



eDAS File #: 2018-00615

Date: Mar/09/2018

c/o District of Squamish  
Matt Gunn  
37955- Second Street  
Squamish, British Columbia V8B 0A3

Attention: Matt Gunn, Planner

**Re: District of Squamish Official Community Plan Bylaw No. 2500, 2017:**

Thank you for the opportunity to provide comments on the proposed 2040 Official Community Plan. The Ministry in general supports the transportation planning objectives outlined in the OCP. For example:

- Practical, safe and accessible alternative transportation options are prioritized to reduce reliance on single occupant vehicles (SOVs) and minimize GHG emissions.
- Improving access, efficiency and reliability of local transit and encouraging transit-oriented development to increase viability and ridership are needed.

The Ministry is always interested in partnering to improve regional multi-modal transportation options and undertake long-range transportation planning within the Highway 99 Corridor.

While the Ministry has no plans to expand Highway 99 at this time, without stronger municipal road networks connections within the District of Squamish, or greater modal shift, this may be required in future.

Regarding the Waterfront Landing Sub Area Plan 4.1.1. Transportation Policies Item 5, which indicates a secondary road access to the neighbourhood may be established in the long term, connecting Laurelwood Road and Pemberton Avenue over the Mamquam Blind Channel: The Ministry considers this an essential connection and supports the plans for a secondary downtown access to accommodate future traffic volumes. The Ministry also encourages new developments to provide direct access from municipal roads.

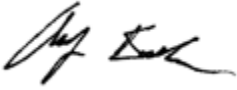
The Ministry encourages Squamish to review alternative connections that strengthen a balanced road hierarchy. In general, improving north/south connectivity throughout the community away from the highway is encouraged. The Ministry shares the interest in addressing highway crossing issues and optimizing signalized intersections through strategic planning for safe east/west connectivity across Highway 99. Increasing the

Local District Address
Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

connectivity of the local transportation network is essential to support the increasing density from new developments.

If you have any questions please feel free to call Amy Barker at (604) 527-2224.

Regards,

A handwritten signature in black ink, appearing to read 'Amy Barker', with a stylized flourish at the end.

Amy Barker  
A/Senior District Development Technician

Anne Bright

[REDACTED]  
Squamish,  
Email: [REDACTED]

March 10, 2018

Via Email @ [hearing@squamish.ca](mailto:hearing@squamish.ca)

District of Squamish Mayor and Council  
P.O. Box 310  
Squamish BC, V8B 0A3

**RE: 28 acres of BCP Property for sale (the “BCP Property”),  
Growth Management Boundary (“GMB”) and  
Proposed Official Community Plan (“OCP”)**

Dear Mayor Heintzman and Council,

I am writing about the pending sale of BCP Property that is currently controlled by the provincial Ministry of Transportation and which land is sold via the open market through an open bidding process. The sale is conditional on the purchaser receiving approval from the District of Squamish (the “DOS”). There was a pre-application meeting on January 25, 2018 and an inquiry from a potential buyer. School District 93 has signed a Letter of Intent with Squamish Real Estate Developments Ltd. (the “Development Group”). Because there is no development application yet, information was not released to the public. A portion of the BCP Property is designated in the proposed OCP as greenway corridor and recreation, but there is a small portion, near Bailey Street, that is designated “downtown” in the proposed OCP. The Development Group, which has the 28 acres under contract with BCR Properties Ltd., has written to Council objecting to the GMB of the proposed OCP.

When I contacted Mayor Heintzman on February 4, 2018, I was informed that a proponent had contacted her in November, 2017 about the parcel of land. The first pre-application meeting was held at the end of January, 2018. Mayor Heintzman advised that she did not know the scope of that meeting. I question why the public is not able to access information such as this during these crucial pre-application stages. Especially given the sensitive habitat that it encompasses, requested changes to the GMB and the proposed OCP.

### **Sensitive Habitat**

According to Schedule C of the Growth Management Plan, parts of the BCP Property have been classified as having high to medium ecological sensitivity. According to Schedule D-1, Flood & Debris Flow Hazard Areas, Schedule D-2, Flood Hazard Controlled Densification Areas and Schedule L, DPA2: Flood Hazard Development Area, parts of the BCP Property is a holding area for massive amounts of water during wet months and provides essential ecological services and benefits.

