



TO: Committee of the Whole
FROM: Community Planning
DATE: October 25, 2016
RE: Squamish Estuary Management Plan (SEMP) Integration for
Squamish2040 Official Community Plan (OCP) Update

1. Purpose

This memo outlines engagement activities with the Squamish Estuary Management Committee (SEMC) regarding the integration of the 1999 Squamish Estuary Management Plan (SEMP) into the upcoming OCP update. Preliminary recommendations for SEMP/OCP content integration (principles, objectives, policies and land use designations) are presented for Council direction—prior to their incorporation into the draft OCP, which is due for public release at the end of Phase 3 (January 2017).

2. Background

The current OCP contains limited information and policy referencing SEMP and SEMC. There are noteworthy areas of misalignment between the OCP Land Use Designations (OCP Schedule B) and the SEMP Plan Areas (SEMP Figure 4) which have been identified as long-standing issue by SEMC. The 2016 OCP Update provides an opportunity to better integrate the 1999 SEMP, while simultaneously giving consideration to new values and information such as integrated flood hazard management requirements and environmentally sensitive areas (ESA) rankings.

3. Engagement


To develop recommendations for OCP integration, staff and consultants identified and reviewed SEMP content appropriate and in-scope for the OCP. This was reviewed with SEMC at three workshops:

- Workshop 1 – February 26, 2016 [quorum achieved]
- Workshop 2 – July 7, 2016 [no quorum]
- Workshop 3 – October 6, 2016 [quorum achieved]

Further opportunity for written feedback on SEMP plan/OCP policy integration and land use mapping was provided and requested following Workshop 3; SEMC has been invited to attend and contribute to the COW workshop discussion October 25, 2016.

4. Recommendations

OCP recommendations are presented in Attachments 1 (OCP Principles + Policy Recommendations) and 2 (OCP Land Use/Mapping Recommendations).



The focus for OCP content integration are SEMP elements that principally inform OCP policy, future land/water use as well as environmentally sensitive areas designations, and associated development permit guidelines:

- ✓ Estuary information (ecological functions as well as economic context and constraints);
- ✓ SEMP plan objectives + history (including SEMC membership, plan review and coordination);
- ✓ SEMP Area Designations (including planning assessment area, transportation corridor etc.).


SEMP content not recommended for inclusion in the OCP include the SEMP plan and project review framework and implementation (work plan). These have been identified as matters for ongoing SEMC consideration (see governance item Section 5). SEMP work plan action items (SEMP Appendix II) are not generally in-scope for the OCP; however, this engagement process examined and noted their status for ongoing SEMC review.

OCP Land Use Mapping Recommendations + Rationale

The OCP Land/Water Use designation recommendations (Attachment 2) integrate the 1999 SEMP designations with new information from the Integrated Flood hazard Management Plan, the Environmentally Sensitive Areas mapping project and evolving community context. Rationale for the preliminary mapping recommendations are presented in the summary table (Attachment 2).

Consensus on proposed OCP future land use designations was not expected nor achieved during SEMC discussions given divergent interests at the SEMC table (nor is it likely achievable within reasonable timelines – attempting it would significantly delay the OCP process). Consultation and engagement to this point has been more than reasonable.

The 1999 SEMP area designations were established and agreed to by the plan’s signatories, including the District, and intended to guide and coordinate planning and management of the estuary areas. District OCP land use designations have not aligned completely with the 1999 SEMP since its establishment, and are not proposed to align 100% through this OCP update. This review process highlights a number of land use implications and tradeoffs for Council’s consideration and direction. One such example is that much of the industrial/commercial land identified under the 1999 plan along the Squamish River (Areas 1-6) are within high sensitivity and primary or secondary floodways are not recommended



as suitable for industrial/commercial development. These will be discussed further on October 25th.

Detailed SEMC workshop and written comments have been summarized in the workshop discussion summary (Attachments 4A and 4B).

5. SEMC Governance Update

SEMP plan update and SEMC participation and governance are priority concerns for current SEMC members. This will be the primary agenda item at the upcoming SEMC meeting in late November.

6. Attachments: SEMP-OCP Integration Reference Materials

1. SEMP–OCP Integration Summary – Policies and Actions
2. SEMP–OCP Land Use Designations Summary
3. SEMP–OCP Reference Maps
 - Map 1 – Squamish Estuary Review Areas 1 to 8
 - Map 2 – Proposed OCP Land Use Designations
 - Map 3 – Squamish Estuary SEMP Designations (1999)
 - Map 4 – Existing OCP Land Use Designations (2009 OCP Bylaw)
 - Map 5 – ESA Mapping (2016)
 - Map 6 – Preliminary Flood Hazard Management Planning Areas (IFHMP Figure 8-2)
4. SEMC Workshop Discussion Summaries on Recommendations
 - a. OCP Policy + Actions
 - b. OCP Land Use Designations

Respectfully submitted by:

Caroline Ashekian, Environmental Coordinator and SEMC Chair
Sarah McJannet, Planner

Reviewed by:

Jonas Velaniskis, Director Community Planning

Attachment 1. OCP Integration Summary–Policies and Actions

SEMP and #Squamish2040 OCP Integration

Reference	SEMP Content to bring forward to the OCP (actions, policies, background info)	Revised Recommendations	
		OCP Policies and Supporting Actions	SEMC Actions (for OCP vs Ongoing)
Section 2 – The Setting			
All of Section 2	1. Description of the estuary and its functions (ecological and economic)	<ul style="list-style-type: none"> • <i>Action:</i> Include information on the history of the SEMP, and the historical context of the estuary, and its ecological and economic functions. • <i>Action:</i> Include reference to the WMA, to improve public understanding of the purpose and management directions of the WMA. 	<ul style="list-style-type: none"> • <i>OCP:</i> Review and contribute to information to be included in the OCP.
Section 2.2	2. Any development must maintain the flood capacity of the main channel of the Squamish River.	<ul style="list-style-type: none"> • <i>Policy:</i> Ensure that permitted land uses in the flood plain address the flood capacity issue (e.g. by reduce sediment loading). 	<ul style="list-style-type: none"> • <i>Ongoing:</i> Contribute to future discussions to establish a dredging strategy. Discussions to be linked to future Marine Strategy.
Section 2.3	3. Secure an upland dryland sort and maintain no less than two assured long-term suitable waterfront sites.	<ul style="list-style-type: none"> • <i>Action:</i> Review and address long-term upland sorting needs in the OCP; where possible identify lands on land use maps. • <i>Action:</i> Review differentiated land use designation for industrial land (distinct from “Employment/ Industrial lands”) to ensure adequate land reserve is maintained for medium/heavy industrial activities in the future. 	<ul style="list-style-type: none"> • <i>OCP:</i> Jointly review current and projected needs for upland sort, as well as potential sites to support OCP directions.
Section 3 – Squamish Estuary Management Plan 1999			
Section 3.1	4. The two principle objectives of the planning process and the Plan (SEMP) are to ensure that: <ul style="list-style-type: none"> • ecological diversity and environmental quality are sustained; and • sufficient land and water area is allocated to enable development to proceed to strengthen the economic base of the community. 	<ul style="list-style-type: none"> • <i>Policy:</i> Ensure that an intact ecological unit comprising physical and biological features representative of the original Squamish River estuary is maintained in order to sustain ecological diversity and environmental quality. • <i>Policy:</i> Ensure that sufficient land and water area is allocated for industrial, commercial, recreational, transportation-related and other development in order to strengthen the economic base of the community. 	
Section 3.2.1	5. Rules around permitted activities in the conservation areas: <ul style="list-style-type: none"> • Uses, which do not impair the natural productivity of the estuary, such as public access for education 	<ul style="list-style-type: none"> • <i>Policy:</i> Maintain the ecological integrity of the conservation area and the WMA. • <i>Action:</i> Develop a clearly articulated list of permitted activities in the conservation areas that is consistent with the WMA, SEMP and DoS 	<ul style="list-style-type: none"> • <i>OCP:</i> Contribute to identifying the kinds of public access/ recreation that are appropriate in the estuary conservation areas.

