamish.

11.1.2 Policies

- 1) Concentrate commercial development in the downtown and Garibaldi Village commercial areas and in neighbourhood nodes. Downtown, particularly along Cleveland and Second Avenues, and the future Oceanfront area is the 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, accountants, travel agencies;
 - c. commercial offices and region-serving offices;
 - d. facilities and institutions;
 - e. mixed-use residential /commercial; and
 - f. tourist accommodation and commercial recreation.

- 2) Facilitate the continued development of the Business Park as a progressive and prosperous business environment that accommodate a mix of commercial and industrial businesses in accordance with the Business Park Sub Area Plan. Limit Business Park commercial operations to uses such as:
 - a. large format retail outlets such as big box retail outlets;
 - b. auto oriented service commercial activities;
 - c. retail uses as a component of a light industrial operation;
 - 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 space.
- 3) Attract and maintain a variety of industrial and commercial business park businesses and employees, the Squamish Business Park may provide centrally-located service commercial uses to serve the needs of businesses in the Park and their employees.
- 4) Limit the number and scale of retail, office, restaurant, business service establishments, financial institution and related uses within the Squamish Business Park to discourage and minimize the population-serving businesses which are more appropriately located in the downtown, highway and tourist commercial or neighbourhood commercial locations.
- 5) Ensure the commercial service centre within the Squamish Business Park is compact and well-designed, centrally-located with easy pedestrian, transit and bicycle access from all businesses in the Park.
- 6) Prioritize infill and redevelopment of underutilized commercial lands to achieve compact urban form and to avoid dispersed commercial development.
- 7) Amend zoning to include density bonus for mixed use developments where additional density is provided in exchange for increased commercial space.
- 8) Recognize and encourage marine-based commercial uses and their associated land-based activities.
- 9) Encourage the establishment of commercial activities and businesses that support marine-based employment and recreational opportunities.
- 10) Support the development of Home Based Businesses as a source of employment within the community.

11.2 Highway and Tourist Commercial

11.2.1 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.

11.2.2 Policies

- 1) Ensure a continuous strip of commercial/industrial development along the Sea-to-Sky corridor Highway 99 is not developed.
- 2) No expansion of Commercial/Industrial designations along Highway 99 shall be permitted beyond those identified on Schedule B.
- 3) 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.
- 4) Separated 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.
- 5) 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.
- 6) Encourage the development of a range of tourist accommodation types, including campgrounds, hotels/motels, lodges, resorts, and bed and breakfasts, to diversify tourism opportunities in the community.

11.3 Neighbourhood Nodes

11.3.1 Objective

- 1) Establish or further develop neighbourhood nodes in all major residential neighbourhoods in order to create complete communities where residents can meet their daily needs in a central neighbourhood gathering place, reduces automobile reliance, and provides a focal point and identity for the neighbourhood it serves.

11.3.2 Policies

- 1) Support development of neighbourhood nodes, identified in Figure XXX, to provide commercial and institutional uses such as local commercial, services and transit connections.
- 2) Concentrate local commercial, recreational amenities, or other compatible uses in locations that support an identifiable neighbourhood node within new residential neighbourhood development.
- 3) Assess proposals for neighbourhood commercial development in areas not already designated as a Neighbourhood node on Schedule XXX 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.
- 4) Discourage low density single-unit development within, or in close proximity to neighbourhood nodes.
- 5) Encourage mixed-use developments within neighbourhood nodes encompassing residential and commercial or various forms of commercial 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.
- 6) Maintain the unique qualities and characteristics of each existing neighbourhood and neighbourhood node.

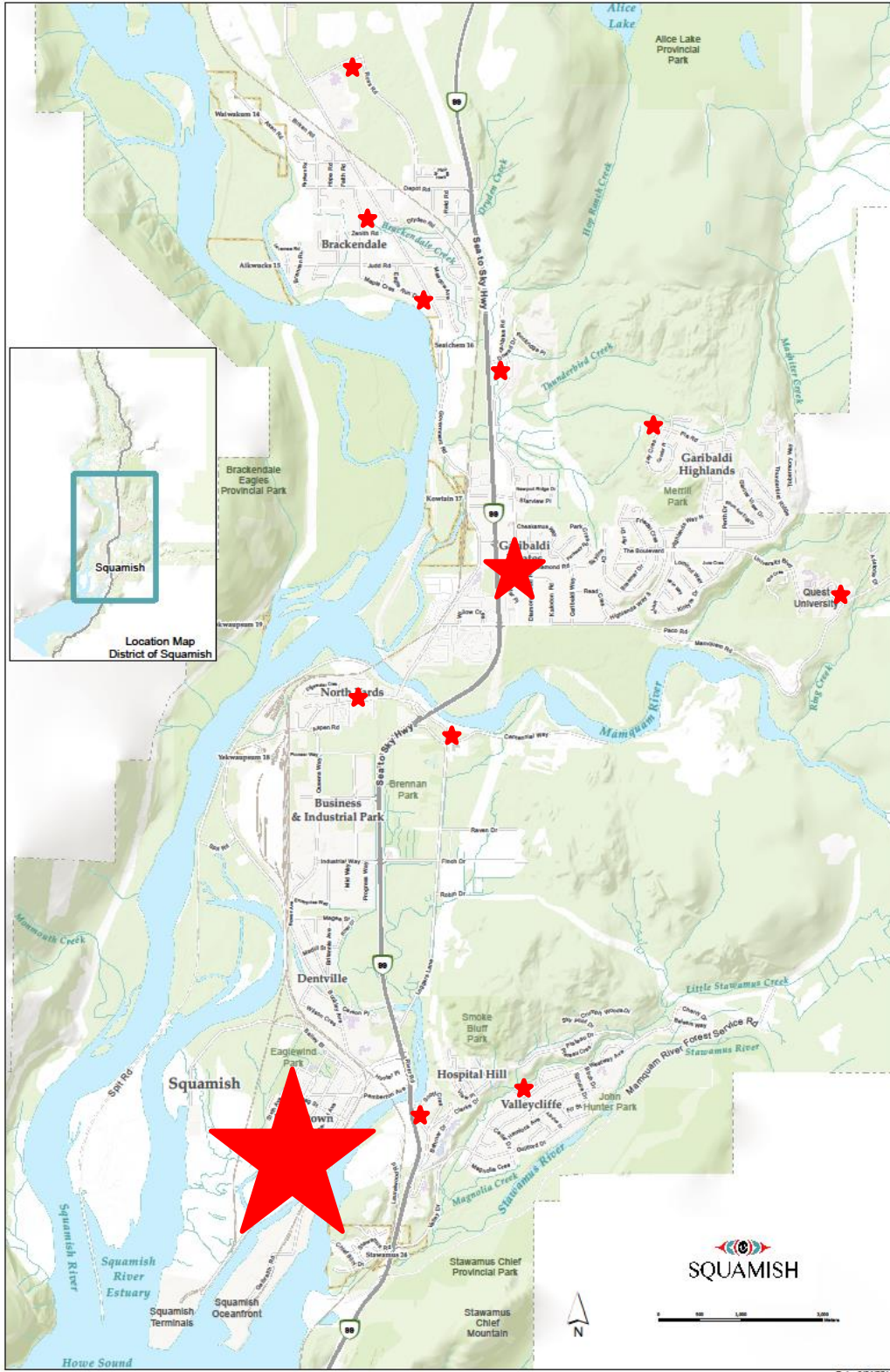


Figure XXX. Neighbourhood Node Locations

11.5 Temporary Use Permits

11.5.1 Objective

- 1) Permit temporary use permits for specific uses when considered appropriate by Council.

11.5.2 Policies

- 1) Despite the existing zoning, the issuance of Temporary use Permits may be considered by Council throughout the 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) The permit may be issued subject to conditions 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 of use;
 - d. required site rehabilitation upon cessation of the use.

12. Employment & Industrial Lands

In recent years the economic shift in Squamish has 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 greater variety of jobs are available to residents, Squamish must address the issues of retaining employment within Squamish and ensuring that job growth corresponds to population growth. This will contribute to a more complete community while reducing the automobile dependence and long commutes for some members of the local labour force. To encourage the creation of jobs within Squamish, an adequate supply of land is necessary to support the land uses associated with employment. In an effort to address this challenge the District of Squamish adopted the Business Park Sub-Area Plan in 2002 to identify lands in the Squamish Business Park for business industrial uses, which include knowledge based industries, thereby diversifying industrial 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. A considerable amount of employment lands has been lost due to residential rezoning and re-designation. 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 light industrial operations, particularly in Paco Road and the former BC Rail yards. Finally, conflicting land use policies and regulations, including the Business Park Sub Area Plan, lack clarity and create confusion for land owners. A potential location for future employment lands development is the Cheekeye fan; however, this area is only available in the event that area wide debris flow hazard mitigation is implemented.

12.1 Industrial Land Use

12.1.1 Objective

- 1) Maintain and optimize existing employment lands inventory.

12.1.2 Policies

- 1) Implement recommendations from the District of Squamish Employment Lands Strategy (2015).
- 2) Limit or halt re-designation of zoned employment lands to residential and residential mixed-uses in order to promote a diversified local economy, maintain present and future employment opportunities and encourage a healthy tax base.

- 3) Promote a diverse industrial economy and mitigate against dispersed industrial development through prioritization of infill and redevelopment of underutilized industrial lands.
- 4) Maintain an employment lands inventory on an ongoing basis to ensure that sufficient lands are available for future development over the long term.
- 5) Prevent retail and professional office uses in areas designated for industrial use in order to preserve the industrial land base and promote commercial development in appropriate locations.
- 6) Support the use of 'Site B' for water-based log sort opportunities and expanded medium industrial uses. Consider options for improved access to the site.
- 7) Support the use of the former BC Rail North Yards site, west of the rail tracks, for medium industrial use.
- 8) Restrict the use of Industrial land in the Cheekye Fan debris flow hazard area to industrial uses not requiring municipal services or permanent buildings such as log sorts subject to a geological hazard study and mitigation strategy prepared by a qualified professional engineer.
- 9) Encourage intensification of use in existing industrial areas by supporting the provision of multi-level industrial bays and site coverage where these initiatives are compatible with adjacent non-industrial land uses.

12.1.3 Objective

- 1) Expand employment lands inventory.

12.1.4 Policies

- 1) Continued to work with the Squamish Nation to discuss employment lands opportunities including the Site B and the Cheekye Fan locations.
- 2) Support additional employment lands opportunities at Site B and consider options for the extension of municipal services to the area.
- 3) Explore opportunities for employment lands use on Crown Land within District boundaries in association with Squamish Nation consultation.

12.1.5 Objective

- 1) Improve land use management.

12.1.6 Policies

- 1) Amend zoning bylaw to clarify and differentiate light industrial, medium industrial (including key forestry related activities) and heavy industrial and ensure permitted uses within these zones match the industrial intent without encompassing commercial uses.
- 2) Amend zoning bylaw to permit more intensive use of industrial lands through increased Floor Area Ratios.
- 3) Consider developing and monitoring employment lands indicators and jobs-to-housing target ration for Squamish which could be incorporated as targets in future sub area plans.
- 4) The location of new heavy industry shall be considered on a site-specific basis and will be subject to a mitigation study to ensure that no negative land use issues result.
- 5) Consider resilience to projected changes in climate when reviewing development proposals for employment and industrial activities.

12.2 Business Park

12.2.1 Objective

- 1) Ensure employment and industrial opportunities within the Business Park are protected.

12.2.2 Policies

- 1) Ensure development in the Squamish Business Park occurs in accordance with the Business Park Sub-Area Plan included in this plan as Schedule X.
- 2) Support a mix of industrial and commercial activities in the business park grouping uses based on character and compatibility. Direct small scale retail stores and personal services uses Downtown or to other commercial areas.
- 3) Clarify the intended focus of the business park through updating the Squamish Business Park Sub Area Plan to address the following items:
 - a. Ensure areas designated for light and medium industrial uses are maintained for those uses where feasible. Discourage commercial and retail activities in these areas;
 - b. Continue utilizing light industrial uses to buffer commercial and retail uses from medium industrial uses;
 - c. Include the BC Rail lands within the scope of the plan and designate for medium industrial use;

- 4) Encourage a high quality building form and site development north of Commercial Way and accommodate a mix of high intensity light industrial and commercial uses such as knowledge-based and recreation technology activities. Ensure all activities and storage are located wholly within completely enclosed buildings.