## **Public Safety**

A portion of the BCP Property was used as a landfill site. In January, while walking near this private property, I saw that a large vehicle had driven in, had fallen trees, exposed debris and several areas were staked off. It was not fenced off to the public. When I inquired about this to DOS staff, I was told they had no knowledge of who had done this and why. Given the types of debris that was exposed, this poses a safety risk to the public. February 17, 2018 all was disclosed and written about in the Squamish Chief.

The BCP Property is located against the estuary and developing it does not reflect the community's vision nor values. Developers believe it would be adequate for infill in order to support townhouses, a condominium, a hotel, a school, boutiques, and the list goes on. Below, I have listed just a few reasons why this BCP Property should not be included in the GMB and the greenway portion should remain as currently zoned.

## **Keeping Wildlife Wild and Communities Safe**

This BCP Property is widely travelled by wildlife and is an important ecosystem that provides habitat, wildlife corridor and ecosystem services. It is located within the Wildlife Management Area of the estuary and is a sensitive reproductive habitat for many species of birds, raptors and mammals. As the DOS knows, there are ongoing conservation challenges, particularly in this area. If rezoned and developed, the objectives of the DOS and the WildSafeBC program, which is to reduce human-bear conflicts within communities, will not be met. The number of humans living and walking in this area will significantly increase, as will the number of human-bear conflicts. The DOS is currently lacking in bylaw resources in order to keep up with conflicts. Increase the population and matters may worsen. Development in this area should be considered a safety concern to the public.

## **Light Pollution Effects on Wildlife and Ecosystems**

Artificial light at night has negative and deadly effects on amphibians, birds, mammals, insects and plants. Predators use light to hunt, and prey species use darkness as cover. Artificial light disrupts this nocturnal activity, interferes with reproduction and reduces populations. Light pollution has a negative affect on owls. It ruins their habitat. Trees, shrubs and bushes act as absorption of light protecting their habitat. Glare from artificial light can impact wetland habitats that are home to frogs and toads, whose nighttime croaking is part of the breeding ritual. In August of 2017, the Western toad made a comeback within the BCP Property wetlands once the Eaglewind community and Parkhouse was completed. A Quest University student documented it and is currently studying it.

## **Traffic on Bailey Avenue**

Since completion of the connected neighborhood of Eaglewind and completion of Parkhouse, traffic on Bailey Avenue has exploded. It is being utilized as a parking lot by many and is widely travelled by walkers, bikers, tourists and spit-going enthusiasts. Many near-miss accidents occur on Bailey Avenue between motorists, cyclists and



pedestrians walking with children and dogs. Increasing traffic in this area would further put residents in danger and would cause added stress to those living within the Eaglewind and Parkhouse neighbourhoods.

I respectfully request that the BCP Property be kept out of the GMB. I further request that when it comes time to vote on the BCP Property, you, our Mayor, and Council, vote no to rezoning any portion of it from greenway to density in keeping with the DOS's objective, the pending OCP and the wishes of the community, which are to preserve natural areas, to protect areas with significant ecological and habitat values, including sensitive ecosystems and important wildlife corridors. Please say no to developers, and their company representatives, wrongly citing benefits in the proposed OCP, that would have everyone believe areas such as the BCP Property are ripe for infill development.

Thank you for taking the time to read my letter.