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	<p>and recreation and municipal infrastructure.</p> <ul style="list-style-type: none"> Activities required to repair and maintain dykes, maintain flood capacity of the main channel of the Squamish River and to maintain municipal infrastructure are permitted. Some works may need to be further assessed and may require compensation. 	<p>policies and that addresses emerging issues (e.g. filming).</p> <ul style="list-style-type: none"> <i>Action:</i> Create a new land use designation for conservation (distinct from greenway and recreation). <i>Policy:</i> Review flood protection work and address necessary compensation as required to address environmental impact. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Identify responsibility for monitoring and enforcement of activities in the conservation area, including clean up.
Section 3.2.2.	<p>6. Cattermole Basin provides flood and drainage relief for the District of Squamish. This function will always be maintained. This Industrial/ Commercial area will only be developed following the District of Squamish's approval. If the basin is altered, the new design will allow for plant growth along the basin's edge.</p>	<ul style="list-style-type: none"> <i>Policy:</i> Maintain flood and drainage relief functions of Cattermole Basin and Bridge Pond when considering any development in the area. <i>Action:</i> Create a new DPA or modify one or more existing DPAs to consider flooding, drainage and ecological function (could be new Coastal DPA or built into Environmental DPA or Hazard DPA). Technical staff from the District will review and provide direction. 	
Section 3.2.3	<p>7. A 60-metre-wide transportation corridor for future road and rail infrastructure has been established along the western edge of the development area.</p>	<ul style="list-style-type: none"> <i>Policy:</i> Recognize the importance of the SEMP transportation corridor. <i>Policy:</i> Consider the ecological, economic and social, impacts of the transportation corridor. <i>Action:</i> Reflect and incorporate the SEMP transportation corridor as an overlay on OCP land use and transportation network maps. <i>Action:</i> Update and refine corridor alignment to reflect preferred option from truck route study. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Actively engage and work with stakeholders in truck route study to review future transportation options.
Section 4 – Project Review Process & SEMC Structure			
Section 4.1	<ul style="list-style-type: none"> Organizational Structure: SEMP administration responsibility of SEMC; function to coordinate planning and management of environmental and developmental activities in the SEMP area. 	<ul style="list-style-type: none"> Policy: Reaffirm existing policy highlighting District's support of the Squamish Estuary Management Committee and ongoing participation in SEMC District to contact SEMC/agencies for formal response on future participation. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Participate in future SEMC governance discussion to address evolution of SEMC, membership, governance framework, roles/responsibilities.

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SEMP and #Squamish2040 OCP Integration

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Section 4.2	<ul style="list-style-type: none"> Project Review Process: Intended as coordinated review for development proposals within the estuary. Project review process involved SERC comments and recommendations to appropriate regulatory agencies 		<ul style="list-style-type: none"> <i>Ongoing:</i> Consider former SERC project review function with participating SEMC members in conjunction with Governance discussion.
Section 4.3	<ul style="list-style-type: none"> Ongoing SEMP review Initiatives 		<ul style="list-style-type: none"> <i>Ongoing:</i> Consider SEMP review initiatives with participating SEMC members in conjunction with Governance discussion.
Appendix II – SEMC Work Program: Items REMAINING TO BE COMPLETED			
Item 5	8. Develop a newsletter and enhance the public information exchange process	<ul style="list-style-type: none"> <i>Policy:</i> Maintain effective channels of communication for all information and initiatives related to the estuary. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Identify information needs and assign roles and responsibilities for obtaining and acting on the information. <i>Ongoing:</i> Communicate about everything related to SEMP, including the parts that are not integrated into the OCP. <i>OCP:</i> Provide updated information to guide new policy development.
Item 8	9. Ask the District of Squamish to review the official Community Plan Transportation Network	<ul style="list-style-type: none"> <i>Policy:</i> Review transportation network in the content of the SEMP and in consultation with SEMC. <i>Action:</i> Consult SEMC during truck route study. <i>Action:</i> Examine potential to move SEMP transportation corridor so that it falls within industrial/ commercial area. <i>Action:</i> Obtain information on species at risk in Site A and feed this 	<ul style="list-style-type: none"> <i>Ongoing:</i> Participate in public engagement on truck route study (note repeated action from transportation corridor). <i>Ongoing:</i> Provide more information on species at risk in Site A.

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SEMP and #Squamish2040 OCP Integration

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		OCP Policies and Supporting Actions	SEMC Actions (for OCP vs Ongoing)
		<p>information into truck route study.</p> <ul style="list-style-type: none"> • <i>Policy:</i> Consider options for improving access to Site B. 	<ul style="list-style-type: none"> • <i>Ongoing:</i> Provide more information on issues related to Site B access.
Item 9	10. Initiate review of Planning Assessment Area in Upper Mamquam Blind Channel	<ul style="list-style-type: none"> • <i>Action:</i> Review and address UMBC land use plan shortcomings; integration of water and upland lots in consideration of future land use designations. • <i>Action:</i> Consider SEMP principles and estuary context, along with new ESA and drainage flood management information, as well as upland property ownership and constraints, in future land use designation for UMBC. • <i>Policy:</i> Acknowledge the unique setting and ecological values and services of UMBC; ensure waterfront gateway and recreation activities do not compromise sensitive area and restoration efforts. Continue to focus on strengthening (ecological, human) connections in this area. 	<ul style="list-style-type: none"> • <i>OCP:</i> Clearly describe the shortcomings of the 2012 UMBC land use study and policy directions.
Items 10 + 11	<p>10. Ensure that the habitat compensation works are undertaken in accordance with Habitat Compensation Agreement developed under this plan.</p> <p>11. Ensure that the habitat compensation works are monitored for their effectiveness, as outlined in the Habitat Compensation Agreement</p>		<ul style="list-style-type: none"> • <i>Ongoing/High Priority:</i> SEMC chair to contact BCR and DFO to get clarity and host discussion. Potential item for SEMC sub-committee to get clarity and report back.
Appendix II – SEMC Work Program: Items COMPLETED (and Items outside OCP)			
Item 1	Ask the Squamish Environmental Review Committee, in conjunction with the District of Squamish and other government agencies, to investigate the feasibility of rewatering the upper Mamquam Blind Channel		<ul style="list-style-type: none"> • <i>Ongoing:</i> Identify responsibility for monitoring and remedial actions, if required.
Item 2	Ensure that, if the basin management process is developed		

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SEMP and #Squamish2040 OCP Integration

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		OCP Policies and Supporting Actions	SEMC Actions (for OCP vs Ongoing)
	by other interests, the SEMC initiatives are incorporated		
Item 3	Form and work with a local advisory committee on the management plan for the Wildlife Management Area Plan		
Item 4	Work with the advisory committee to implement the Wildlife Management Area Plan		<ul style="list-style-type: none"> • <i>Ongoing</i>: Examine need for an advisory committee for the WMA. Assist with establishing committee, if committee is required.
Item 6	Ask the Ministry of Environment, Lands and Parks to report on the sanitary sewage outfall		
Item 7	Request a review by BC Environment of the options for reducing the aggradation of the Squamish River		
Item 12	Ensure that the West Barr Site is cleared of debris once the West Barr operation closes		
Item 13	Have the Plan Coordinator develop, in consultation with the SERC, criteria which outlines the types of projects that don't require a formal review		
Item 14	Have the SERC prepare guidelines for each level of the project review process		

Attachment 2. OCP Land Use Designations Summary SEMP and #Squamish2040 OCP Integration

Refer to attached maps for more information.