12.3 Land Use Compatibility

12.3.1 Objective

- 1) Ensure compatibility between employment and industrial activities and other land uses are considered in the development process.

12.3.2 Policies

- 1) Development applications for new industrial activities should address associated impacts on existing adjacent uses. Screening and buffering are required to mitigate land use impacts.
- 2) Residential or commercial development applications adjacent to parcel zoned for industrial activity should incorporate buffering and screening into development design to mitigate the impacts of proximity to industrial operations. Specific area where future residential or commercial development could be impacted by adjacent industrial activity and should consider buffering and notification covenants for noise and sound include the Klahanie area, Waterfront Landing, Robin Drive, North Yards area, Centennial Road and the northern portion of the Cheekeye Fan should area wide hazard mitigation measures be implemented.

12.4 Port and Marine Activities

12.4.1 Objective

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

12.4.2 Policies

- 1) Encourage expansion and diversification of marine-based port activities including the Squamish Terminals facility and supporting activities.
- 2) Support ongoing industrial land use of the Port, including handling cargoes, storage and transfer of goods and materials, and other port-related uses and associated employment activity.

- 3) Consider the future expansion of the Squamish Terminals when assessing the transportation corridors and road infrastructure in the community, specifically truck routes through the Downtown and future road network improvements.

12.5 Woodfibre Heavy Industrial Use

12.5.1 Objective

- 1) Ensure District participation in the process of monitoring and mitigating environmental impacts from proposed industrial activity at the Woodfibre site.

12.5.2 Policies

- 1) Advocate to federal and provincial government agencies for District participation in ongoing monitoring of cumulative environmental impacts from all aspects of associated industrial activities including impacts to:
 - a. The Howe Sound marine environment,
 - b. The Squamish River Estuary and surrounding Wildlife Management Area,
 - c. 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 the operation of the WLNG facility 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.

13. Civic & Institutional

13.1 Institutional Uses

13.1.1 Objective

- 1) Integrate institutional uses within the community.

13.1.2 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, Downtown, Mixed Use Commercial, University Neighbourhoods and Employment & Industrial 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; 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.
- 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.

13.1.2 Objective

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

13.1.4 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.

13.1.5 Objective

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

13.1.6 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.

13.2 Sustainable/Green Building

13.2.1 Objective

- 1) Incorporate sustainable building technologies and design.

13.2.2 Policies

- 1) Conserve energy, water, materials and other resources in civic and institutional buildings.
- 2) 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.

14. Downtown

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.

14.1 Downtown First

14.1.1 Objective

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

14.1.2 Policies

- 1) Emphasize Downtown as 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.
- 2) Region-serving offices, retail opportunities, facilities, and institutions should be located downtown 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) Continue review of the District Development Cost Charges bylaw to ensure that the municipal costs of development and redevelopment in the Downtown reflects the existing infrastructure located there and relatively lower cost to provide infrastructure services. The DCC bylaw should reflect DT as a priority for DCC investments.

14.2 Downtown Land Use

14.2.1 Objective

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

14.2.2 Policies

- 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 will seek to achieve a balance between residential/commercial, industrial and public uses.
- 4) Encourage a range of marine uses and associated land uses to provide a diversity of employment and recreational activities along the waterfront.
- 5) Apply Crime Prevention Through Environmental Design (CPTED) principles to all new major development and re-development, on both public and private property.
- 6) Encourage greater residential density in locations near commercial nodes and near transit routes, especially around the Downtown or Garibaldi Village commercial area.
- 7) Encourages 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.

- 8) Ensure impacts of significant developments on public realm viewsapes are minimized through consideration of a view impact analysis provided by the applicants at the time of rezoning.
- 9) To maintain important public realm viewsapes as the downtown area develops increased density complete a view corridor study to identify important vies which should be accommodated through the development process.
- 10) Despite specified land use forms in the downtown land use designations, six story developments are supported in the downtown area provided the development is not located on Cleveland Ave and the first and second stories are commercial space.
- 11) Consider developing a community-wide amenity strategy and bylaw or policy that specifies for Downtown the maximum amount of increased density to be permitted in exchange for amenities, and states the calculation and calibration of potential increased density related to extraordinary amenities provided. The amenities could include development of purpose-built residential rental, civic, cultural, or educational space (available for purchase or rent) such as a community centre, theatre and performance space, social service spaces, gallery, or other shared space (such as public meeting space) as determined in cooperation with the District and local community organizations; designation and conveyance of green corridors; provision of land or buildings for a transit hub; provision of public amenities (e.g., expanded plaza, an estuary interpretative centre, public facility) over and above normal requirements; innovative green building design.

14.3 Public Realm

14.3.1 Objective

- 1) Encourage and support the development of and vibrant, active and inclusive public realm within Downtown Squamish.

14.3.2 Policies

- 1) Encourage cultural, 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.
- 2) Create gathering places, programs, services, and events that celebrate and promote the multicultural composition of Downtown.
- 3) Activate Downtown streets with patios and sidewalk seating areas.

- 4) 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.
- 5) Encourage landowners and developers to consider opportunities for temporary land 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) Future civic buildings and uses, such as a new municipal hall, shall be located in the Downtown or on the Oceanfront Peninsula as appropriate.
- 7) Identify areas of the Downtown that need improving and create a design competition for community ideas.
- 8) Create temporary public realm interventions such as street closures, pocket parks, temporary seating and pedestrian cover, public art etc.
- 9) The public realm should help educate the community on the natural environment and the role it plays in the Downtown Area. Explore passive and active educational opportunities, wherever possible, to contribute to a true learning experience

14.4 Urban Design, Place-Making & Culture

14.4.1 Objective

- 1) Downtown seeks high quality urban design and place-making to create a vibrant public realm that includes unique places, open spaces and distinct urban character.

14.4.2 Policies

- 1) All commercial and retail development in the Downtown shall respond to the principles of compact, vibrant and pedestrian-friendly urban form. This is to be achieved by respecting existing block patterns, preserving the rhythm of small-scale, pedestrian oriented commercial retail units along the street frontage, and containing all off-street parking within the building envelope.
- 2) The street network should be defined by buildings, with as many units as possible providing direct access to the street.
- 3) On-street parallel parking or angled parking shall be provided throughout the Downtown area to support retail uses and provide a constant buffer for pedestrians from the travel lanes

- 4) Maintain and celebrate valued heritage elements and resources within Downtown as it grows and changes.
- 5) Views in the Downtown contribute to the overall experience and uniqueness of place and shall be preserved. Any new development or substantial building renovation shall require identification of significant view corridors and protection or mitigation strategies.
- 6) 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.
- 7) Reinforce Downtown Squamish's role as the arts and culture heart of the District and encourage new events and celebrations to take place there.
- 8) Work with Squamish Nation on commercial tourism, awareness of cultural history, and other themes in the estuary and beyond.
- 9) Consider opportunities, sites, and designs for a plaza Downtown, which could function as a town square for community events.
- 10) Explore opportunities to develop new parks and plazas at a range of scales throughout Downtown.
- 11) Encourage opportunities for local food production and small-scale community gardens Downtown on private and public lands.
- 12) Design and program parks for varied uses including, but not limited to, arts and cultural events, sports, 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.
- 13) Parks and open spaces should be located and designed to serve as identifiable nodes and link to trails and other connections in the area.
- 14) 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.
- 15) Integrate larger retail stores into the existing Downtown fabric and streetscape by reducing building setbacks from sidewalks and designing sites with parking underneath and behind buildings

15. 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.

15.1 Natural Areas Protection

15.1.1 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.

15.1.2 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.

15.2 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 XX). 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.

15.3 Eco-Assets

15.3.1 Objective

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

15.3.2 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.

15.4 Land Use + Development

15.4.1 Objective

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

15.4.2 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 neighbourhoods (Schedule X) 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 losses. Use of conservation funding will be informed by application/project criteria [including hardship protocol], enhancement priorities and compensation guidelines with input from senior government agencies, as needed, and at the discretion of the District.
- 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.

15.5 Squamish Estuary

15.5.1 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.

15.5.2 Policies

- 2) 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.
- 3) 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.
- 4) 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 protect natural habitat areas.

- 5) The estuary Transportation Corridor (Schedule X- Land Use) is recognized as a regionally and provincially significant access route linking the port 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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. [LINK TO IFHMP policies; primary and secondary floodways]
- 10) 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. [include mention of Wilson and Britannia Slough areas, per SEMC; consult also with SN]
- 11) 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.
- 12) 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.

- 13) 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.
- 14) Ensure Downtown parks, pathways, and green streets maintain ecological functions and natural values as well as providing visual connections to the estuary.

15.6 Coastal / Marine Planning

15.6.1 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.

15.6.2 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.

15.7 Wildlife Corridors + Attractants

15.7.1 Objective

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

15.7.2 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 protect wildlife corridors and habitats.
- 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 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.

15.8 Water Quality + Conservation

15.8.1 Objective

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

15.8.2 Policies

- 1) Implement the recommendations of the District's Groundwater 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.

15.8.3 Objective

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

15.8.4 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 and more.
- 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) Work to reduce reliance on emergency surface water sources (Mashiter Creek and the Stawamus River). 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 landscape plants, xeriscaping and efficient irrigation systems.

15.9 Air Quality

15.9.1 Objective

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

15.9.2 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.

15.10 Site Alteration, Tree Protection & Invasive Species Management

15.10.1 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.

15.10.2 Policies

- 1) Maintain and update regulatory bylaws to address soils removal and deposition, vegetation and invasive species management. Enact robust regulations and appropriate fines to address and discourage illegal dumping, movement of contaminated materials and unauthorized tree cutting.
- 2) Ensure landscaping reflects the natural setting in Squamish and uses appropriate native and non-invasive plant species. Also consider 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 in site planning and redevelopment review. Where trees cannot be reasonably accommodated (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.

draft

16. Economic Development

Over the past century the economy of Squamish has experienced significant changes. The history of Howe Sound begins with its First Nations people, the Squamish (Sk̓w̓x̓w̓ú7mesh or Sko-mish) Nation, part of the Coast Salish peoples who have lived in this area for thousands of years.

Modern-day Squamish had its beginnings just over a century ago as the southern terminus of a railway serving the province's interior Cariboo region. The logging and tourism industries began in the early 20th century, both stimulated by transportation improvements and especially railway construction. The establishment of Squamish Terminals Ltd. Deep-water, break-bulk facilities in 1972 realized longstanding visions and plans for Squamish as a deep sea vessel port.

Traditionally the Squamish economy has been driven by the railway terminus, the strength of the forest industry and the development of a major break bulk cargo handling terminal. Despite closures of large-scale forest product manufacturers in the 2000's Squamish continues to benefit from primary sector economic activities including the forestry and wood products sector which has experienced growth in recent years and where the potential sustainable harvest can be increased. Squamish Terminal, the single largest taxpayer in the District, remains a major local employer. In addition, 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 sectors including: hospitality and tourism, alternative and renewable energy technology, high tech start-ups, film production, and light manufacturing. Squamish is also emerging as a knowledge and education-based community, particularly with the creation of Quest University in 2007. Today, Squamish is home to a number of "rec tech" businesses in the areas of product design, advanced materials, performance measurement, and web and multimedia marketing. Squamish is continuing its growth in the retail and commercial services sector as the regional service centre of the Sea-to-Sky corridor and to service its growing population. Construction has been a significant and growing industry in Squamish in recent years and the District is poised to experience a further building boom, driven by strong population growth and the launch of several new development initiatives. At the center of this expansion is the recently signed Oceanfront Development project at the head of Howe Sound.

16.1 Develop a Diverse Economy

16.1.1 Objectives

- 1) Develop a strong, diverse economic base that reflects the community's values and aspirations
- 2) Encourage high value-added businesses in priority sectors which offer career oriented jobs for local residents.