Sincerely,

Anne Bright

Attachments

Initial Map – January 2018







Updated Map - February 2018



Eaglewind – high-density neighbourhood





# SQUAMISH

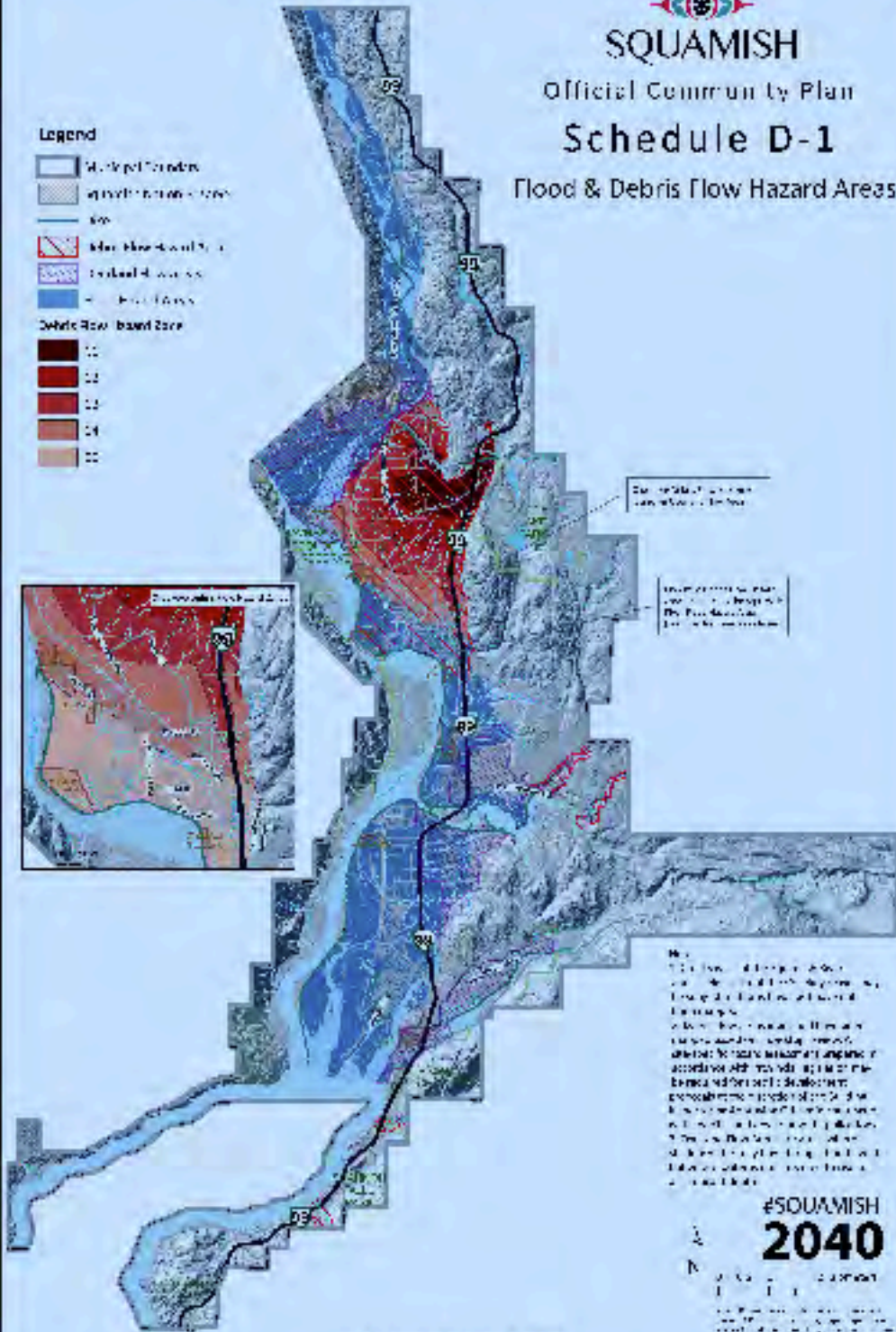
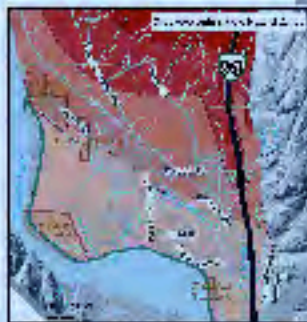
Official Community Plan

## Schedule D-1

### Flood & Debris Flow Hazard Areas

#### Legend

- Municipal Boundary
- Provincial Boundary
- River
- Major Hazardous Waste Site
- Provincial Hazardous Waste Site
- Flood Hazard Area
- Debris Flow Hazard Zone**
- 10
- 20
- 30
- 40
- 50