Area	Approx size (ha)	Designations			Rationale + Additional Considerations (Outside SEMP)
		1999 SEMP	Current OCP	Proposed OCP	
1	4	Industrial/ commercial	Residential	Residential; Civic/ Institutional (Railway Heritage site – expanded lease area in north part of park)	<p>IFHMP identifies the area as Conditional Densification Area; also Secondary Floodway.</p> <p>Current owner is pursuing residential development in line with existing land use designation.</p> <p>Access through residential neighbourhood, and proximity to residential reduces suitability for industrial (interface).</p>
2	4.5	Industrial/ commercial	Civic/ Institutional	Civic/ Institutional	OCP designation is in line with the current and anticipated ongoing future use (West Coast Railway Heritage Park)
3A (North)	TBD	Industrial/ commercial	Greenway Corridor & Recreation	Conservation	<p>Updated mapping indicates high environmental sensitivity.</p> <p>This area contains a floodplain forest with mature black cottonwood trees, several watercourses, and is adjacent to Crescent Slough. The area is contiguous with the functional estuary (i.e. not fragmented, like some of the other areas). There are a variety of trails that indicate the area has recreational value.</p> <p>IFHMP identifies this area as conditional densification and Secondary Floodway (Dike-Protected Floodplain Area).</p>
3B	TBD	Industrial Commercial	Greenway Corridor & Recreation	Conservation	<p>IFHMP identifies this area as Primary Floodway = “River Corridor” along mainstem river to preserve flood conveyance, allow for natural river processes and maximized environmental productivity.</p> <p>Updated mapping indicates high environmental sensitivity.</p>

Attachment 2. OCP Land Use Designations Summary
SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	Designations			Rationale + Additional Considerations (Outside SEMP)
		1999 SEMP	Current OCP	Proposed OCP	
4	4	Industrial/commercial	Conservation	Employment/Industrial	<p>The former landfill site has minimal conservation value and could be designated as industrial/commercial land.</p> <p>IFHMP identifies this area as restricted densification and Secondary Floodway (Dike-Protected Floodplain Area)</p>
5	11	Industrial/commercial	Greenway Corridor & Recreation	Conservation	<p>Updated mapping of the area indicates it is a wetland marsh with high environmental sensitivity.</p> <p>IFHMP identifies this area as restricted densification and Secondary Floodway (Dike-Protected Floodplain Area)</p>
6	5.5	Industrial/commercial	Greenway Corridor & Recreation	Conservation	<p>Proposed OCP designation recognizes long term intent to hold for conservation purposes by owners (Nature Trust)</p> <p>Updated mapping of the area indicates it is a wetland marsh with high environmental sensitivity.</p> <p>IFHMP identifies this area as restricted densification and Secondary Floodway (Dike-Protected Floodplain Area)</p>
7	4.6* To be confirmed	Industrial/commercial	Undesignated in current OCP	Employment/Industrial	<p>Referred to as "Site B". This is an area of man-made land.</p> <p>Designated area (land/water) will need to consider industrial intention to expand fill area – for discussion and detailed review with SEMC. Designated area to reflect all water areas to be created through placement of fill.</p>

Attachment 2. OCP Land Use Designations Summary
SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	Designations			Rationale + Additional Considerations (Outside SEMP)
		1999 SEMP	Current OCP	Proposed OCP	
8	8	<p>Planning Assessment Area (water lots only)</p> <p><i>Adjacent Upland (to the south): Industrial/Commercial</i></p>	<p><i>UMBC Water Lots: Not designated currently</i></p> <p><i>Adjacent Upland: Downtown; also Civic Institutional (Rose Park is outside SEMP boundary)</i></p>	<p><i>Water Lots south of Hwy bridge: Marine Navigation; Marine Harbour</i></p> <p><i>Water Lots north of Hwy bridge: Conservation (Marine)</i></p> <p><i>Adjacent Upland: Downtown (Scott Crescent); Mixed Use Commercial between highway and rail bridges)</i></p>	<p>Designate water lots in OCP update to show marine navigation and harbour area (differentiate from upper marine conservation area) and guide water use and stewardship efforts (e.g. control derelict boats on the water).</p> <p>The Upper Mamquam Blind Channel Land Use Study and Policy Statement did not address the water lots. The land based portion of the planning area was proposed as a park and a village (residential, mixed use and commercial).</p> <p>Updated mapping indicates high environmental sensitivity.</p>
Transportation Corridor		SEMP: Transportation Corridor	Greenway Corridors and Recreation	<p>Show 60m SEMP Transportation Corridor as hatched overlay over the OCP conservation designation</p>	<p>Reflect SEMP transportation corridor for Port function and long-term access.</p> <p>Note Transportation Corridor is 1 of 4 options being considered through Truck Route Study process underway.</p> <p>SEMC is engaged in consultation and this parallel review process will inform how the corridor is treated in the OCP in future. *NOTE truck route study may not be resolved prior to OCP draft – may trigger future OCP mapping amendment. To be reviewed/discussed at SEMC table.</p>



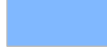



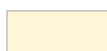

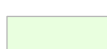
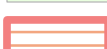
- Draft for Review -

Map 1.
Squamish Estuary
Review Areas 1 to 8

0 0.25 0.5 1 Kilometers



Proposed OCP Land Use Designations

-  Civic and Institutional
-  Downtown
-  Employment and Industrial
-  Mixed Use Commercial
-  Residential Neighbourhoods
-  Parks and Ecological Reserves
-  Greenway Corridors and Recreation
-  Transportation Corridor

Yekwaupsum IR

Wildlife Management Area

Transportation Corridor

Wildlife Management Area

Stawamus IR

- Draft for Review -

Map 2.