16.1.2 Policies

- 1) Implement strategic actions outlined in the 'District of Squamish Economic Development Strategy and Action Plan (2016).
- 2) Continue to implement recommendations of the Squamish 'Branding, Development & Marketing Action Plan' (2014).
- 3) Support forestry processing and value-added wood products opportunities suited to Squamish and explore development of research and training opportunities between Squamish industry and post-secondary institutions.
- 4) Support the Port, Squamish Terminals and transportation operators to capture Pacific Gateway shipping opportunities through marketing and promotion for business and investment attraction.
- 5) Encourage the development of technology, clean-energy and knowledge-based economic opportunities in Squamish through relationship building, networking and targeted business attraction.
- 6) Encourage the development of small-scale manufacturing, assembly and industrial services through targeted business attraction based on incremental market potential and an of inventory suitable locations within the community.
- 7) Strengthen tourism and outdoor recreation opportunities through the development and support of a tourist shuttle service, enhanced trails, parking infrastructure and washroom facilities in strategic locations.
- 8) Support expanded tourism opportunities such as heritage experiences, annual sporting events and shoulder or winter season festival.
- 9) Brand and market Squamish's distinct retail areas and fill gaps in retail inventory through strategic recruitment.
- 10) Promote Squamish as a destination for filming and film production and investigate opportunities for long-term integration of the film industry presence through facility development.
- 11) Encourage marine related economic activity on the Oceanfront lands through strategic recruitment of waterfront industrial businesses and support of marina facilities that complement existing operations.
- 12) In the event that debris flow hazard mitigation measures are implemented for the Cheekeye Fan, encourage economic development at and in the vicinity of the Squamish Municipal Airport through the following approaches:
 - a. support employment-related uses;

- b. work with existing tenants to facilitate long-term lease arrangements;
- c. support airport and aviation-related commercial, industrial, and other employment or uses that require access to an airport;
- d. explore opportunities to service commercial and industrial development with water and sewer;
- e. do not support residential development, or other development that may conflict with airport operations, along noise exposure zones around the airport and along flight paths;
- f. require submission of a study that addresses potential conflicting uses with the aviation and related uses at the airport for any proposed rezoning or subdivision application within 500 metres of the airport.

16.2 Support Existing Businesses

16.2.1 Objective

- 1) Create a business friendly environment for economic development where local businesses are supported and barriers to opportunity are diminished.

16.2.2 Policies

- 1) Establish an effective economic development function for the District of Squamish through an appropriate organization structure, an accountability mechanism, staffing recruitment and partnerships.
- 2) Implement an ongoing, systematic Business Retention and Expansion (BRE) program to support existing businesses.
- 3) Maintain and update an employment lands inventory annually and monitor capacity available for growth and expansion.
- 4) Work with BIA and Chamber to encourage further downtown shopping marketing/promotion and events, as well as more façade enhancements.
- 5) Support the visitor and customer navigation through implementation of the 'District of Squamish Community Wayfinding Program Design Strategy' and an amendment to the Sign Bylaw to encourage consistent theming in business and commercial zones.

- 6) Consider amending zoning regulations to maximize development potential of employment lands by examining height and density restrictions of existing and future commercial and industrial areas.

16.3 Transportation for Businesses and Industry

16.3.1 Objective

- 1) Ensure appropriate transportation infrastructure is available to support economic development with the District.

16.3.2 Policies

- 1) Consider economic development needs when developing transportation planning priorities in order to ensure arterial roads and trucking routes provide viable access to the port and to primary and secondary industrial operations.
- 2) Support a direct connection of consolidated dryland log-sorting infrastructure with the highway.
- 3) Identify and develop improved truck route infrastructure to reduce conflict between passenger vehicles and commercial/industrial trucking.
- 4) Recognized the waterfront area as a natural port and an essential component of marine transportation. Coordinated Marine transportation initiatives to ensure compatibility between recreational, commercial and industrial uses.
- 5) Enhance connectivity of residential areas with employment zones updating transit and active transportation plans

17. Transportation, Mobility + Access

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

The District's local geography, land use and employment patterns, distribution of residential neighbourhoods, as well as social determinants, such as income, present barriers and constraints to mobility and affect citizens' transportation choices and behaviors. Squamish is largely automobile oriented: over 80% of residents get to work or school by car. Vehicle transportation currently makes up the bulk of the District's greenhouse gas emissions (55% of total emissions).

This OCP promotes a diversity of practical, safe and accessible transportation modes, and prioritizes alternative transportation options to reduce reliance on single occupant vehicles (SOVs) and minimize GHG emissions. The plan supports improvements to the existing trail network as well as sidewalk and cycling infrastructure to foster greater connectivity within and between local neighbourhoods. The plan also focuses on improving access, efficiency and reliability of local transit and encouraging transit-oriented development to increase viability and ridership.

Integrated land use and transportation planning is critical for Squamish. Designing compact complete and connected neighbourhoods that support walking, cycling and public transit will support local economic, environmental, social and individual health. In addition to growing local employment, increasing residential densities and shorter commuting distances, partnering to improve regional multi-modal transportation options will also help reduce vehicle commuter traffic. Long-range local and regional transportation planning within the Sea-to-Sky corridor and beyond is promoted to address growth impacts and proactively address and manage congestion within the Corridor.

17.1 Transportation Network

17.1.1 Objective

- 1) Enhance and maintain the District's transportation network for the efficient and sustainable movement of people and goods.

17.1.2 Policies

- 1) Maintain the community's key transportation corridors and infrastructure in good repair. Enhance and extend the capacity of existing transportation infrastructure facilities and services throughout the community.

- 2) Optimize and enhance the District's Major Road Network identified on Schedule X and major transportation facilities designated as Facilities and Utilities on Schedule B (Land Use).
- 3) Update and maintain municipal road, active transportation and trail network maps. Ensure the transportation network is built out per the design standards outlined in the District's Subdivision and Development Control Bylaw (2015).
- 4) Evaluate major network improvements and 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). Ensure future transportation network options consider impacts to sensitive areas and value of ecosystem services.
- 5) Employ a variety of tools to finance transportation infrastructure upgrades and expansions, including Development Cost Charges (DCCs), developer contributions, and capital expenditures. Assess the short and long term implications and 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) The need for new roads driven by growth will be funded through DCCs, and as direct costs for specific development where triggered and required for the 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. Ensure that highway improvements support the community's vision and goals for a safe, liveable and healthy community. 23 – 10 Do not support the expansion of Highway 99 beyond four lanes within the municipal boundaries.
- 8) Consider current and future projected employment and industrial lands needs in the District's ongoing multi-modal transportation planning.

17.1.3 Objective

- 1) Ensure appropriate transportation infrastructure is available to support economic development with the District.

17.1.4 Policies

- 1) Consider economic development needs when developing transportation planning priorities. Ensure major roads and trucking routes provide viable access to the port and to primary and secondary industrial operations.

17.2 Downtown Transportation

17.2.1 Objective

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

17.2.2 Policies

- 1) Continue to implement transportation network recommendations of the Downtown Squamish 2031 Transportation Plan and priority actions identified in the District's long-term Active Transportation Plan (2016).
- 2) Resource and develop a Downtown Entrance Gateway Plan to address multi-modal network connections, commercial transportation routes, emergency access, Pemberton Avenue entrance and Cleveland Avenue gateway as well as the Downtown transportation hub.
- 3) Review and identify a preferred secondary access from Highway 99 to Downtown. Work in partnership with the Squamish Nation, senior governmental agencies, SEMC and Downtown landowners to assess feasibility and cost-benefit of potential routes involving crossing(s) of the Mamquam Blind Channel. Consider and environmental, archeological, visual, economic and social impacts of crossing options.
- 4) Develop a vision for and identify and secure an appropriate Downtown location for a multi-modal transit hub to accommodate local and regional transit connections.
- 5) Undertake necessary transportation network improvements and ensure multi-modal linkages are in place between the Downtown and the Squamish oceanfront peninsula to ensure safe, convenient and seamless travel within the Downtown.

17.2.3 Objective

- 1) Facilitate safe and efficient goods movement Downtown using designated truck routes to connect industrial areas with the highway and port.

17.2.4 Policies

- 1) Maintain efficient, reliable and safe connections between the District's inter-modal port and rail facilities, industrial lands within and adjacent to the Downtown as well as resource lands in outlying destinations.
- 2) Support a direct connection of consolidated dryland log-sorting infrastructure with the highway.
- 3) Implement the findings/preferred option of the Downtown Commercial Truck Route Study (2016) to direct truck route improvements while proactively addressing overall traffic capacity constraints within the Downtown (Cleveland and Highway 99) and beyond.
- 4) Review and implement network improvements that can enhance transportation safety and liveability along truck routes, including removing and enforcing parking, speed reductions, intersection and sightline improvements, noise mitigation and buffering, and public realm enhancements. to reduce conflict between passenger vehicles and commercial/industrial trucking

17.2.5 Objective

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

17.2.6 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) 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) With the exception of low density residential areas, all on-site parking should occur at the rear, side or underneath the building.

17.3 Community Connectivity

17.3.1 Objective

- 1) Improve overall connectivity throughout the District.

17.3.2 Policies

- 1) Pursue options to increase local road and trail connectivity and promote alternatives to Highway 99 to connect all new and future neighbourhoods, commercial districts and tourism destinations.
- 2) Pursue the Pioneer Way extension, linking Queens Way and Government Road to improve north/south connectivity on the west side of Highway 99 and to improve linkages to the Discovery Trail (from Mamquam Bridge as well as Queens).

17.3.3 Objective

- 1) Ensure highway and rail crossings are safe for pedestrians, cyclists and vehicles.

17.4.4 Policies

- 1) Work with the Ministry of Transportation & Infrastructure (MOTI) to maintain east/west connectivity across Highway 99, address highway interface issues and optimize and maintain safety at all signalized intersections.
- 2) Continue to work with MOTI in municipal efforts to improve the safety of the Corridor Trail at the Pemberton underpass (under the Highway 99 bridge) at the Mamquam Blind Channel.
- 3) Continue to work with CN Rail to assess and improve rail crossing safety, seek alternatives access options, minimize land use and transportation conflicts and trespass, and partner on community education and enforcement.

17.4.5 Objective

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

17.4.6 Policies

- 1) Designate improve key community gateways along Highway 99 to improve access, safety and efficiency for all transportation modes. These include Darrell Bay, the Stawamus Chief and Shannon Falls, Scott Crescent, Downtown,

Garibaldi and Depot Road. Also support identifiable neighbourhood gateway connections to foster neighbourhood identity and placemaking. Encourage slower speeds, pedestrian and cycling access, and aesthetic improvements at gateways along Highway 99.

- 2) Provide clear wayfinding and directional signage for the Downtown street network, trails, and bicycle routes.
- 3) Work with MOTI to encourage and promote improvements to Highway 99 between Clarke Drive and Depot Road in order to create a landscaped 'parkway' ambiance and offer visual and acoustic buffering of highway traffic.
- 4) 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.

17.4 Alternative Transportation Options

17.4.1 Objective

- 1) Encourage a diversity of affordable and accessible transportation options and alternatives to reduce single occupancy vehicle use and support the transition away from fossil fuels.

17.4.2 Policies

- 1) Advance policies and programs that encourage the use of alternative forms of transportation. Prioritize walking, biking, transit, car and ride-share and low-emissions vehicles over private vehicle use in policy, design, and capital
- 2) Encourage shared automobile use (such as car co-operatives) and use of efficient and/or alternate fuel vehicles by allocating preferred parking spaces or reducing parking requirements for new developments.
- 3) Manage on-street parking to encourage reduced car ownership and dependency. Amend the zoning bylaw 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 and other infrastructure by providing 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 Park and Ride locations as part of upcoming major projects and sub-area plans adjacent to Highway 99 with 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. Encourage low-impact goods movements such as low-emission trucks where heavy transport is necessary, and other alternative means for local, “lighter” transport (low-speed electric vehicles, bicycles, etc.).
- 7) Work with major employers outside the region to support telecommuting and establish work-from-home policies, and work with local businesses to encourage and provide high quality work-share spaces.
- 8) Support bylaw amendments to enable alternative transportation options such as 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.

17.4.3 Objective

- 1) Focus and target mode-shift to reduce single occupancy vehicle trips.

17.4.4 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.

17.5 Active Transportation

17.5.1 Objective

- 1) Increase and enhance active transportation options and amenities for walking, cycling and rolling.

17.5.2 Policies

- 1) Implement the directions, infrastructure and education recommendations and priorities in the District's Active Transportation Plan (2016).
- 2) Enhance local connectivity and viability of walking and cycling by expanding and enhancing the Sidewalk and Bicycle Network identified on Schedules XXX and YYY: ATP Sidewalk and Bicycle Network maps).
- 3) Provide safe, secure and barrier-free environments for walking, cycling and rolling. Address gaps in the sidewalk network and ensure that surface parking lots provide safe routes for cyclists and pedestrians to connect to sidewalks, trails and bicycle routes.
- 4) Focus on measures to improve road safety as well as personal safety and security. Work with RCMP and Bylaw enforcement to control vehicular speeds and maintain unobstructed network routes.
- 5) Build a culture for active transportation by increasing awareness and educating residents and visitors about benefits of active transportation. Partner with community organizations, agencies and businesses on programs such as Commuter Challenge, Walk to Work Week and Bike BC that promote alternative and sustainable modes of transportation.