Debris Flow Hazard Zone  
Category 10

Debris Flow Hazard Zone  
Category 20

**Notes:**  
 1. This map is for informational purposes only. It is not intended to be used for engineering or design purposes.  
 2. The map is based on the most current data available at the time of publication.  
 3. The map is subject to change without notice.  
 4. The map is not a warranty or guarantee of any kind.  
 5. The map is not a substitute for professional engineering or design services.  
 6. The map is not a substitute for a site-specific assessment.  
 7. The map is not a substitute for a professional engineering or design report.  
 8. The map is not a substitute for a professional engineering or design drawing.  
 9. The map is not a substitute for a professional engineering or design specification.  
 10. The map is not a substitute for a professional engineering or design code of practice.

### #SQUAMISH 2040

City of Squamish  
 4000 Highway 99, Squamish, BC V8N 4L1  
 Phone: 604.893.2222  
 Fax: 604.893.2223  
 Email: info@cityofsquamish.ca  
 Website: www.cityofsquamish.ca



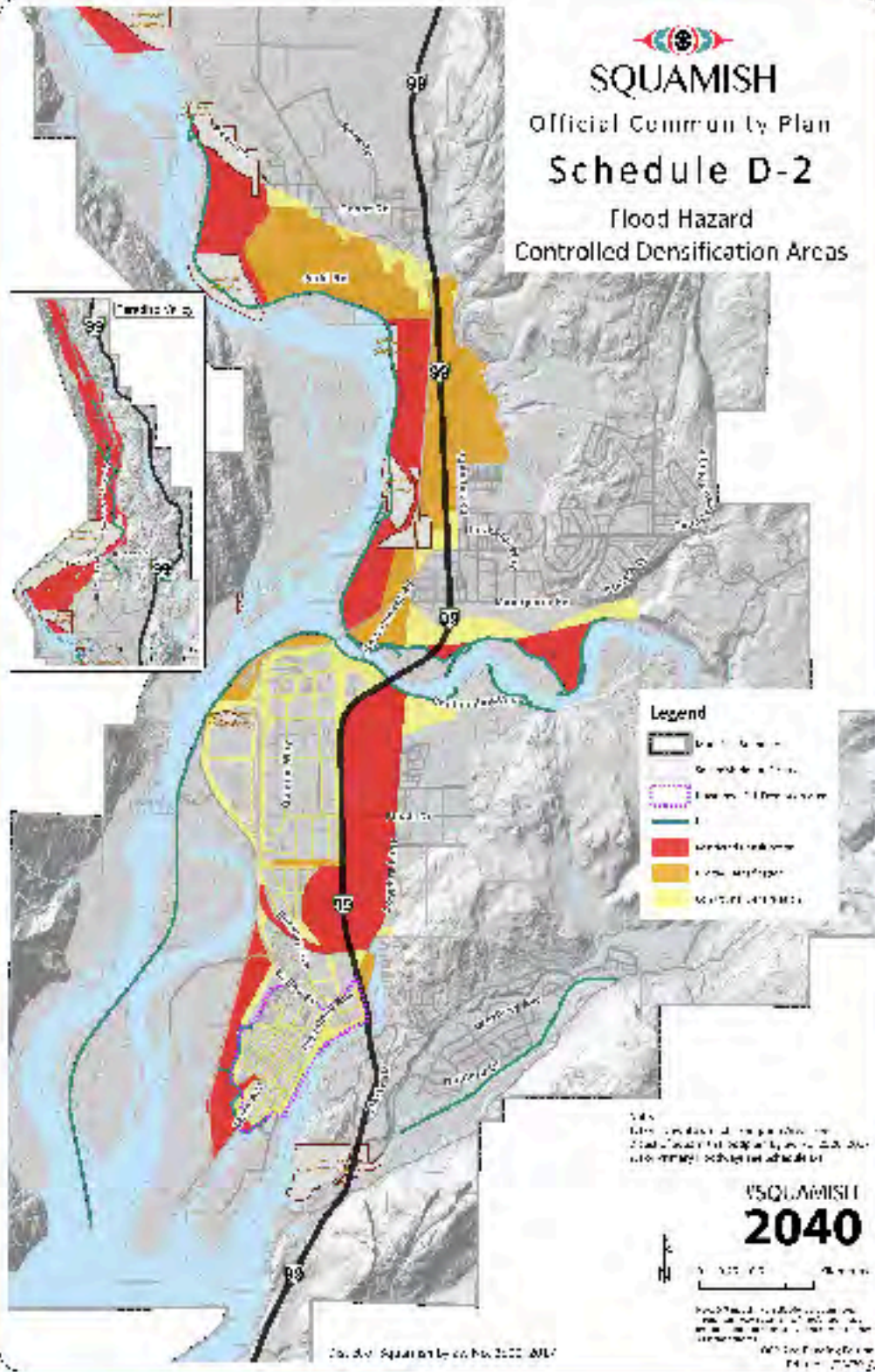


# SQUAMISH

Official Community Plan

## Schedule D-2

Flood Hazard  
Controlled Density Areas





**From:** [Adam Smith](#)  
**To:** [Hearing](#)  
**Subject:** OCP feedback - Garibaldi Springs Development  
**Date:** Saturday, March 10, 2018 12:38:22 PM

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Mr Authurs,

I wanted to formally submit my comments regarding the upcoming OCP public forum and specifically the Garibaldi Springs Development.

Representing a portion of the movement to have Garibaldi Springs remain as the community designated it in the current as well as draft OCP, I'd like pass along the milestone of 700+ signatures on the online petition as well as many more in handwritten form during the last several weeks.

[https://www.change.org/p/council-squamish-ca-keep-garibaldi-springs-green?recruiter=76844367&utm\\_source=share\\_petition&utm\\_medium=copypink&utm\\_campaign=share\\_petition](https://www.change.org/p/council-squamish-ca-keep-garibaldi-springs-green?recruiter=76844367&utm_source=share_petition&utm_medium=copypink&utm_campaign=share_petition)

As stewards of OCP and the best interests of the community – time is running out for our council to shape the development of this land and set precedence to keep future development proposals within our own guidelines. To set the bar for this same developer and others lined up behind them in the right place and keep our valuable and limited staff resources focussed on future projects that fall within our community's plan.