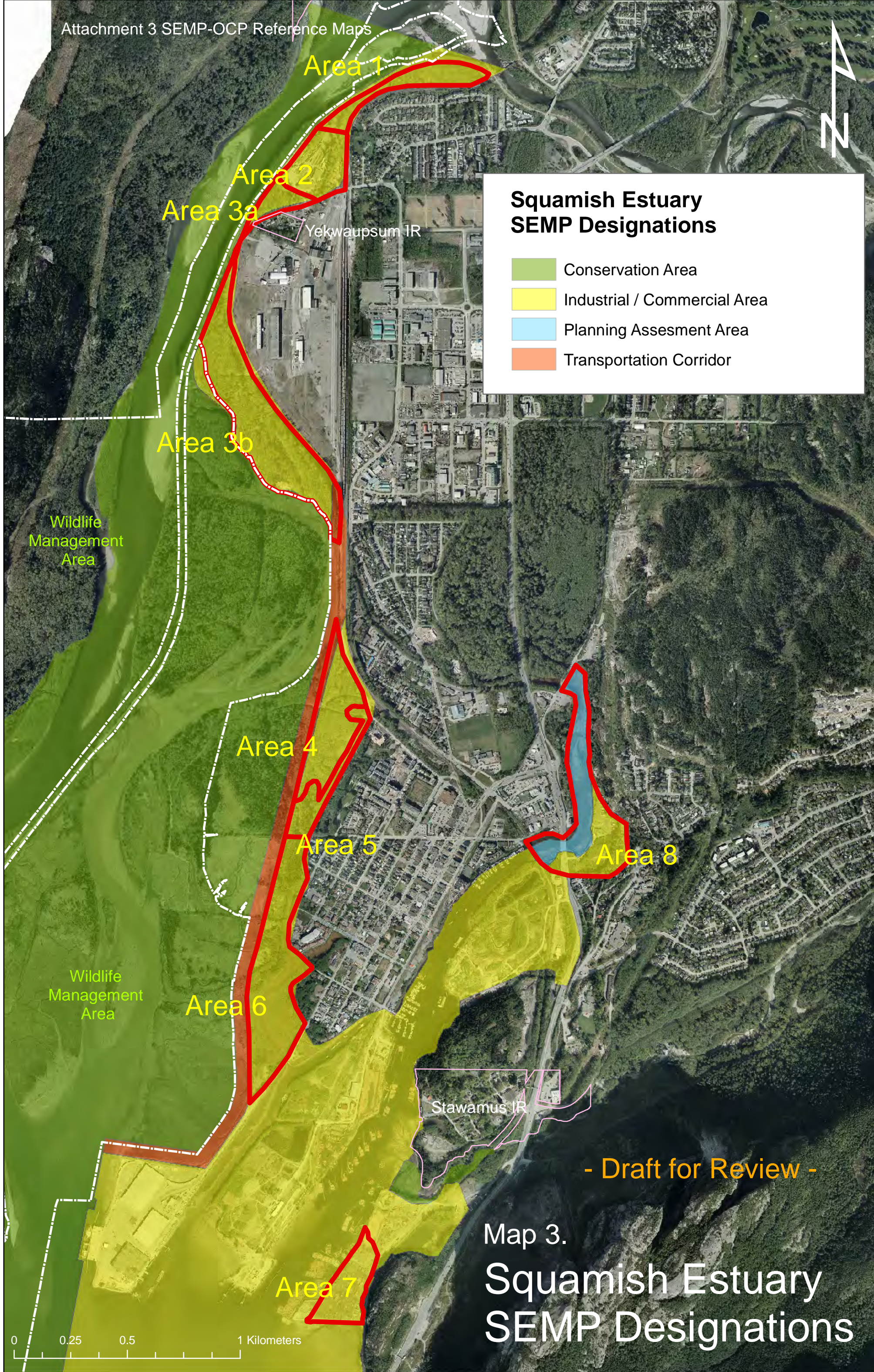
Proposed OCP Land Use Designations

0 0.25 0.5 1 Kilometers



Squamish Estuary SEMP Designations

- Conservation Area
- Industrial / Commercial Area
- Planning Assesment Area
- Transportation Corridor



- Draft for Review -

Map 3. Squamish Estuary SEMP Designations

0 0.25 0.5 1 Kilometers



OCP Land Use Designations

-  Civic and Institutional
-  Downtown
-  Employment and Industrial
-  Restricted Industrial
-  Facilities and Utilities
-  Limited Use
-  Mixed Use Commercial
-  Residential Neighbourhoods
-  Tourist and Highway Commercial
-  Greenway Corridors and Recreation
-  Parks and Ecological Reserves
-  Transportation Corridor

Yekwaupsum IR

Wildlife Management Area

Transportation Corridor

Wildlife Management Area

Stawamus IR

- Draft for Review -


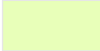

0 0.25 0.5 1 Kilometers

Map 4. OCP Land Use Designations



OCP Land Use Designations

ESA Mapping (2015)

-  High
-  Medium
-  Low

Yekwaupsum IR

Wildlife Management Area

Wildlife Management Area

Stawamus IR

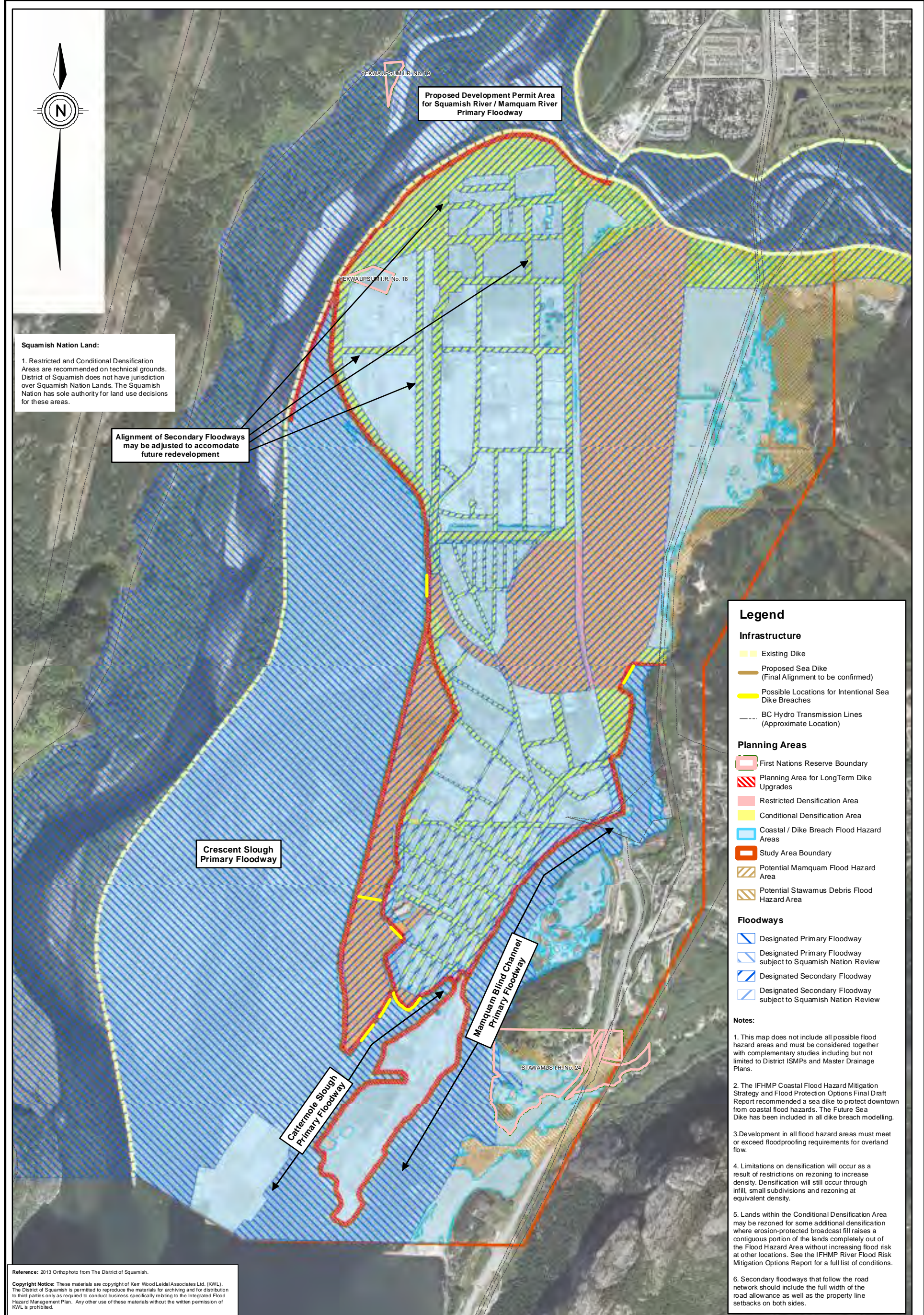
- Draft for Review -

Map 5.