17.5.3 Objective

- 1) Consider and provide for active transportation infrastructure and amenities as Squamish grows.

17.5.4 Policies

- 1) Consider and mandate active transportation in municipal bylaws (zoning, development permit areas, subdivision and streetscape standards) and in all new and significant redevelopment projects.

- 2) Establish requirements for all new buildings and developments to support active transportation by providing amenities that make walking and cycling as safe, convenient and comfortable as possible, specifically: secure bike storage, changing rooms in commercial buildings, connectivity to bike paths, premium parking stalls for bikes, car sharing and carpooling.
- 3) Annually prioritize and resource active transportation improvements within capital improvement projects, particularly within active transportation priority areas.
- 4) Explore and pursue sustainable active transportation funding options for the District's long range asset plans, such as an alternative transportation infrastructure reserve fund to support walking, cycling, public transit and other alternative transportation. Consider allocation of cash-in-lieu of parking to fund improvements.

17.5.6 Objective

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

17.5.7 Policies

- 1) Ensure walking and cycling infrastructure is well maintained, safe and usable for people of all ages and abilities throughout the year.
- 2) Undertake accessibility audits of key public spaces and gathering places to identify and budget for critical accessibility improvements especially for children, seniors and people with limited mobility and different abilities. Work with representatives who have mobility challenges to ensure that functional barrier free options are provided.
- 3) Consider increasing 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).
- 4) Consider pedestrian-friendly complete street designs in all new development and road projects. EDITS 23 – 24/26 Include traffic-calming measures where appropriate such as reduced travel lane widths and street crossing distances, separated sidewalks, pedestrian-scale lighting, soft and hard landscaping accents and street furniture.
- 5) Maintain support for and implement the actions and programming recommendations for the Safe Routes to School initiative.

17.5.8 Objective

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

17.5.9 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. NEW 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.

17.6 Transit

17.6.1 Objective

- 1) Improve transit service, frequency and access.

17.6.2 Policies

- 1) Continue to work with BC Transit and other providers to update transit area plans, improve service frequency and access, and identify new routes as required to support growth.
- 2) Work with BC Transit and other providers to 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. NEW (DNP) Prioritize improvements and bus service connectivity between Downtown and neighbouring employment zones and residential areas.

- 3) Continue to make improvements to pedestrian, bicycle, and transit infrastructure along local and collector streets to minimize reliance on Highway 99 and improve safety for all users.
- 4) Improve the transit experience through better design of transit facilities (bus shelters, benches, and landing pads) and expanding measures to improve the accessibility and reliability of transit services.

17.6.3 Objective

- 1) Encourage transit-oriented development.

16.7.4 Policies

- 1) 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.

17.7 Regional Transportation Options

17.7.1 Objective

- 1) Plan for growth and long-term regional transportation options.

17.7.2 Policies

- 1) Collaborate with the Regional District, BC Transit, Sea to Sky Corridor communities, Metro Vancouver and the province to examine and address long-range transportation issues and plan for the significant growth that is expected within the region over the next 25 years. Integrate regional transportation planning with local goals and objectives.

17.7.3 Objective

- 1) Expand inter and intra-regional transit.

17.7.4 Policies

- 1) Work with BC Transit, the Regional District and other local government partners to support the expansion of inter and intra-regional transit to connect communities within the Sea to Sky Corridor and Metro Vancouver.
- 2) Establish new financing tools to support transit improvements.
- 3) 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.

17.8 Marine + Rail Transportation

17.8.1 Objective

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

17.8.2 Policies

- 1) Recognize marine transportation as an essential part of the waterfront and port. Coordinate marine transportation initiatives to ensure compatibility between recreational, commercial and industrial uses and enhance municipal regulations and tools to support the community's marine transportation objectives respecting navigation, moorage and facilities.
- 2) Support the planning and development of strong marine gateways to welcome marine travelers, and to recognize the importance of the waterfront as a gateway to Downtown.
- 3) 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 railway ROW as development occurs.

draft

18. Recreation Access, Assets + Parks

Squamish prides itself on unparalleled access to outdoor adventure. Natural areas and features such as the Stawamus Chief, the Smoke Bluffs and Malamute, in addition to an expansive network of trails, rivers and ocean frontage, continue to draw new residents and businesses with the promise of an adventurous lifestyle, conveniently located close to a major urban center. Natural areas support fishing and bird watching, and our unique geography provides a wide array of recreation opportunities including rock climbing, mountain biking, kite boarding, windsurfing, paddling, rafting, equestrian, as well as access to backcountry skiing, snowboarding and hiking. These unique natural assets 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. 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. Access to nature and recreation is also 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.

Natural open space, parks, trails and recreation amenities in Squamish are highly valued and utilized. Recreation access to natural areas is a key priority for community liveability. As the community grows, the District must work carefully to balance ecological preservation with recreation assets and maximize or expand facilities and services to meet new, evolving demands. The OCP focuses on sustainably maintaining the community’s extensive recreational greenways and trail network, ranging from multi-use pathways along dikes to rugged mountain biking and hiking trails in forested areas. The Plan aims to preserve connections and expand access to parks, trails, neighbourhood nodes and waterfront areas. A focus is placed on recreation hubs and optimizing indoor and outdoor facilities and amenities such as soccer pitches, ball diamonds, the BMX track, mountain bike skills parks and playgrounds, tennis courts, ice surfaces, all weather and grass fields. The OCP also calls on the need deliver a diversity of affordable, accessible, age-friendly programs and to ensure equitable access for all members of the community.

natural environment crucial to long term sustainability of District’s parks and recreation system and brand

18.1 Natural Areas, Greenway Corridors + Recreation

18.1.1 Objective

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

18.1.2 Policies

- 1) Identify and promote a wide range of recreational opportunities where compatible and appropriate on lands designated as important greenway

corridors that connect neighbourhoods with natural areas and recreation assets (Schedule B Land Use).

- 2) To carefully manage recreation activities near Environmentally Sensitive Areas, work with community stewardship organizations and recreation groups to assess land use compatibility and develop guidelines to distinguish lands for conservation from those suitable for recreation access.
- 3) Provide safe, convenient access to parks, recreation facilities, and other neighbourhood and community amenities in existing and all new residential developments.
- 4) Ensure that sufficient accessible, quality useable open space is provided on-site/within developments for play, social gathering and leisure activities, food growing, rest and relaxation. Develop and apply associated standards and guidelines for open space design, location and amount.

18.2 Parklands

18.2.1 Objective

- 1) Provide an adequate and appropriate supply of parks, play spaces and recreation amenities to meet the needs of the growing community.

18.2.2 Policies

- 1) Implement the District's Parks and Recreation Master Plan (2012) to guide the long-term provision of park infrastructure, recreation amenities and services.
- 2) Support an integrated network of neighbourhood and community-wide parks and play spaces in accordance with the District's Park Network (Schedule X) .
- 3) Ensure every neighbourhood has access to parkland within a 10 minute, safe walk (500 metres).
- 4) Address parkland deficiencies in existing neighbourhoods based on needs and parkland standards identified in the Parks and Recreation Master Plan (2012). EDITS 15 – 8 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).
- 5) Continue to improve amenities within District and Community Parks that encompass recreation/athletic activities, natural and historic features, linear corridors/trails, community gardens and special purpose areas.

- 6) Enhance the District's designated Recreation Hubs (Brennan Park Recreation Centre, Seniors' Centre and the Youth Centre) and provide amenities for programmed and indoor recreation.
- 7) Develop and implement a Vision and Master Plan for Brennan Park Recreation Centre to facilitate its phased expansion and enhancement to accommodate the needs of a growing community. Promote multi-functional, integrated spaces over discrete single use areas.

18.2.3 Objective

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

18.2.4 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. Acquire new and improve existing parklands using DCCs and funds collected at the time of subdivision in lieu of park dedication.
- 3) Develop parkland acquisition guidelines and recommendations for park design, infrastructure and amenities as well as safety, accessibility, and aesthetic playground improvements.
- 4) Fund ongoing playground improvements and upgrades, incorporating a range of age-appropriate recreation and nature play elements, as well as features and areas to attract and positively engage teenagers.
- 5) 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.
- 6) Prioritize capital expenditures based on existing condition issues, priorities and demonstrated community needs and demands of new growth. 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.

18.3 Recreation Access + Services

18.3.1 Objective

- 1) Expand and enhance recreation access, programs and amenities for all.

18.3.2 Policies

- 1) 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.
- 2) Expand recreation services, programming and offerings for children and youth, families, seniors to provide a range of affordable, age-appropriate and accessible play, recreation and nature exploration opportunities for increased health and wellness and social connections.
- 3) Support local initiatives and partnerships to enhance recreation access for vulnerable populations to reach those that have the greatest need.
- 4) Integrate Arts, Culture and Heritage into recreation and tourism planning as well as facility and program development, especially for children and youth.
- 5) 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.
- 6) 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 District facilities, parks, trails.
- 7) 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.
- 8) Develop a municipal dog-friendly policy and support creation of dog parks, dog-friendly trails, and focus on education and enforcement for responsible pet ownership.

18.3.3 Objective

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

18.3.4 Policies

- 1) Maintain and enhance the District's Trail Network identified on Schedule F 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 (20__) 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.
- 3) Formalize, develop and enhance the trail system on a staged basis during the land development process through municipal acquisitions and negotiated developer contributions.
- 4) Ensure existing trails located in areas proposed for development are inventoried in the development process and preserved and/or relocated to maintain trail network connectivity and ensure no net loss of trails. Facilitate early and ongoing consultation as part of the development process to adequately engage local organizations and groups including, such as the Squamish Trails Society, Squamish Off Road Cycling Association, the Squamish Dirt Bike Association and local equestrian groups.
- 5) 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.

18.4 Trails Funding

18.4.1 Objective

- 1) Sustainably fund trail network maintenance and enhancement.

18.4.2 Policies

- 1) Ensure the trail network identified on Schedule X is considered in infrastructure and financial planning as part of a long-term trails funding and maintenance strategy.
- 2) Play a leadership and co-ordination role in the development and maintenance of the trail system. Resource staff to work with provincial agencies, local trails organizations, land owners, developers on ongoing maintenance of trails and other related facilities.

- 3) Develop incentives for landowners to dedicate trails and trailhead/staging areas at the time of development.

18.5 Recreation + Economy

18.5.1 Objective

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

18.5.2 Policies

- 1) Promote the importance of outdoor recreation to the local economy and support the sustainable development of activities and amenities that support 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. Consider events infrastructure in facility planning for redevelopment, including electrical, lighting, water, food services and site design.
- 4) Work with the provincial agencies and other natural resource groups to balance resource activities with outdoor recreation interests.

18.6 Water-based Recreation Access + Stewardship

18.6.1 Objective

- 1) Develop and maintain water-based recreational assets while promoting stewardship of Squamish's natural amenities.

18.6.2 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 dykes 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.

18.7 Camping

18.7.1 Objective

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

18.7.2 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 impacts of illegal camping within Squamish.
- 2) Work with the Health Authority to ensure local campgrounds provide proper servicing and water quality.

18.8 Climbing + Hiking

18.8.1 Objective

- 1) Maintain and promote climbing and hiking access and activities.

18.8.2 Policies

- 1) Recognize the importance of local climbing assets that make Squamish one of the premier rock climbing destinations in North America—including but not limited to the Stawamus Chief, Smoke Bluffs Park, Murrin and Shannon Falls Provincial Parks and other areas.
- 2) Partner with the Province and climbers access organizations to responsibly promote and support climbing activity and other alpine mountaineering activities in local parks and natural areas.

- 3) Work in partnership with the Smoke Bluffs Park Committee to direct, monitor and manage uses in accordance with the Smoke Bluffs Park Management Plan (2016) to ensure its ecological attributes are not compromised or negatively impacted. Invest in priority facility improvements and amenities to reinforce the Smoke Bluffs Park as a premier park in the District's park system.
- 4) To address increasing user demands, continue to resource accessory facilities, services and other infrastructure upgrades for rock climbing and other alpine mountaineering activities.