Important decisions to be made by our most important public servants must become considerably easier when they can be assured that the views and concerns of the majority of the public are being represented by their decisions.

So far in this proposal, we have seen the needs of the very few represented by council voting. The supporters of this development are primarily the stakeholders, community groups who the developer has donated to and business owners and contractors who stand to benefit financially from this project.

The sentiment of the majority of Squamish residents and their well laid out concerns for the future OCP have been completely ignored in this process.

As someone who wants to live here forever, I'm very happy that what we are hearing from the public on this proposal is the same thing that the committee came up with in the draft of our future OCP – but will the OCP mandate be followed here?

Will the decision be made for big money because they already bought this land.... Because we somehow owe them something?

I've copied the following highlights directly from the summary and draft, for reference in consideration of any future development proposal on this land.

***PHASE 2 - Engagement summary:***

1. *District will proactively work with landowners so that future growth and development is directed to*



*non-sensitive areas*

2. *This would mean that certain lands in existing neighborhoods would not be developed*
3. *The intent is to protect, maintain and extend Squamish's network of protected natural areas, riparian areas and ecological greenways that maintain important habitats, biodiversity and connectivity.*
  - a. *99% support/strongly support*
4. *Development will be directed away from environmentally sensitive areas even if it places significant impact on the developable area and potential of the site.*
  - a. *This means that highly sensitive lands, whether in existing neighborhoods or in rural areas, may not be developed.*
  - b. *97% support/strongly support*

### **PHASE 3 - OCP Draft**

1. *Squamish's natural environment is the backbone of the community - growth must be managed to avoid or minimize impacts to the natural environment*
2. *CD-12 NOT designated as a future residential neighborhood in growth management plan MAP (SCHED C)*
3. *Ensure that greenfield development does not detract from infill opportunities*
4. *MOST OF SECTION 10*
  - a. *Preserve/protect natural environment*
  - b. *Minimize habitat loss and fragmentation*
  - c. *Protect sensitive areas*

At the times when I feel like this resistance against such a well financed and successful developer is futile, these clear messages from the community give me hope that we have already laid out how we want our community to progress and grow.