ESA Mapping

0 0.25 0.5 1 Kilometers





Reference: 2013 Orthophoto from The District of Squamish.
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 consulting engineers
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Project No. 463-278 Date May, 2016

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District of Squamish - Integrated Flood Hazard Management Plan
DRAFT River Flood Risk Mitigation Options Report

Preliminary Squamish River / Mamquam River Lower Floodplain
Flood Hazard Management Planning Areas

Figure 8-2

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

SEMP Reference	SEMP Content to bring forward to the OCP (background info, policies, actions)	Discussion Summary Includes SEMC meetings July 8 and October 6 2016	Revised Recommendations	
			OCP Policies and Supporting Actions	SEMC Actions
Section 2 – The Setting				
All of Section 2	1. Description of the estuary and its functions (ecological and economic)	<ul style="list-style-type: none"> • Need to acknowledge the history and also be sure that the description is up to date with current best practices and knowledge • Need people to understand what a WMA is (i.e. not a park). The issue of hunting in the estuary needs to be resolved (allowed by Wildlife Management Area (WMA) Plan but is not by DoS policy) • Opportunity to build greater understanding + awareness of estuary and WMA for recreationalists through OCP; existing signage inadequate in conveying this • Reference to geographic constraints of estuary for present Terminal/port functions + interface 	<ul style="list-style-type: none"> • <i>Action:</i> Include information on the history of the SEMP, and the historical context of the estuary, and its ecological and economic functions. • <i>Action:</i> Include reference to the WMA, to improve public understanding of the purpose and management directions of the WMA. 	<ul style="list-style-type: none"> • <i>OCP:</i> Review and contribute to information to be included in the OCP.
Section 2.2	2. Any development must maintain the flood capacity of the main channel of the Squamish River.	<ul style="list-style-type: none"> • Province has jurisdiction to the high water mark. DoS may have already engaged with the province on this. • While the DoS can control some land use to reduce sediment loading, other actions that maintain the flood capacity (e.g. dredging) are not DoS responsibility. • There is fair market value for the material that is dredged. • Need to use best practices. 	<ul style="list-style-type: none"> • <i>Policy:</i> Ensure that permitted land uses in the flood plain address the flood capacity issue (e.g. by reduce sediment loading). 	<ul style="list-style-type: none"> • <i>Ongoing:</i> Host/contribute to future discussions to establish a dredging strategy. Discussions to be linked to future Marine Strategy.

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

SEMP Reference	SEMP Content to bring forward to the OCP (background info, policies, actions)	Discussion Summary Includes SEMC meetings July 8 and October 6 2016	Revised Recommendations	
			OCP Policies and Supporting Actions	SEMC Actions
		<ul style="list-style-type: none"> • Bed loading is higher after every flood; sometimes it goes right into Howe Sound and can impact Nexen Beach. • Noted sediment loading is only issue in river mainstem; relates to training dike discussion • Has a sediment budget been done for Squamish River? 		
Section 2.3	3. The Ministry of Forests and the forest industry believe it is vital to secure an upland dryland sort and maintain no less than two assured long-term suitable waterfront sites that can accommodate a multitude of lift and lower machines with protected foreshore of no less than 20 hectares and suitable adjoining upland of no less than 12 hectares as well as 36 hectares for boom tie-ups, located mainly outside of the SEMC area.	<ul style="list-style-type: none"> • Log sorting reviewed in 1997 MOF study for entire forest district; historical sites have shifted; many are no longer available. Need to reassess for OCP. • The OCP needs to have a true industrial designation (not just <i>Employment/Industrial Lands</i>, because those lands are not being used for true industrial activity). • Reference to Employment Lands Strategy recommendations and future zoning bylaw review. 	<ul style="list-style-type: none"> • <i>Action:</i> Review and address long-term upland sorting needs in the OCP; where possible identify lands on land use maps. • <i>Action:</i> Review differentiated land use designation for industrial land (distinct from "Employment/ Industrial lands") to ensure adequate land reserve is maintained for medium/heavy industrial activities in the future, 	<ul style="list-style-type: none"> • <i>OCP:</i> Jointly review current and projected needs for upland sort, as well as potential sites to support OCP directions.
Section 3 – Squamish Estuary Management Plan 1999				
Section 3.1	4. The two principle objectives of the planning process and the Plan (SEMP) are to ensure that: <ul style="list-style-type: none"> • ecological diversity and 	<ul style="list-style-type: none"> • Need to preserve and protect flora and fauna to maintain functioning estuary • These two principles need to continue to drive policy, not be relegated to a 	<ul style="list-style-type: none"> • <i>Policy:</i> Ensure that an intact ecological unit comprising physical and biological features representative of the original Squamish River estuary is maintained in 	

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

SEMP Reference	SEMP Content to bring forward to the OCP (background info, policies, actions)	Discussion Summary Includes SEMC meetings July 8 and October 6 2016	Revised Recommendations	
			OCP Policies and Supporting Actions	SEMC Actions
	<p>environmental quality are sustained in an intact ecological unit comprising physical and biological features representative of the original Squamish River estuary; and</p> <ul style="list-style-type: none"> sufficient land and water area is allocated to enable industrial, commercial, recreational, transportation-related and other development to proceed in order to strengthen the economic base of the community. 	<p>historical reference</p>	<p>order to sustain ecological diversity and environmental quality.</p> <ul style="list-style-type: none"> <i>Policy:</i> Ensure that sufficient land and water area is allocated for industrial, commercial, recreational, transportation-related and other development in order to strengthen the economic base of the community. 	
Section 3.2.1	<p>5. Rules around permitted activities in the conservation areas:</p> <ul style="list-style-type: none"> Uses, which do not impair the natural productivity of the estuary, such as public access for education and recreation (including windsurfing), will be allowed and encouraged, where compatible with environmental concerns. Municipal infrastructure such as waterlines, sewer lines, dykes and existing roads are also an allowed use. Activities required to repair and maintain dykes, maintain flood capacity of the main channel of the 	<ul style="list-style-type: none"> Need to keep people limited to certain areas, possibly through better trail network. Someone needs to monitor and clean up. Who has capacity? WMA did not contemplate how many people would want to access the estuary; it will become more of a concern as the Oceanfront lands are developed. Need to manage invasive species (plants) in the WMA List of permitted activities from the SEMC needs to be updated; not all are suitable for OCP Note that neither Site A nor current Nature 	<ul style="list-style-type: none"> <i>Policy:</i> Maintain the ecological integrity of the conservation area and the WMA. <i>Action:</i> Develop a clearly articulated list of permitted activities in the conservation areas that is consistent with the WMA, SEMP and DoS policies and that addresses emerging issues (e.g. filming). <i>Action:</i> Create a new land use designation for conservation (distinct from greenway and recreation). <i>Policy:</i> Review flood protection work and address necessary compensation as required to address environmental impact. 	<ul style="list-style-type: none"> <i>OCP:</i> Contribute to identifying the kinds of public access/ recreation that are appropriate in the estuary conservation areas. <i>Ongoing:</i> Identify responsibility for monitoring and enforcement of activities in the conservation area, including clean up.