18.9 Off-road Motorized Recreation

18.9.1 Objective

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

18.9.2 Policies

- 1) Support off-road motor recreation in designated areas and trails. and Identify their location in conjunction with trail user groups, environmental conservation groups and other stakeholders.
- 2) Discourage motorized trail use in developed areas; instead support establishing a purpose-built dirt bike / motocross track in the District to better manage noise and pollution from motorized off-road vehicles 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. Identify and resolve trail conflict issues and develop trail etiquette and signage for minimizing conflict with other trail users.
- 4) Work with BC Parks to promote the importance of local Provincial Parks within and adjacent to the municipality as unique natural areas and assets to the community; support parks management plan objectives and actions for their conservation, development and operation.
- 5) 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 .

19. Hazard Lands

Squamish is located in the floodplain of the Squamish, Mamquam, Stawamus, Cheekeye and Cheakamus rivers. Our location, geology and topography of the area expose the community to a number of natural hydrological and geological hazards. Due to the location in a floodplain, portions of the District are subject to flooding from the sea and rivers. Designated flood hazard areas in Squamish are those within the 200-year floodplain of a watercourse or Howe Sound. Geological hazards are attributed to debris flows and mass movements from landslides on steep slopes and also include rock fall and seismic hazards.

Within Squamish, nearly all of the commercial and industrial lands are located in areas subject to flood hazards. Extensive diking, related floodgates and pump stations provide a significant level of protection to 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 with approximately 20 kilometres of dikes.

The 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-by-site evaluation 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 protect and accommodate strategies. The IFHMP is a living document and in the future, it will be important to update this Plan 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 Squamish being located at sea level, at the mouth of an estuary, and home to glaciers, Squamish may experience all of these manifestations of climate change. 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.

19.1 General Natural Hazards and Constraints

19.1.1 Objective

- 1) Understand and assess the multiple natural hazards in Squamish in order to manage 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 hazards,
 - b. Debris flow hazards,
 - c. Slope instability,
 - d. Rock falls,
 - e. Snow and mud avalanches,
 - f. Seismic hazards, and
 - g. Wildfire hazards.
- 3) Encourage growth in areas suitable for new development that are not subject to natural hazards.
 - 4) Accommodate growth in areas where the risks of natural hazards can be mitigated to a level acceptable to the District of Squamish.
 - 5) Undertake public communication and education about the risks of natural hazards in Squamish and District initiatives to mitigate these risks.
 - 6) Adapt to climate change impacts that are already occurring or anticipated to occur, minimize adverse impacts, and take advantage of positive impacts and opportunities.

19.1.2 Policies

- 1) Address natural hazards during the development application process for properties located within areas:
 - a. prone to flood hazards and debris flow hazards identified in Schedule J,
 - b. where there are steep slopes as identified in Schedule I as per Section 488 (1)(b) of the Local Government Act.
- 2) Refuse development in areas subject to unacceptable flood and debris flow hazards, rockfall, land slip, seismic, or other natural hazards as identified in policies within this section of the OCP.
- 3) Adopt the Integrated Flood Hazard Management Plan (IFHMP) as the basis for managing flood hazards and work towards implementing the Plan's recommendations
- 4) Regularly update the IFHMP to incorporate new information, updated requirements, updates in climate data, new climate projections and analytic tools, ongoing development and changing community priorities. Recognizing the cost commitment and policy implications involved, an appropriate interval for updates would be 10 years or in conjunction with OCP updates; however,

interim updates may need to be issued as Addenda to incorporate specific changes in key areas.

- 5) Complete complementary flood, debris flood, and debris flow assessments that are outside the scope of the IFHMP.
- 6) Development proposals within a flood hazard area identified in Schedule J will not require a report prepared by a Qualified Professional regarding flood hazard mitigation where the development proposal complies with the flood hazard management policies contained in this OCP and meets the requirements of a Floodplain Bylaw adopted by the District of Squamish.
- 7) Revised Policy Require a “save harmless” covenant pursuant to the Land Title Act prior to any subdivision, rezoning or building permit approval for any areas of the community identified as subject to natural hazards.
- 8) Work in co-operation with provincial and federal agencies, the Squamish Nation and other stakeholders to identify, assess, and mitigate the risk of development on land subject to natural hazards to a level acceptable to the District of Squamish.
- 9) Develop and implement a comprehensive program for public education concerning flood risk and mitigation.
- 10) Support the use of overland flood insurance in conjunction with other stakeholders as a means of mitigating risk for development in areas subject to flood risk.
- 11) Decline operation and maintenance responsibility for new dikes proposed to support subdivision or rezoning applications as “not in the public interest” as specified in the Land Title Act.
- 12) Consider incorporating provincial criteria for seismic design into any new or substantially rebuilt flood protection works.
- 13) Require a Qualified Professional to prepare a flood assessment for development in hazard areas outside the scope of the IFHMP, where the IFHMP does not provide sufficient site specific detail, or as otherwise required by District staff.
- 14) Allow existing high risk properties such as legacy properties within the river floodway identified in the 1994 Flood Hazard Management Plan to remain privately owned, provided that primary river floodways remain free of buildings, fill and other infrastructure and subject to restrictions on future development.

- 15) Implement dike upgrades opportunistically as required in order to support new or re-development.
- 16) To preserve the historic streetscape, the District shall consider exempting non-residential uses in the Downtown Exemption Area in Schedule XXX from the required flood construction level, subject to other mitigation measures endorsed by a Qualified Professional.
- 17) Secure continuous Statutory Right of Way for dikes to support operations as well as future upgrades recommended in the IFHMP.
- 18) Designate and protect areas required to accommodate foreseeable upgrades to District river and coastal dikes.

19.2 Flood Hazard Management: River Hazards

19.2.1 Objective

- 1) Minimize and mitigate the risk of loss of life, property damage and economic impacts from River flood hazard.

19.2.2 Policies

- 1) Encourage park, open space, greenway corridors, or agricultural uses in restricted densification areas identified on Schedule XXX.
- 2) Restrict rezoning applications and OCP amendments that would increase development intensity in designated high risk areas shown in Schedule XXX.
- 3) Only support rezoning and OCP amendments that would increase development intensity in designated high risk areas known as 'Conditional Densification Areas' shown in Schedule XXX when the following conditions are met:
 - a. Provide a continuous perimeter of erosion/scour protection capable of preventing loss or damage of floodproofing during the design flood event
 - b. Increased development density will not adversely affect floodway capacity. Adverse impacts are defined as water level increases of greater than 0.10m for any individual development and greater than 0.15m as the cumulative increase for all future developments.
 - c. Any lands left at existing grade in order to provide flood relief receive permanent designation that prohibits future development or obstruction within those lands

- d. Avoid unmitigated environmental impacts and preserves an unreduced 30m buffer to the natural boundary of all natural watercourses
 - e. Avoid transferring risk to neighbouring parcels
 - f. If adjacent to the dike, upgrade the dike frontage to a 1:200 year return period and provide Statutory Right of way to the 1:500 year return period standard defined in the IFHMP.
 - g. Within Conditional Densification Areas, where flood depth is greater than 2.5m identified on Schedule XXX and the proposed development is not located on the margin of the flood hazard area, apply a maximum density threshold for residential or mixed-use rezoning proposals of 29 units/ha (equivalent density achievable for a duplex development)
 - h. Have a Qualified Professional and Qualified Environmental Professional certify that the above conditions can be met
 - i. Satisfy an independent third-party peer review on any or all of the above criteria, to be completed at the District's sole discretion.
- 4) Identify key facilities and plan to retreat them outside of flood hazard areas at the end of their current life cycle. The District will avoid siting key new facilities in areas with high risk from flood hazards.
 - 5) Work with other stakeholders (e.g. Provincial Ministries, CN Rail) to address common flood-related concerns (e.g. low points in Mamquam River dikes, Stawamus River bridge capacity) as part of planned infrastructure upgrades.
 - 6) Defer approval of any large subdivision (>3 lots) in located in the 'Restricted Densification' or 'Conditional Densification' areas shown in Schedule XXX until upstream flood protection works meet current APEGBC requirements for a 'standard' or 'adequate' dike.
 - 7) Identify opportunities to implement bioengineering and other approaches that blend structural protection with more natural coastal and river flood management techniques (e.g. Green Shores™).
 - 8) Conduct periodic (e.g at least every 10 years) channel surveys to assess the rate of aggradation in depositional areas.
 - 9) Adopt flood construction levels for river dike system as defined in the IFHMP which includes 1:200 year return period with provision for climate change to Year 2100 (1m sea level rise, 10% addition to peak river flows).
 - 10) Adopt a robust dike design standard for planning purposes including establishing Statutory Right Of Ways & development extents as per Figure 8-9 of the IFHMP.

- 11) Adopt 1:200 year flood modelling included in the IFHMP as basis for Flood Construction Levels within a new Floodplain Bylaw.
- 12) Designate and protect primary floodway corridors along rivers to preserve flood conveyance, allow for natural river processes, and maximize environmental productivity.
- 13) Designate and protect connected secondary (internal) floodways to preserve conveyance and avoid increasing hazards in upstream areas.
- 14) Pursue acquisition of Statutory Rights-of-Way that can accommodate future dike upgrades anticipated to the year 2100 in association with development proposal adjacent to District dike infrastructure.
- 15) Support land owners who are planning or implementing upgrades or repairs to private dikes by sharing emergency response protocols, flood hazard management information, and dike operation & maintenance experience.
- 16) Identify areas where it may be appropriate to consider general or broad-scale retreat as an option in a post-disaster scenario.
- 17) Implement debris management (e.g. log jam removals) where significant accumulation is identified as a flood hazard by a Qualified Professional.
- 18) Seek opportunities to leverage dikes for public recreation opportunities including extending public trail system.

19.3 Flood Hazard Management: Coastal Hazards

19.3.1 Objective

- 1) Minimize and mitigate the risk of loss of life, property damage and economic impacts from coastal flood hazard.

19.3.2 Policies

- 1) Upgrade sea dikes to the coastal protection standards as per the IFHMP's Coastal Flood Hazard Mitigation Strategy implementation strategy
- 2) Adopt flood construction levels for the sea dike as defined by the IFHMP.
- 3) Plan for the proposed alignment of sea dikes, as identified in Schedule XXX including making appropriate land use and infrastructure decisions and opportunistically acquiring land tenure.
- 4) Support ongoing information gathering initiatives, including:

- a. Complete tsunami, aerial, and submarine landslide studies
 - b. Collect coastal wind and water level data
 - c. Begin to build a Howe Sound Light Detection and Ranging (LiDAR) database
- 5) Update the Coastal Flood Hazard Mitigation Strategy and Flood Construction levels at least every 10 years to reflect updated climate projections and development in the region.
 - 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.

19.4 Cheekeye Fan Debris Flow Hazard

19.4.1 Objective

- 1) Minimize risks and mitigate hazards for development proposals located within the Cheekeye Fan debris flow hazard area.

19.4.2 Policies

- 1) Amend OCP map schedules and policies in the event that updated mapping for the Cheekeye Fan debris flow hazard area is adopted by Council; identify and implement appropriate mitigation measures and development controls based on the new information.
- 2) Restrict any land subdivision or permanent buildings and structures within the Cheekeye Fan alluvial fan hazard zones 1 and 2, identified on Schedule XX.
- 3) 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 the Cheekeye hazard zones 3 or 4 identified on Schedule XXX of the OCP following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the minimum terms of reference identified in Section XXX.
- 4) 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 the Cheekeye hazard zones 3 or 4 identified on Schedule XXX of the OCP following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the minimum terms of reference identified in Section XXX.

- 5) Do not process applications for rezoning, and for subdivision greater than 3 lots or 3 dwelling unit located within the Cheekeye hazard zones 3 or 4 identified on Schedule XXX of the OCP until new hazard mapping and appropriate development controls are in place.
- 6) Process open space uses, outdoor recreational uses and restricted industrial uses in portions of the Cheekeye Fan identified on Schedule XXX, following submission of a risk assessment by a Qualified Professional that supports the applications and which meet the minimum terms of reference identified in Section XXX.
- 7) Require that risk assessments by a Qualified Professional to support applications within the Cheekeye fan meet the following minimum terms of reference:
 - 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 Quantitative Risk Assessments.
 - b. The QP must use the magnitude - cumulative frequency relationship determined by Expert Panel #1 (attached).
 - c. The risk assessment must incorporate multiple hazard events with probabilities up to and including the 1:10,000 year return period.
 - d. The risk assessment must comply with the methodology laid out in Appendix F of APEGBC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC.
 - e. On-site, developer-funded mitigation strategies shall be proposed, as required, to achieve a maximum individual annual risk to loss of life of less than 1/100,000.
 - f. The corresponding societal annual risk tolerance shall be assessed using Figure F-4 in the 2012 APEGBC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC.
 - g. The estimated societal risks shall fall within the ALARP (As Low As Reasonably Practicable) or Acceptable zone.
 - h. Where societal risks fall within the ALARP zone, the risk assessment report must 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).
- 8) Amend the District of Squamish Zoning Bylaw to implement OCP policies in this section which restrict the development of permanent structures in specific areas of the Cheekeye fan.