Thank you again for keeping the best interests of the community at the forefront during the progression of this process.

Regards

Adam Smith

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Official Community Plan feedback - Public Hearing  
**Date:** Sunday, March 11, 2018 11:14:02 PM

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To whom it may concern:

Please comment this email as my written feedback to the Official Community Plan 2040, which is going to Public Hearing May 12 and 13. While I'm unable to attend, I would like to provide my thoughts, which are outlined below:

I am concerned that the District of Squamish is not willing and able to enforce the Growth Management policies outlined in the Official Community Plan. I do not believe that this portion of the plan has enough teeth to truly implement the vision the community has helped to create- especially in light of the volume and complexity of development proposals that are currently before the District. I believe that the language is too ambiguous, leaving room for loopholes that will see the green spaces on the periphery of our community slowly eroded.

The plan outlines a vision for which the growth of this community and includes language such as "...carefully managing growth avoids sprawl, preserves natural areas..." and "it also promotes compact and complete development within a defined area" ... and "discourages or restricts residential sprawl into undeveloped lands on the periphery of the community".

First off, why is commercial development not included in this language? Secondly, why is the 28-acre of BC Rail property adjacent to the Estuary area not included in the Growth Management Boundary?

Currently there is a proposal before the District of Squamish (details of which are still very much behind closed doors) to rezone this area and build a hotel, French school and residential units on this land. This is the perfect example of the disconnect between our "vision" for the community and the reality of actions - or lack thereof - by Mayor and council.

Preserving green spaces within and (on the periphery of) our community and reducing sprawl means standing up against projects that are not in line with our vision. The Estuary, which has undergone painstaking rehabilitation over the last number of years, is home to hundreds of bird species and other marine wildlife.

Moreover, while the forested area that now makes up the BC Rail lands used to be a dump, it has since begun to thrive with wildlife, including bears, lynx, and other wildlife. This fragile area already sees a great deal of foot and bike traffic as it is a popular place for locals and visitors to experience the rugged beauty of our community.

Developing this area will not only dramatically change the Eaglewind neighbourhood, it

will put this delicate ecosystem at risk due to lengthy construction activities, followed by increased users to the area.

Please, demonstrate your commitment to the OCP's Growth Management plan by declining the development of this BC Rail land and other projects that threaten to take away the natural surroundings Squamish is so well known for.

Kind regards,  
Amber Turnau

**From:** [Robin Arthurs](#)  
**To:** [Hearing](#)  
**Subject:** FW: Letter re: BCR land near estuary  
**Date:** Monday, March 12, 2018 9:02:20 AM

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**From:** Animal Lib [REDACTED]

**Sent:** Sunday, March 11, 2018 1:03 PM

**To:** Council <Council@squamish.ca>; Patricia Heintzman <pheintzman@squamish.ca>; Doug Race <drace@squamish.ca>; Jason Blackman-Wulff <JBlackman-Wulff@squamish.ca>; Karen Elliott <Kelliott@squamish.ca>; Peter Kent <Pkent@squamish.ca>; Susan Chapelle <schapelle@squamish.ca>; Ted Prior <tprior@squamish.ca>

**Subject:** Letter re: BCR land near estuary

March 10, 2018

Dear Mayor and Councillors:

**As a resident of Squamish, I urge you to reject any requests to include a 28-acre parcel of land owned by BCR Properties Ltd. in downtown Squamish into the Growth Management Boundary (GMB).** As you are aware, the Squamish Real Estate Development Ltd. (SRED) has requested the District include the BCR property at the end of Bailey Street and adjacent to the Squamish estuary within the GMB to make way for a large-scale development. Such a massive project would imperil the integrity of one of Squamish's most biologically fecund and ecologically significant areas.