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SEMP and #Squamish2040 OCP Integration

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	<p>Squamish River and to maintain municipal infrastructure are permitted in accordance with the MELP-DFO provincial guidelines for dyke maintenance, to minimize detrimental environment impacts. Some works (i.e., enlargement of a dyke footprint or significant dredging) may however, need to be further assessed and may ultimately require compensation.</p>	<p>Trust Lands are in the WMA.</p> <ul style="list-style-type: none"> • Squamish Wind Sports Society – potential for role to be expanded further to support further communication, mgmt. and enforcement role – for future SEMC discussion • <u>SEMP Section 3.3</u> Access: comment on controlled industrial access - <i>Industrial access to west side of Squamish River for extraction using current infrastructure is not precluded by plan but must take care to protect and preserve environmental values of conservation area.</i> Also in LRMP: note resource tenures and road network on the west side of the River. 		
Section 3.2.2.	<p>6. Cattermole Basin provides flood and drainage relief for the District of Squamish. This function will always be maintained. This Industrial/ Commercial area will only be developed following the District of Squamish's approval, which will be based upon studies ensuring that future requirements for storm water detention and flood control can be met. If the basin is altered, the new design will allow for plant growth along the basin's edge.</p>	<ul style="list-style-type: none"> • Bridge Pond should also be included in this area – noted biological/ecological values. • A new Coastal DPA could cover Cattermole Basin and provide direction on its development and use. A broader policy statement is also needed. • Need to consider flooding, drainage and ecological function. • Coastal DPA is unknown so needs to be split up from the rest of this item • Note that current OCP inaccurately 	<ul style="list-style-type: none"> • <i>Policy:</i> Maintain flood and drainage relief functions of Cattermole Basin and Bridge Pond when considering any development in the area. • <i>Action:</i> Create a new DPA or modify one or more existing DPAs to consider flooding, drainage and ecological function (could be new Coastal DPA or built into Environmental DPA or Hazard DPA). Technical staff from the District will review and provide direction. 	

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SEMP and #Squamish2040 OCP Integration

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		presents Site B for water based log-sorting (this has been moved to land).	•	
Section 3.2.3	7. A 60-metre-wide transportation corridor for future road and rail infrastructure has been established along the western edge of the development area.	<ul style="list-style-type: none"> Note that 60m provides flexibility for ultimate alignment (road will not be 60m wide). Can work within the 60m width to accommodate engineering and ecological constraints. Could the 60m move into the industrial/commercial area? South of the sewage outfall line, both sides of corridor are sensitive; presence of species at risk There needs to be a proven need before the corridor is developed. Nothing to be firmed up or changed until truck route study completed. Concern expressed about limitations of truck route study: doesn't include end point in Business Park; or include cars and other modes Site B access to highway to have same treatment in OCP as transportation corridor? 	<ul style="list-style-type: none"> <i>Policy:</i> Recognize the importance of the SEMC transportation corridor. <i>Policy:</i> Consider the ecological, economic and social, impacts of the transportation corridor. <i>Action:</i> Reflect and incorporate the SEMC transportation corridor as an overlay on OCP land use and transportation network maps. <i>Action:</i> Update and refine corridor alignment to reflect preferred option from truck route study. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Actively engage and work with stakeholders in truck route study to review future transportation options.
Section 4 – Project Review Process & SEMC Structure				
Section 4.1	<ul style="list-style-type: none"> Organizational Structure: SEMC administration responsibility of SEMC; function to coordinate planning and 	<ul style="list-style-type: none"> Need to identify continued participation of SEMC members. 	<ul style="list-style-type: none"> <i>Policy:</i> Reaffirm existing policy highlighting District's support of the Squamish Estuary Management Committee and ongoing participation 	<ul style="list-style-type: none"> <i>Ongoing:</i> Participate in future SEMC governance discussion to address evolution of SEMC, membership, governance

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

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			OCP Policies and Supporting Actions	SEMC Actions
	management of environmental and developmental activities in the SEMC area.		in SEMC • District to contact SEMC/agencies for formal response on future participation.	framework, roles/responsibilities.
Section 4.2	<ul style="list-style-type: none"> Project Review Process: Intended as coordinated review for development proposals within the estuary. Project review process involved SERC comments and recommendations to appropriate regulatory agencies 	<ul style="list-style-type: none"> SERC committee is not currently functioning as created due to reduced participation. 		<ul style="list-style-type: none"> <i>Ongoing:</i> Consider former SERC project review function with participating SEMC members in conjunction with Governance discussion.
Section 4.3	<ul style="list-style-type: none"> Ongoing SEMC review Initiatives 	<ul style="list-style-type: none"> Note protocol for SEMC 		<ul style="list-style-type: none"> <i>Ongoing:</i> Consider SEMC review initiatives with participating SEMC members in conjunction with Governance discussion.
Appendix II – SEMC Work Program: Items REMAINING TO BE COMPLETED				
Item 5	8. Develop a newsletter and enhance the public information exchange process	<ul style="list-style-type: none"> Identify best practices for communication and use those. Need to communicate about everything from SEMC, not only the parts that get integrated into the OCP New information that has come to light since the SEMC was written also needs to be shared. New/updated information is needed in some spheres (e.g. updated forecasts from forestry in terms of what they need). 	<ul style="list-style-type: none"> <i>Policy:</i> Maintain effective channels of communication for all information and initiatives related to the estuary. 	<ul style="list-style-type: none"> <i>Ongoing:</i> Identify information needs and assign roles and responsibilities for obtaining and acting on the information. <i>Ongoing:</i> Communicate about everything related to SEMC, including the parts that are not integrated into the OCP. <i>OCP:</i> Provide updated information to guide new policy development.

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

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Item 8	9. Ask the District of Squamish to review the official Community Plan Transportation Network	<ul style="list-style-type: none"> • DT truck route study is underway, SEMC has been invited/has participated in public engagement. • Species at risk have been identified in Site A, adjacent to transportation corridor. • Access to Site B needs improvements. 	<ul style="list-style-type: none"> • <i>Policy:</i> Review transportation network in the content of the SEMP and in consultation with SEMC. • <i>Action:</i> Consult SEMC during truck route study. • <i>Action:</i> Examine potential to move SEMP transportation corridor so that it falls within industrial/ commercial area. • <i>Action:</i> Obtain information on species at risk in Site A and feed this information into truck route study. • <i>Policy:</i> Consider options for improving access to Site B. 	<ul style="list-style-type: none"> • <i>Ongoing:</i> Participate in public engagement on truck route study (note repeated action from transportation corridor). • <i>Ongoing:</i> Provide more information on species at risk in Site A. • <i>Ongoing:</i> Provide more information on issues related to Site B access.
Item 9	10. Initiate review of Planning Assessment Area in Upper Mamquam Blind Channel	<ul style="list-style-type: none"> • The Planning Assessment Area covered mainly water lots, which the land use plan did not consider • The land use plan did not address aquatic habitat and made no recommendations regarding habitat conservation or improvement. • The land use plan did not reference the SEMP or consult with SEMC or land owners in the area. • Recognise greater extent of tidal influence and include Wilson and Carson Slough connections and inputs to UMBC. • Also connect with SN and consider future 	<ul style="list-style-type: none"> • <i>Action:</i> Review and address UMBC land use plan shortcomings; integration of water and upland lots in consideration of future land use designations. • <i>Action:</i> Consider SEMP principles and estuary context, along with new ESA and drainage flood management information, as well as upland property ownership and constraints, in future land use designation for UMBC. • <i>Policy:</i> Acknowledge the unique setting and ecological values and services of UMBC; ensure waterfront gateway and recreation activities do not compromise 	<ul style="list-style-type: none"> • <i>OCP:</i> Clearly describe the shortcomings of the 2012 UMBC land use study and policy directions.