- 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 until appropriate Cheekeye Fan debris flow hazard mitigation measures have been implemented.
- 10) Amend the Cheekeye Fan Debris Flow Hazard policies as appropriate in the event that Cheekeye Fan hazard mitigation measures are implemented for a portion or all of the fan.

19.5 Steep Slopes

19.5.1 Objectives

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

19.5.2 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.
- 2) In areas with slopes of 25% or greater and less than 40%, multi-family residential may be considered, subject to a geotechnical assessment and endorsement by a qualified Professional Engineer.
- 3) Lands with slopes of 25% or greater are generally not considered appropriate for single-family development.
- 4) Lands with slopes of 40% or greater will not be considered for development.
- 5) Development on sites on or adjacent to slopes will require a geotechnical analysis to determine if the lands may be safely used for the intended purpose.

19.6 Wildfire Interface Hazard

19.6.1 Objective

- 1) Develop and implement strategies to protect vulnerable areas of the community from existing and potential climate change induced wildfire interface hazard.

19.6.2 Policies

- 1) NEW Complete the Community Wildfire Protection Plan, considering the impact of projected climate change, and address areas subject to significant wildfire interface hazard through following actions:
 - a. adopt a wildfire interface hazard development permit area which incorporates FireSmart guidelines for residential housing, particularly with respect to building materials and landscaping requirement within the Priority 1 Zone,
 - b. amend the OCP Neighbourhood Plan consideration in Section 11 – 12 to include wildfire interface hazard assessment and fuels management strategy for neighbourhood development in undeveloped parcels identified in Section 11-9;
 - c. consider options such as provincial funding sources and incentive programs to support fireproofing in existing development
- 2) 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.
- 3) Develop a comprehensive regional fire risk mitigation strategy through collaboration with the provincial government, local forestry companies, First Nations and other stakeholders which includes recommendations on emergency response and forestry harvesting practices.
- 4) Centralize and concentrate urban development to decrease the urban-wildland fire interface.

20. 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.

20.1 Energy

20.1.1 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.

20.1.2 Policies

- 1) Support and encourage the development of low impact alternative and renewable energy sources, such as 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) Consider establishing mechanical system requirements to enable connection to a future thermal energy system in the downtown area.
- 5) Use municipal regulations and tools to encourage development of sustainable energy systems, including district energy systems, at a range of scales.
- 6) Investigate and consider development implementation of a Neighbourhood Energy Utility in the downtown area.
- 7) Consider development applications and referrals pertaining to Independent Power Projects (IPP) in relation to the Squamish Lillooet Regional District Independent Power Project Policy.

20.2 Climate Change Mitigation - Corporate Carbon Neutrality and Leadership

20.2.1 Objective

- 1) Minimize greenhouse gas emissions from District operations.

20.2.2 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) Consider the creation of 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 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.

20.3 Climate Change Mitigation - Community GHG Reductions

20.3.1 Objective

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

20.3.2 Targets

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

20.3.3 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) Consider options for encouraging, incentivizing or mandating energy efficiency practices in the design and construction of building such as:

- a. Establishing a development permit area for the community to promote energy and water conservation and the reduction of GHG emissions;
 - 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 and.
 - e. Working the Provincial Government to remove barriers to energy conservation strategies such as mandating increased building energy efficiency standards and solar ready requirements.
- 5) Build a corporate culture of sustainability to reduce municipal emissions and acknowledge significant employee efforts that show leadership

20.4 Climate Change Adaptation – Sea Level Rise

20.4.1 Objective

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

20.4.2 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 directing:
 - a. Development 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 to allow for the construction of flood protection measures to accommodate higher-than-anticipated rates (beyond 2m) of SLR.

- 3) Encourage SLR adaptation measures that concurrently reduce GHG emissions and enhance adjacent environmental values. These may include Green Shores dikes that use bio-engineering to prevent erosion, and conservation efforts that preserve forests and wetlands.
- 4) Promote, enable and incentivize programs that encourage sea level rise resilient developments.
- 5) Establish a long term strategy for managed retreat from vulnerable areas which includes prioritizing the removal of critical infrastructure, a 'build back better' principle to avoid re-building inappropriate infrastructure and acknowledging area for which protection will be pursued rather than retreat.

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21. Community Facilities + Services [+Education + Child Care]

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 other sections. This section addresses other key municipal facilities and services such as the library, senior's centre, Squamish Airport, bylaw services and animal control as well as the cemetery. These facilities provide important community hubs, 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.

Community 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 social isolation especially among single parents, reduces developmental vulnerabilities and improves school readiness, assists in settlement of and integration for recent immigrants and refugees, and supports business attraction and recruitment, retaining employees and developing a skilled workforce.

21.1 School Site Planning

21.1.1 Objective

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

21.1.2 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 that substantially increases the net residential density of a neighbourhood to the School District, 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 to benefit the community.
- 5) The District recognizes the importance of the youth of the community and will consider partnering with School District 48 (Howe Sound) and other local organizations to provide programs and services that strive to meet their needs.

21.2 Library Services

21.2.1 Objective

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

21.2.2 Policies

- 1) Support the Squamish Library mandate to connect individuals and organizations through resources and services and provide public work space, quiet space and creative learning space to the residents of Squamish, Britannia Beach and Furry Creek as well as visitors.
- 2) Support the Squamish Library in efforts to meet growing public demand by delivering innovative, inspiring programming and services and new resources, especially relevant to needs and interests of underserved or vulnerable populations (bike libraries, children's toy or equipment sharing). Assist the Library to evaluate financial options for improving library holdings and services.
- 3) Capitalize on outreach and information sharing opportunities with the Library to better connect and promote community engagement as part of municipal/civic initiatives.

21.3 Literacy + Lifelong Learning

21.3.1 Objective

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

21.3.2 Policies

- 1) Support greater access to lifelong learning for residents of all ages and backgrounds. Promote delivery of a range of education and learning, including formal and informal learning opportunities, from early childhood to adult learning, that improve school readiness and success, enhance universal literacy, and build skills and knowledge.
- 2) Recognize and support ongoing literacy collaborations in Squamish that provide training, mentoring and community building activities, especially through immigrant settlement services and creating a welcoming, connected community.
- 3) Collaborate with community organizations, private educational institutions and the school district 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 ensure that everyone in the community has access to the supports and services they need to find and keep a job.

21.4 Quality Affordable Child Care

21.4.1 Objective

- 1) Address community needs for accessible, affordable, quality child care throughout the community.

21.4.2 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) Prioritize and incorporate child care amenities development and within neighbourhood planning. Use density bonusing to encourage development of child care facilities or provision of cash contributions to a Child Care Reserve Fund .
- 3) Consider offering land and co-locating child care 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.

21.5 Municipal Asset Management

21.5.1 Objective

- 1) Ensure the District's community assets are sustainably managed for the benefit of the community.

21.5.2 Policies

- 1) Develop a Long Term Real Estate and Facilities Strategy to guide strategic acquisitions, disposal, maintenance and replacement of District land and facilities to continue to meet community needs and achieve a variety of community development objectives.
- 2) Apply the following guiding principles to guide the acquisition, disposition and leasing of District-owned lands:
 - a. Use District Policy Documents to guide potential acquisitions and dispositions.
 - b. Follow an Open Process when disposing of an interest in District-owned land.
 - c. Maximize Revenue Generation and Job Creation through portfolio management.
 - d. No Speculation/Development by the District on District-owned lands.
 - e. Secure Acquisitions Through Rezoning First, if possible.

- f. Secure Acquisitions Through Sponsored Crown Grants, if possible.
 - g. Pursue Strategic Acquisitions to enhance existing District-owned lands.
 - h. Explore Enhancing Sale Proceeds prior to disposing of District-owned lands.
 - i. Consider Secondary Benefits when disposing of District-owned lands.
 - j. Support Community Groups by providing District-owned land at a nominal fee.
- 3) Annually evaluate the District's assets to provide input to the Annual Operating Budget and Capital Plan and in conjunction with Council's review of strategic priorities.

21.6 Animal Control Services

21.6.1 Objective

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

21.6.2 Policies

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

21.7 Cemetery Services

21.7.1 Objective

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

21.7.2 Policies

- 1) Continue to provide a range of service options and commemoration opportunities within the Mount Garibaldi Cemetery.
- 2) Maintain an appropriate buffer for land uses and development adjacent to the cemetery site to respect its use and tranquil character.
- 3) Restrict commercial filming within the Mount Garibaldi Cemetery.
- 4) Maintain and update the District's Cemetery Bylaw as needed.

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22. 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.

22.1 Utility Services

22.1.1 Objective

- 1) Maintain safe, efficient, fiscally responsible municipal water, sewer and stormwater servicing systems which meet the needs of current residents, can accommodate future growth, and integrate ecosystem services provided by natural infrastructure.

22.1.2 Policies

- 1) Ensure new urban developments are fully serviced in accordance with the Subdivision and Development Control Bylaw.
- 2) Consider upgrading services in existing areas when capacity is insufficient subject to appropriate funding and environmental review.
- 3) 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.
- 4) Do not extend municipal water and sewer servicing to areas designated Limited Use on Schedule XXX or areas located above an elevation of 200 metres, unless for public health reasons.
- 5) 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.
- 6) 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.
- 7) 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.

- 8) Utilize a variety of mechanisms, including Development Cost Charges, developer contributions, Provincial/Federal grants and municipal capital expenditures to finance new municipal infrastructure. Assess the short and long-term implications of capital projects prior to expending public funds.
- 9) 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.
- 10) Consider the preparation of regulations to enable reductions in the amount of Development Cost Charges for developments that are designed to result in low environmental impacts.
- 11) Consider protection of the Squamish drinking supply watershed through boundary expansion to annex the watershed and the establishment of a watershed protection area.
- 12) 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.
- 13) Strive for continued environmental protection through implementation of the Liquid Waste Management Plan.

22.2 Conservation and Infrastructure Efficiency

22.2.1 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.
- 2) Pursue stormwater inflow and infiltration reduction measures into the District's sanitary sewer system in order to reduce pumping and treatment costs and delay the need for infrastructure upgrades.

22.2.2 Policies

- 3) Adopt a water conservation development permit area for new multi-family and commercial development to reduce water consumption.

- 4) 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.
- 5) 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.
- 6) 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.
- 7) Address stormwater inflow and infiltration into the sanitary sewer system through proactive inspection programs and remediation of sewer defects and stormwater cross connections.
- 8) Evaluate / optimize new and upgraded pump stations as part of Integrated Stormwater Management Plans (ISMPs).

22.3 Utility Asset Management Planning

22.3.1 Objective

- 1) Ensure adequate provision is made for sustainable operations, maintenance and long term replacement of District infrastructure assets.

22.3.2 Policies

- 1) Utilize an asset management approach based on Asset Management for Sustainable Service Delivery: A BC Framework produced by Asset Management BC.
- 2) 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.

- 3) Improve District capacity to effectively manage infrastructure assets through improved information on the inventory of existing assets, the physical condition of those assets and annual benchmarking to monitor their performance.
- 4) Engage in infrastructure renewal planning to confirm timing for cost effective repair or replacement of assets and develop a financial plan that links long-term, prioritized infrastructure management with adequate capital and operating budgets.

22.4 Infrastructure Resilience to Climate Change

22.4.1 Objective

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

22.4.2 Policies

- 1) Seek opportunities to collaborate with other agencies on periodic regional trend analysis of intense precipitation events to monitor for increased in 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 mandating new infrastructure in the District to accommodate potential climate change impacts through an assessment of infrastructure vulnerability 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.

22.5 Solid Waste

22.5.1 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.

22.5.2 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) Ensure municipal waste management infrastructure can accommodate existing and future needs of Squamish's population through the preparation and periodic updating of the Solid Waste Management Strategy.

23. Natural Resource Management

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

Historically forest-based industry has been the economic mainstay and largest provider of jobs in Squamish and continues to add to the local economy. 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.

With respect to non-renewable resources, glacial activity deposited sand and gravel throughout Squamish, which can be used as sources of building materials. In particular, there is an abundant supply of granite that is valued for its construction and ornamental value.