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

SEMP Reference	SEMP Content to bring forward to the OCP (background info, policies, actions)	Discussion Summary Includes SEMC meetings July 8 and October 6 2016	Revised Recommendations	
			OCP Policies and Supporting Actions	SEMC Actions
		fisheries values for UBMC (Ooligan).	<i>sensitive area and restoration efforts. Continue to focus on strengthening (ecological, human) connections in this area.</i>	
Items 10 + 11	<p>10. Ensure that the habitat compensation works are undertaken in accordance with Habitat Compensation Agreement developed under this plan.</p> <p>11. Ensure that the habitat compensation works are monitored for their effectiveness, as outlined in the Habitat Compensation Agreement</p>	<ul style="list-style-type: none"> It is unclear how this will work going forward. The Habitat Compensation Agreement was between DFO and BCR. Given all the changes in BCR, the current status is unclear. New projects may need new rules, new compensation. DFO to confirm; generally, DFO does not monitor Note habitat comp agreement may be defunct following creation of WMA. Need clarification from BCR and DFO. BCR is still engaged per its 1999 mandate. 		<ul style="list-style-type: none"> <i>Ongoing/High Priority: SEMC chair to contact BCR and DFO to get clarity and host discussion. Potential item for SEMC sub-committee to get clarity and report back.</i>
Appendix II – SEMC Work Program: Items COMPLETED (and Items outside OCP/DoS responsibility)				
Item 1	Ask the Squamish Environmental Review Committee, in conjunction with the District of Squamish and other government agencies, to investigate the feasibility of rewatering the upper Mamquam Blind Channel	<ul style="list-style-type: none"> Completed The effect needs to be monitored. Are flows decreasing? 		<ul style="list-style-type: none"> Ongoing: Identify responsibility for monitoring and remedial actions, if required.
Item 2	Ensure that, if the basin management process is developed by other interests, the SEMC initiatives are incorporated	<ul style="list-style-type: none"> The group was not clear on what this meant. Outside study area. 		

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

SEMP Reference	SEMP Content to bring forward to the OCP (background info, policies, actions)	Discussion Summary Includes SEMC meetings July 8 and October 6 2016	Revised Recommendations	
			OCP Policies and Supporting Actions	SEMC Actions
Item 3	Form and work with a local advisory committee on the management plan for the Wildlife Management Area Plan	<ul style="list-style-type: none"> Committee was not formed, but the WMA plan is complete. 		
Item 4	Work with the advisory committee to implement the Wildlife Management Area Plan	<ul style="list-style-type: none"> WMA plan calls for an advisory committee for ongoing management, but this has not been done. The group feels that a committee is needed; perhaps this could be a function for the new committee that may replace SEMC. 		<ul style="list-style-type: none"> <i>Ongoing:</i> Examine need for an advisory committee for the WMA. Assist with establishing committee, if committee is required.
Item 6	Ask the Ministry of Environment, Lands and Parks to report on the sanitary sewage outfall	<ul style="list-style-type: none"> Completed A Liquid Waste Management Plan was adopted by the DoS in January 2016. The Plan has recommendations to change the outfall. 		
Item 7	Request a review by BC Environment of the options for reducing the aggradation of the Squamish River	<ul style="list-style-type: none"> Not completed Now under the jurisdiction of FLNRO. It is a topic of ongoing importance and discussion. 		
Item 12	Ensure that the West Barr Site is cleared of debris once the West Barr operation closes	<ul style="list-style-type: none"> Completed 		
Item 13	Have the Plan Coordinator develop, in consultation with the SERC, criteria which outlines the types of projects that don't require	<ul style="list-style-type: none"> May be irrelevant now because of changes to the project review process. 		

Attachment 4a. SEMC Workshop Discussion Summaries: OCP Policies and Actions Recommendations

SEMP and #Squamish2040 OCP Integration

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			OCP Policies and Supporting Actions	SEMC Actions
	a formal review			
Item 14	Have the SERC prepare guidelines for each level of the project review process	<ul style="list-style-type: none"> • May be irrelevant now because of changes to the project review process. 		

Draft

Attachment 4b. SEMC Workshop Discussion Summaries: OCP Land Use Designations Recommendations

SEMP and #Squamish2040 OCP Integration

Refer to attached maps for more information.

Area	Approx size (ha)	1999 SEMP Designation	Current OCP Designation	Proposed OCP Designation	Notes (Updated) +INCLUDES ADDITIONAL CONSIDERATIONS (outside SEMP)	Summary of SEMC Discussion (July 8; October 6...)
1	4	Industrial/commercial	Residential	Residential and Civic/Institutional (Railway Heritage site)	<p>Economic benefit of residential development means there may not be a conflict with the SEMP designation.</p> <ul style="list-style-type: none"> • IFHMP: Identified as conditional densification area; also Secondary Floodway • Ownership Change (Private) • Contiguous with North Yards neighbourhood (site access via neighbourhood – unlikely to route Industrial/Commercial through) 	<ul style="list-style-type: none"> • Residential development is not an economic contributor • There is a residential development application for this property right now. It will be subject to conditions from the Integrated Flood Hazard Management Plan (this site is rated for conditional density). <ul style="list-style-type: none"> ○ The land is separated from other residential development by railway tracks ○ If land is developed with high end residences, people will complain about trains, which is may jeopardize the ability to move cargo etc. ○ Could a covenant be applied to maintain rail activity? ○ Staff are looking at CN guidelines for development near rail lines for incorporation into OCP • Riparian zone is on the other side of the dyke, but there is still a risk of transfer of contaminants etc through subsurface water flow • The site is heavily used by sport fishers. Is there a way to continue to provide access if residential development occurs? Parking would be an issue.
2	4.5	Industrial/commercial	Civic/Institutional	Civic/Institutional	<p>OCP recognizes the current ownership/land use (West Coast Railway Heritage Park)</p> <ul style="list-style-type: none"> • Area 2 Land Use designation (Civic) extended to encompass entirety of Railway Heritage Park/extent of use (lease area) 	<ul style="list-style-type: none"> • The land belongs to the Crown and is leased by the heritage park • Is there consideration to grant the land to DoS or heritage park operators? • If the land was granted to the DoS or park operators, would there be covenant? No, but they would have to pay market value if they used it for something else • Area boundaries need to be modified as follows: <ul style="list-style-type: none"> ○ The area designated for residential should be considered as part of Area 1 (although it does not have the same ownership as the rest of Area 1) ○ The area designated for conservation should be part of Area 3 *Note this has been done: see Area 3A

Attachment 4b. SEMC Workshop Discussion Summaries: OCP Land Use Designations Recommendations

SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	1999 SEMC Designation	Current OCP Designation	Proposed OCP Designation	Notes (Updated) +INCLUDES ADDITIONAL CONSIDERATIONS (outside SEMC)	Summary of SEMC Discussion (July 8; October 6...)
						<ul style="list-style-type: none"> Note that land ownership of the access road to the railway park is different from the rest of the site, and should also be civic/institutional, not conservation
3A (North)	TBD	Industrial/commercial	Greenway Corridor & Recreation	Conservation	<p>New information since the SEMC was written:</p> <ul style="list-style-type: none"> Environmentally Sensitive Area (ESA) mapping confirm the area's conservation values. Area 3 is a floodplain forest with mature black cottonwood trees. The area also has several watercourses running through it, and is adjacent to Crescent Slough, an area acknowledged in both the SEMC and the Skwelwilem WMA as part of the Squamish River floodplain (and historically, was the path of the main stem of the river). Further, this area is contiguous with the functional estuary (i.e. not fragmented, like some of the other areas). There are also a variety of trails that indicate the area has recreational value. IFHMP (updated flood hazard mapping) – Identifies this area as conditional densification and Secondary Floodway (Dike-Protected Floodplain Area) 	<ul style="list-style-type: none"> The area is outside the WMA The top of Area 3 could go into the adjacent Indian Reserve The top of Area 3 should be considered separately *NOTE STAFF HAVE SPLIT original AREA 3 into North (3A) and South (3B)
3B	TBD	Industrial Commercial	Greenway Corridor & Recreation	Conservation	<ul style="list-style-type: none"> IFHMP (updated flood hazard mapping) – Identifies this area as Primary Floodway = "River Corridor" along mainstem river to preserve flood conveyance, allow for natural river processes and maximized environmental productivity. 	<ul style="list-style-type: none"> The lower portion of Area 3 is rated as highly environmentally sensitive Southwestern boundary is Crescent Slough, which is referenced by SEMC and WMA, both of which mention need for a buffer around the slough. The buffer area is not delineated on a map, just referenced in the documents but it could be reflected in OCP mapping.

Attachment 4b. SEMC Workshop Discussion Summaries: OCP Land Use Designations Recommendations

SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	1999 SEMC Designation	Current OCP Designation	Proposed OCP Designation	Notes (Updated) +INCLUDES ADDITIONAL CONSIDERATIONS (outside SEMC)	Summary of SEMC Discussion (July 8; October 6...)
						<ul style="list-style-type: none"> • The lower section of Area 3 is also a primary floodway; interest in discussing modified dike alignment to secure usable industrial land • Protection from high tides in the winter is costly • There are likely species at risk in the lower area (likely side band snails and red tailed frogs) • Could Area 3 be preserved in exchange for Site B? Site B requires more infilling. Would have to go through SN since they own Site B. Further comment: this is nonstarter, as land exchange agreement involving these areas has concluded and was foundation arrangement for WMA and SEMC agreement. • How does OCP interact with SEMC? What happens if we agree on an OCP LUD for Area 3 that conflicts with the SEMC? Note that in 1982 this was an area further planning and it became part of the industrial/commercial area in 1992. • The following options were identified, although the poll results are based on the original proposal (all conservation): <ul style="list-style-type: none"> ○ all conservation ○ Turn top part into IR ○ split the lower half down the middle ○ Do a swap with Site B (make Site B all industrial and make Area 3 all conservation)
4	4	Industrial/commercial	Conservation	Employment/Industrial	<p>Area 4 has two distinct sections that should have different designations. The northern portion of the site is the location of the old landfill. The former landfill site has minimal conservation value and could be designated as industrial/commercial land.</p> <p>*NOTE STAFF HAVE SPLIT original AREA 4 into the former landfill site (Area 4) and the remainder (Area 5)</p>	<ul style="list-style-type: none"> • Extent of landfill needs to be revised. This impacts the area for proposed for industrial/commercial vs. conservation. • Could allow more of Area 4 to be used for industrial/commercial: <ul style="list-style-type: none"> ○ Keep a 30m buffer to the stream that feeds into Catermole Slough ○ I/C in the area with medium ES

Attachment 4b. SEMC Workshop Discussion Summaries: OCP Land Use Designations Recommendations

SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	1999 SEMC Designation	Current OCP Designation	Proposed OCP Designation	Notes (Updated) +INCLUDES ADDITIONAL CONSIDERATIONS (outside SEMC)	Summary of SEMC Discussion (July 8; October 6...)
5	11	Industrial/commercial	Greenway Corridor & Recreation	Conservation	Updated mapping of the area indicates it is a wetland marsh. This sub-area is identified as having high environmental sensitivity. This portion of the area recommended to be designated for "Conservation".	<ul style="list-style-type: none"> Alignment of the sea dyke could impact the ability to designate this area for conservation. Interest in discussing modified alignment to secure usable industrial land
6	5.5	Industrial/commercial	Greenway Corridor & Recreation	Conservation	NOTE: land was bought by the Nature Trust. OCP to recognize long term intend to hold for conservation purposes. This represents a change from the SEMC.	<ul style="list-style-type: none"> *NOTE: Area/LU designation boundary adjustment to extent of Nature Conservancy Lands Ownership of the land should not enter into these discussions; just because TNT bought the land, doesn't mean it should be designated for conservation (in the reverse case, it would not be acceptable) The topography makes it unsuitable for development, not the ownership Boundaries need to be kept within limits of existing roadways (staff will do this during OCP development)
7	4.6* TO BE Confirmed see notes	Industrial/commercial	Undesignated in current OCP	Industrial (For review to differentiate from generalized 'Employment & Industrial' designation)	<p>This area is referred to as "Site B". This is an area of man-made land.</p> <ul style="list-style-type: none"> Acknowledge designation area will need to consider intention to increase fill – for discussion and detailed review with SEMC 	<ul style="list-style-type: none"> How do OCP and FN ownership interact? SN owns the land fee simple Area 7 may grow to the south (i.e. more fill could be added) SEMP designation of Site B relates to creation of WMA (1991 land exchange between Crown and BCR). SEMC 3.2.2. citation – habitat loss at site B does not require compensation per compensation agreement. <i>However SEMC notes status of this agreement requires clarification.</i> Could this land be strictly industrial, rather than industrial/commercial or "employment/industrial"? The OCP can't unilaterally change it to industrial instead of industrial/commercial; need to check with various SEMC authorities. SEMP 2.1 – notes extensive use of MBC for log handling; 3.2.2. recognizes log handling and watering facility on east side of estuary at mouth of MBC <i>Significant loss of log sort areas since 1999:</i> Of 10 estuary (waterfront) sites for log handling existing in 1999, only 3 remain. One new replacement site (West Barr Contracting Ltd at Site B). Of 3 sites in

Attachment 4b. SEMC Workshop Discussion Summaries: OCP Land Use Designations Recommendations

SEMP and #Squamish2040 OCP Integration

Area	Approx size (ha)	1999 SEMC Designation	Current OCP Designation	Proposed OCP Designation	Notes (Updated) +INCLUDES ADDITIONAL CONSIDERATIONS (outside SEMC)	Summary of SEMC Discussion (July 8; October 6...)
						Cheekeye Fan zoned I-5 for lot sort, only 1 remains/available for forest industry (Squamish wood waste Ltd landfill site).
8	8	Planning Assessment Area (water lots only) <i>Adjacent Upland (to the south): Industrial/ Commercial</i>	UMBC Water Lots: Not designated currently <i>Adjacent Upland:</i> Downtown; also Civic Institutional (Rose Park is outside SEMC boundary)	Water Lots: Marine Navigation; Marine Harbour (south of Hwy bridge) *also propose (Marine) Conservation for UMBC water area <i>Adjacent Upland:</i> Mamquam Blind Channel	The 2009 OCP does not include designations for any water lots. Adding a designation could help to control derelict boats on the water. The Upper Mamquam Blind Channel Land Use Study and Policy Statement did not address the water lots. The land based portion of the planning area was proposed as a park and a village (residential, mixed use and commercial).	<ul style="list-style-type: none"> • Planning assessment area is only the water lots (nothing land based) • Privately held land lots in the area (formerly used to dump logs into the water) are now planned to be sold for residential recreational use. • Coast Guard dredged the channel, various degrees of fill over the years • Confirmed that houseboats would be not be permitted under Marine Navigation designation, but could be allowed by Marine Harbour designation. • Houseboats may engage in sewage dumping which would have negative impacts on the habitat in the area. This area is critical for ooligan spawning • There is also an area of sensitive habitat west of the bridge
Transportation Corridor		SEMP: Transportation Corridor	Greenway Corridors and Recreation	Show 60m SEMC Transportation Corridor as hatched overlay over the OCP conservation designation <ul style="list-style-type: none"> • Highlight existing/future transportation corridor per SEMC 	Transportation Corridor is 1 of 4 options being considered through Truck Route Study process underway. SEMC is engaged in consultation and this parallel review process will inform how the corridor is treated in the OCP in future. *NOTE truck route study may not be resolved prior to OCP draft – may trigger future OCP mapping amendment. To be reviewed/discussed at SEMC table.	<ul style="list-style-type: none"> • Transportation corridor should not be removed from maps even if it is not chosen for the truck route. • If it is not selected for the truck route, how would it be shown in OCP? SEMC designation should remain unchanged. • Nothing in the SEMC says the land would be earmarked for other uses if another truck route was chosen.