Squamish also has lands along the Squamish River designated within the Agricultural Land Reserve. Much of this agricultural base is also environmentally sensitive for fish and wildlife habitat management.

23.1 Agriculture

23.1.1 Objective

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

23.1.2 Policies

- 1) Support a joint review of Agricultural Land Reserve lands in Squamish (Schedule X) and Electoral Area D to assess their value and long-term practicality for agriculture use.
- 2) Review agricultural infrastructure including roads and access, as well as dyking and drainage, and access to natural gas and three phase power for some agricultural activities and develop recommendations to maximize and enhance agricultural land resources within and adjacent to the ALR.

23.2 Forest Lands

23.2.1 Objective

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

23.2.2 Policies

- 1) Support forestry activities on land areas designated Limited Use in the Land Use Designation Schedule XXX.
- 2) In collaboration with Provincial agencies, 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) Support 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) Support development of an upland log sort within the District of Squamish.
- 8) Work with the Provincial Ministry of Forests and other natural resource groups to balance resource extraction harvesting activities with outdoor recreation interests.

23.3 Sand and Gravel Deposits

23.3.1 Objective

- 1) Protect and support access to aggregate and mineral deposits within the District.

23.3.2 Policies

- 1) Sand and gravel deposits, including those identified on Schedule XXX, are recognized as important mineral resources that are essential for building purposes.
- 2) Undertake surveys of river cross sections to monitor changes in riverbed elevations to identify situations where gravel removal is required, confirmed by water surface profile analyses.

- 3) Engage in extraction of sand and gravel deposits within rivers when required for flood hazard management purposes in accordance with the requirements of federal and provincial guidelines and regulations.
- 4) Support the extraction and use of granite for construction and ornamental uses in Squamish while minimizing land use conflicts related to proximity to noise near residential areas, impacts to viewsapes and impacts on rock climbing areas.

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24. Public Safety

Public safety for the District of Squamish rests with three principal municipal agencies: Squamish Fire Rescue (SFR), Squamish Emergency Program (SEP) and the Squamish RCMP Detachment. In their individual roles, and in collaboration, these services, working with a broad range of public safety partners, to provide a range of emergency response services. Their objective is to create 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 personal crime, and/or the acceptance of 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 SEP 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.

24.1 Community Development for Public Safety

24.1.1 Objective

- 1) Ensure development and land use within the District of Squamish supports the safety and security of the community.

24.1.2 Policies

- 1) Develop a Community Wildfire Protection Plan which identifies wildfire interface areas within the District of Squamish, determines the level of risk for these areas and recommends management options to mitigate the hazard.
- 2) Develop and adopt a wildland urban interface wildfire hazard DPA following completion of the Community Wildfire Protection Plan and identification of areas of the community most at risk for interface wildfire.
- 3) Strive to create a 'FireSmart' community through consultation with wildfire management professionals, the local Fire Rescue Department, developers,

builders, and landscape professionals and promotion of fire smart initiatives throughout the community.

- 4) Monitor amendments to Provincial legislation that could enable mandating the installation of sprinklers in residential housing and consider adopting permitted variances to the building code.
- 5) Incorporate principles of Crime Prevention Through Environmental Design (CPTED) into the design process for the built environment to eliminate, or reduce the opportunities for personal and property crimes.

24.2 Emergency Response Services

24.2.1 Objective

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

24.2.2 Policies

- 1) Ensure District population growth is accompanied by appropriate increases in support for fire, RCMP and emergency management services.
- 2) Strengthen local response capacity and community connectedness through maintaining, training and resourcing a substantial volunteer firefighting contingent alongside the career fire service personnel.
- 3) Work with fire, police and emergency managers/responders to maximize safety, security and sense of belonging in local neighbourhoods and the community as a whole.
- 4) 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.
- 5) 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.

24.3 Community Emergency Preparedness

24.3.1 Objective

- 1) Strengthen local level emergency response capacity through education initiatives to ensure individual and collective preparedness.

24.3.2 Policies

- 1) Promote fire safety through education initiatives in schools and communities.
- 2) Strengthen business continuity planning through educating businesses on how they can prepare for, respond to, and recover from emergencies and disasters.
- 3) Ensure that all agencies and their community partners have the resources necessary to ensure the community's safety and ability to recover from emergencies and disasters.
- 4) Prepare the community to be self-reliant for up to a week after a disaster and able to recover.
- 5) Develop and implement mitigation measures for vulnerable members of the population during emergencies.
- 6) 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.

24.4 Disaster Resilience and Planning

24.4.1 Objective

- 1) Support community resiliency and increase the capacity to recover from emergencies and disasters.

24.4.2 Policies

- 1) Continue progress towards developing a complete District Comprehensive Emergency Management Plan including elements such as: All Hazards Plan, Flood Plan and Evacuation Plan.
- 2) Incorporate sea dike closure and response in an updated Comprehensive Emergency Management Plan, when applicable.
- 3) Update the Community Risk Assessment and Comprehensive Emergency Management Plan every five years or in conjunction with an Official Community Plan update.
- 4) Ensure that plans to increase resiliency to the impacts of natural and human made emergencies are tailored to individuals of all ages and abilities.
- 5) Plan, coordinate, and test emergency and disaster response services in conjunction with neighbouring communities.

- 6) Develop policy regarding the removal of debris following disaster events in coordination with the solid waste management plan.

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25. 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. Cities are necessarily shifting from a historic focus on sanitation and spread of infectious disease 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, provision of parks and recreation, health equity and bringing health evidence and impacts to decision making.

[Insert sidebar content– Squamish Healthy Community Collaborations and capacity building; priority action areas for health]

25.1 Health Community

25.1.1 Objective

Cultivate an inclusive, equitable and supportive community.

25.1.2 Policies

- 1) Establish new and strengthen existing partnerships with agencies, organizations and local community groups on initiatives to improve the overall health and wellness of the community.
- 2) Identify and reduce barriers to health and wellbeing. Through policies and practices, contribute to poverty-reduction and drive action at other levels of government.
- 3) Partner on community health initiatives to address underlying social determinants, health inequities and the unique needs of Squamish's population

(especially children and youth, seniors, and vulnerable populations).
Meaningfully reach out and involve those most in need.

- 4) Work with 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.
- 5) 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).
- 6) Recognize and value social planning and policy to prioritize and address social issues and to enhance the wellbeing of the community.
- 7) The District supports cross-cultural education and understanding to develop and enhance community-based service groups and organizations.

25.2 Healthy Built Environment

25.2.1 Objective

- 1) Create healthy built environments.

25.2.2 Policies

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

25.3 Age-Friendly + Accessible

25.3.2 Policies

- 1) Acknowledge and honour the role of local elders and seniors in Squamish. Monitor and address the changing needs and support services for Squamish's seniors population.

- 2) Recognize and address the importance of assisted living and other community care facilities and senior's care initiatives. Supports the integration of residential-based services for people with special needs as an integral part of the fabric of each neighbourhood.
- 3) Access for persons with physical disabilities should be considered in the design of sidewalks, parking facilities, public buildings and selected trails.

25.4 Early Childhood Development

25.4.1 Objective

- 1) Reduce childhood vulnerabilities of Squamish kids.

25.4.2 Policies

- 1) Work with early childhood development partners and service providers, the School District and health authority to monitor and develop a strategy to reduce local child vulnerabilities. Explore both community-based and neighbourhood-specific interventions to address factors influencing childhood vulnerabilities.
- 2) Support and endorse the Squamish Children's Charter and commit to applying a child and family friendly 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, starting with supports for local parents and caregivers, and enhancing accessibility to programs and services in the community.
- 4) Lobby senior governments for 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) Engage with social service providers to support coordinated, efficient and effective delivery of social services by relevant agencies 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 Assessment

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) Continue to explore the use of assessment tools such as Health Impact Assessments (HIA) or Healthy Development Index (HDI) in policy decisions. Develop a locally-relevant framework for assessing health impacts assessment and require a health impacts assessment for major development.
- 3) Work with health partners move beyond isolated interventions of individual organizations by aligning priorities and focusing on increasing collective impacts on health.

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 quality and spread of disease).

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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 advance food strategies and implementation.

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.
- 2) 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).
- 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) Require new neighbourhood/area plans to identify and integrate opportunities for local food production.
- 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) Support 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. 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 grocery stores, community gardens or kitchens and markets. 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) Encourage urban agriculture.

26.5.2 Policies

- 1) Continue to refine and expand municipal regulations to encourage and facilitate sustainable urban agriculture and accessory retail sales (farm stands, food co-ops) throughout the community, while minimizing wildlife attractants.
- 2) Integrate food growing (gardens, small plot farming, greenhouses), gardening to support pollinators and foraging on municipal lands, park spaces and vacant lands to increase affordable opportunities for local food production and food systems education.
- 3) Support and partner in public education efforts 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.

26.7 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.

26.7.1 Objective

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

26.7.2 Policies

- 1) Explore and support social enterprise models like community food hubs that create a central gathering place for food-based services and activities, events, and celebrations, including community kitchens, food production, education, storage 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.

26.8 Regional Food Security

26.8.1 Objective

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

26.8.2 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 analyses of regional food production to inform relevant priorities and actions to enhance food security both within the corridor and the lower mainland.

26.9 Education + Social Connections

26.9.1 Objective

- 1) Support food education and maximize social connections and benefits of food.

26.9.2 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 and partner with community organizations to offer 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, and 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, support student projects to grow food at school.

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27. Arts, Culture + Heritage

Arts, Culture and Heritage are fundamental to the community's history and future, identity, vitality and sense of pride and place. Unique natural and cultural landscapes in Squamish, as well as arts, recreation, and cultural facilities and services, promote livability and cross-cultural understanding, provide enjoyment for all citizens and visitors to Squamish, and contribute to employment and tourism.

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. It involves honouring the heritage and Coast Salish traditions of the Skwxwú7mesh Uxwumixw (Squamish Nation), by meaningfully supporting expressions of Aboriginal identity, self-government, languages, arts, cultural and spiritual practices throughout their traditional territories.

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 improving engagement 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

27.1.1 Objective

- 1) Through the reconciliation process, respect and honour 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, honour 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.

- 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 identify, honour and locally commemorate missing residential school children and community members impacted by the residential school system. Support development of commemorative places and spaces, 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.

- 2) Promote arts and culture strategies to advance the District's Brand Action Plan (2015). Focus on Downtown recruitment by bringing people to the Downtown through arts/culture businesses, amenities, arts and entertainment, programming, busking, etc.
- 3) Work with the BIA through the Public Art Select Committee to establish arts and culture hubs or precincts in the Downtown. Promote creative clusters for new, developing, and especially non-profit 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.

27.4 Heritage Conservation

27.4.1 Objective

- 1) Protect, integrate and celebrate community heritage.

27.4.2 Policies

- 1) 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.
- 2) 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.
- 3) 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.
- 4) Consider the establishment of a Council committee, or Partner and collaborate with local arts, culture and heritage organizations to assist with heritage conservation matters in the municipality. 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.

Part 4: Development

28. Development Approval Information Area

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. The 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 may be required for the following circumstances and areas.

28.1 Flood and Debris Flow Hazards

Criteria

- 1) Applications for amendments to the 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 Schedule J and Schedule K of this plan.

Rationale

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

28.2 Geotechnical Hazards

Criteria

- 1) Applications for amendments to the 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 L of this plan.

Rationale

- 1) To assess the nature, extent, magnitude, frequency and potential effect of natural hazards that may affect the development. To assess the proposed development with regards to safe building sites, building elevations and

foundation design requirements, and the construction of on-site protective works.

28.3 Natural Environment

Criteria

- 1) Applications for amendments to the zoning bylaw, development permits or temporary use permits where the subject property is in an area of environmentally sensitive area as identified on Schedule H, in a marine environment or within 30 m of a riparian area.

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, and invasive species in order to meet the objectives and policies identified within this plan.

28.4 Railway Proximity

Criteria

- 1) Applications for amendments to the zoning bylaw, development permits or temporary use permits where the subject property is within 300 m of a principal main line or 1000 m 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 development. To assess the proposed development with regards to safe building setbacks, noise mitigation, vibration mitigation, safety barriers and security fences

29. Development Permit Areas (DPA)

29.1 DPA1 Protection of the Natural Environment

29.1.1 Designation

- 1) Development Permit Area 1 (DPA1) is established for the protection of the natural environment, its ecosystems and biodiversity, pursuant to Section XXXX 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 XXX of the LGA (Note Development Info Approvals area designation – link to section).

29.1.2 Application + Justification

- 1) Development Permit Area 1 consists of environmentally sensitive areas as shown on Schedule X.
- 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 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.

[INSERT TABLE WITH SENSITIVE ECOSYSTEMS and % of total study area]

- 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 XXX) and ditches (DPA1B– Schedule XXX).

- 5) 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.

29.1.3 Exemptions

- 1) Pursuant to LGA XXX, a Development Permit is not required in respect of the following:
 - a. Insert applicable exemptions from DPA11...
 - b. Following activities when carried out in accordance with recommendations of and under supervision of a Qualified Environmental Professional (QEP):
 - Ecological restoration and enhancement projects, including implementation of fish habitat mitigation or restoration plan authorized by the senior government ministry of agency having jurisdiction;
 - Vegetation management related to wildfire hazard reduction;
 - 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.

29.1.4 Objectives

The objectives of Development Permit Area 1 are to:

- 1) Ensure that ecosystem protection is given priority over other values;
- 2) Minimize the visual and environmental impact of development;

- 3) Accommodate recreational and complementary land uses, where appropriate that contribute to the above objectives;
- 4) Restore and enhance sites previously denuded of vegetation/degraded;
- 5) Ensure that no development of any kind takes place within designated ecological reserves (Baynes Island Ecological Reserve).

29.1.5 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 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 environmental 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.

- i. 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 the Ministry of Water, Land and Air Protection or the Department of Fisheries and Oceans.

29.1.6 DPA1A and DPA1B Guidelines - Riparian Areas + Wetlands

[Insert DPA guidelines for riparian areas here + new guidelines for ditches]

29.1.7 Bonding and Environmental Monitoring

- m. Development Permits may include requirements for environmental monitoring where environmentally sensitive areas must be protected, remediation must be completed or where construction requires environmental controls. Environmental monitoring reports, when required, must be prepared by the QEP.
- n. The District may require bonding as a condition of development permit approval, that can be applied to correct a situation where:
 - i. A condition in a permit respecting landscaping has not been satisfied;
 - ii. An unsafe condition has resulted as a consequence of contravention of a condition of a permit;
 - iii. Damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.
- o. 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 . 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.

30. Land Use Designations

Schedule B is hereby adopted as the Land Use Designation Map for the District of Squamish and includes the following land use designations. The associated examples are intended to provide a general indication of appropriate future land uses within the designation, but do not represent a complete list.

Conservation and Ecological Reserves

Applies to areas primarily in a natural state and are intended identified as conservation areas, ecological reserves, low-impact recreation uses and for the continued provision of stormwater management. Examples of uses include wildlife reserves and include habitat protection areas such as the Squamish River Estuary.

Parks, Greenway Corridors and Recreation

Applies to lands permanently set aside for Provincial, regional and community-wide municipal parks such as Smoke Bluffs Park or major recreational or wildlife greenway corridors, riparian corridors of key streams and rivers, selected areas within the 200-year floodplain, campgrounds, golf courses, selected undeveloped portions of the Highway 99 corridor and other areas used for recreational purposes.

This designations supports stormwater management, and for the provision of community amenities such as social gathering and activity spaces, blueways, civic facilities, recreation access and play spaces, gardening and respite spaces, ecological and habitat spaces. May include community-use buildings.

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 places of worship or schools, 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.

Residential Reserve

Applies to land intended for future resignation to Residential Neighbourhoods as part of a sub area planning. Residential Reserves are not intended to be a source of population growth until significant development of existing residential development options has occurred.

Civic & Institutional

Applies to lands designated for civic and institutional uses that meet specific community needs, including health and welfare services, education, religious places of worship, burial, assembly, public care and government activities. Supported uses include municipal facilities and schools located outside

the area designated as Downtown or Residential Neighbourhoods and to uses that meet specific community needs related to, burial and other government activities.

Mixed-Use Commercial


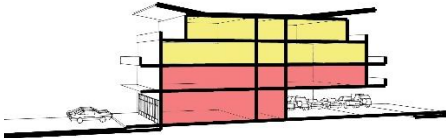
Applies to areas with ground level commercial uses (e.g. retail and service commercial) with complimentary office, professional services and/or residential uses allowed above the first floor. These areas are intended to accommodate residential growth for Squamish.

University Neighbourhood

Applies to Quest University lands including the university campus and university housing and residential area. Examples of uses within the University Neighbourhood designation include educational facilities and buildings, residential units and mixed-use commercial and residential buildings. The University Neighbourhood permit parks, open space, schools, university-scale commercial uses, neighbourhood commercial, residential care facilities, places of worship, utilities and other compatible land uses. The areas identified as University Neighbourhoods are intended to accommodate residential growth for Squamish.

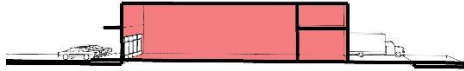
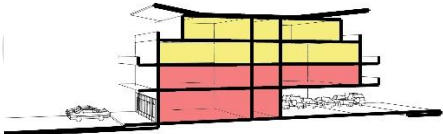
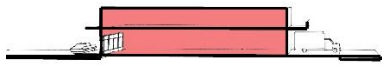
Gateway

Applies to lands in the Downtown area of Squamish where the following uses are supported: Commercial and Commercial mixed-use. The intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations should conform to the following table. Note that conceptual building configurations are not intended to represent the actual form, height, or design of any specific building. Variations in character are described in more detail in the Development Permit Area Guidelines. 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. See Policy 5-A.3 for more information.</p>
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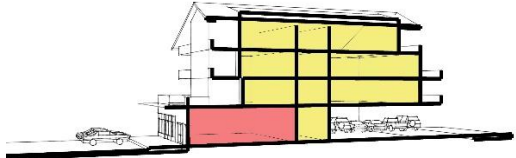
Commercial Centre

Applies to lands in the Downtown area of Squamish where the following uses are supported: Commercial, Cleveland Commercial, Commercial mixed-use, and is intended to support residential growth for Squamish. The intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations should conform to the following table. Note that conceptual building configurations are not intended to represent the actual form, height, or design of any specific building. Variations in character are described in more detail in the Development Permit Area Guidelines. 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>
 <p>Cleveland Commercial Designated for:</p> <ul style="list-style-type: none"> • office, retail, restaurant at and above grade • residential above grade if stepped back <p>FAR: 0.6-2.0, Height: 2-3 storeys See Policy 5-A.2 for more information.</p>	

Mamquam Blind Channel

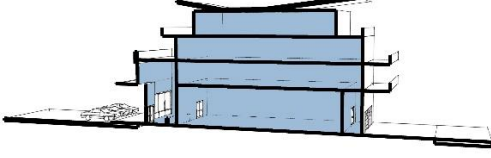
Applies to lands in the Downtown area of Squamish where the following uses are supported: Residential mixed-use, Civic/Institutional, Marine Gateway and Parks/Greenways. The intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations should conform to the following table. Note that conceptual building configurations are not intended to represent the actual form, height, or design of any specific building. Variations in character are described in more detail in the Development Permit Area Guidelines. For properties east of Highway 99 with Residential Mixed Use Neighbourhood land use designation, building height 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 height up to four storeys is permitted as per Policy 1.10



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
 See Policy 5-A.5 for information about height in Plan Area east of Highway 99



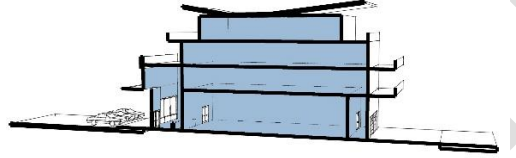
Civic/Institutional
 Designated for:

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

FAR: 0.6-1.0, Height: 3-4 storeys
 See Policy 5-A.3 for additional information.

Downtown South

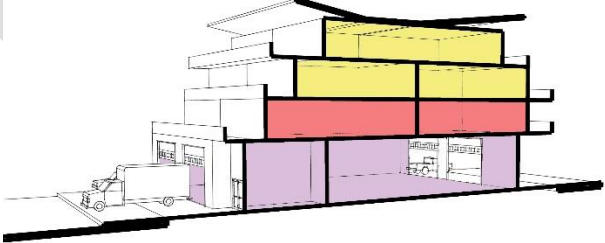
Applies to lands in the Downtown area of Squamish where the following uses are supported: Civic/institutional and Creative Mixed-use. The intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations should conform to the following table. Note that conceptual building configurations are not intended to represent the actual form, height, or design of any specific building. Variations in character are described in more detail in the Development Permit Area Guidelines. 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. Buildings on properties with Creative Mixed Use Neighbourhood Land Use Designation are permitted 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
 See Policy 5-A.3 for additional information.



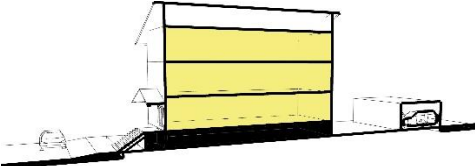
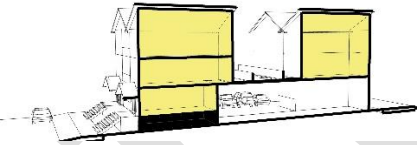
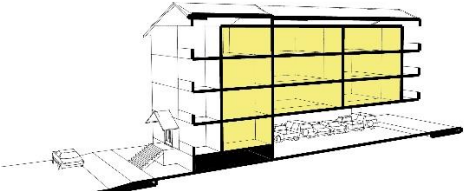
Creative Mixed Use
 Designated for:

- 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 See Policy 5-A.3 and Policy 5-A.4 for more information

Downtown Residential

Applies to lands in the Downtown area of Squamish where the following uses are supported: High Density Residential, Medium Density Residential and Low Density Residential. The intensity of use (measured by floor area ratio (FAR) and height), and conceptual building configurations should conform to the following table. Note that conceptual building configurations are not intended to represent the actual form, height, or design of any specific building. Variations in character are described in more detail in the Development Permit Area Guidelines. 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>Low Density Residen Designated for:</p> <ul style="list-style-type: none"> residential: stacked, ground-oriented townhouse <p>34-70 UNITS PER HA. Height: 2-4 storeys</p>	 <p>Medium Density Residential Designated for:</p> <ul style="list-style-type: none"> residential: rowhouse, stacked or clustered townhouse, courtyard or garden apartment <p>70-115 UNITS PER HA. Height: 2-4 storeys</p>
 <p>High Density Residential Designated for:</p> <ul style="list-style-type: none"> residential: stacked or ground-oriented townhouse, apartment <p>115+ UNITS PER HA. Height: 2-6 storeys</p>	

Marine Gateway

Applies to lands designated for the preservation and enhancement of the marine environment, and for the navigation and storage of various marine vessels including small craft, non-motorized, and motorized vessels. Supported uses include marine recreation and opportunities for some commercial marine-related operations such as marinas.

Highway & Tourist Commercial

Applies to highway-oriented and tourist commercial uses and associated buffer areas. Examples of uses within the Highway and Tourist Commercial designation include tourist accommodation uses such as motels and campgrounds and gas stations.

Employment & Industrial

Applies to business park uses and to general, light, service, marine and heavy industrial use areas. Examples of uses supported within the Employment and Industrial designation include home-improvement warehouse stores, storage facilities, trade schools, institutional uses involving industrial applications, the Squamish Terminals and other light industrial, specialized commercial and office uses as outlined in the Business Park Sub-Area Plan.

Should we establish a designation for medium and heavy industrial? Woodfibre, BCR lands, Cheekeye?

Restricted Industrial

Applies to parts of the Cheekeye Fan for land-extensive industrial purposes related to resource activities or recreational activities where the predominant activity is not enclosed within a building, does not require permanent structures or buildings and is not reliant on full municipal servicing. Supported uses include activities such as log sorts and sawmills, waste management and recycling facilities.

Facilities & Utilities

Applies to major transportation facilities and utility facilities including transportation related buildings and services such as Darrell Bay Ferry Terminal and the Squamish Municipal Airport, transportation corridors, the municipal landfill, water towers and the BC Hydro Substation.

Limited Use

Applies to land primarily intended for agriculture including those within the Agricultural Land Reserve, forestry, outdoor recreation, resource extraction uses as well as inaccessible areas and areas with terrain constraints. Supported uses include agricultural production and facilities, equestrian uses, campgrounds, long-term resource extraction and processing areas such as gravel facilities, dispersed rural residential development that maintains a rural character and that are not connected to the municipal water or sewer system and uses requiring limited improvements. Development that requires connection to municipal infrastructure or services is not supported.