In a February 1 letter to the District the SRED described a sprawling proposal that would include:

- \*Townhouses
- \*Condominiums
- \*Senior housing
- \*Affordable housing
- \*Daycare facility
- \*A hotel
- \*A French grade school

While some of these services and amenities may be welcome in Squamish, the BCR property in particular is not the appropriate place to build such facilities. Not only would a development of this size and scope threaten the estuary and the diverse wildlife who call the area home — from bears, wolves, cougars, bats, salmon, peregrine falcons, and bald eagles — it would compromise the District's commitment to conserving the estuary. In addition, placing facilities such as a day care centre and grade school next to an area where large predators such as cougars, bears, and wolves roam could increase human/wildlife interactions, placing both wildlife and

children at risk. Finally, development of the BCR parcel is incompatible with the many recreational opportunities the estuary offers, including wildlife watching, birdwatching, hiking, and photography.

Our community is facing serious challenges from rapid growth, urban sprawl, a booming population, increased pressures from recreation, and human encroachment into critical wildlife habitat. With that in mind, it is imperative we preserve those remaining areas that maintain Squamish's rich biological heritage. By protecting the BCR parcel from development the District would complement the successful estuary restoration efforts undertaken by the Squamish River Watershed Society, Fisheries and Oceans Canada, and BC Institute of Technology, to conserve this important ecological system for future generations.

Again, I urge you to reject any proposal to include the BCR property within the GMB. Thank you.

Sincerely,

Brian Vincent



**From:** [Robin Arthurs](#)  
**To:** [Hearing](#)  
**Subject:** FW: letter re: BCR property  
**Date:** Monday, March 12, 2018 9:03:27 AM

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**From:** Marion Von Dehn [REDACTED]  
**Sent:** Sunday, March 11, 2018 9:35 PM  
**To:** Council <Council@squamish.ca>; Patricia Heintzman <pheintzman@squamish.ca>  
**Subject:** letter re: BCR property

March 11, 2018

Dear Squamish Mayor and Council:

As a resident of Hospital Hill for the past 11 years, I urge you to reject a proposal to include the BCR property at the end of Bailey Street within the Growth Management Boundary and instead move toward permanently protecting this area as an extension of the Squamish estuary.

According to a February 17 article in the *Squamish Chief* entitled, "*Housing, school, and hotel proposed for former BC Rail property*," Squamish Real Estate Development has 28 acres of core development land under contract with BCR Properties, LTD and has asked that the parcel be moved to the GMB to accommodate "infill development." The real estate group told the Chief of plans to build town homes, condominiums, purpose-built rentals, seniors housing, affordable housing, a daycare, a "boutique adventure hotel," and a French grade school.

Currently, most of the property, which abuts the estuary, is designated in the Official Community Plan as greenway corridor and recreation. In addition, according to the District of Squamish's own GIS mapping program the BCR parcel has medium to high ecological value and sensitivity. In particular, the BCR parcel affords critical habitat for diverse wildlife, acts as a corridor for wildlife such as bears and cougars, and offers unique recreational opportunities, such as hiking and nature photography, for Squamish residents and visitors alike. Such a massive development project is incompatible with safeguarding the biological integrity of the Squamish estuary.

I urge you to reject any efforts to include the BCR parcel within the GMB and instead move towards securing this property for inclusion in ongoing estuary restoration efforts.

Thank you.

Sincerely,

Marion von Dehn  
[REDACTED]

**From:** [Robin Arthurs](#)  
**To:** [Hearing](#)  
**Subject:** FW: BCR lands  
**Date:** Monday, March 12, 2018 10:08:21 AM

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**From:** Patricia Heintzman  
**Sent:** Monday, March 12, 2018 8:14 AM  
**To:** marie christine [REDACTED]  
**Cc:** Council <Council@squamish.ca>; Matt Gunn <MGunn@squamish.ca>  
**Subject:** Re: BCR lands

Thanks Marie,

Your email will be included as part of the package for the public hearing in the OCP.

Cheers  
Patricia

Sent from my iPhone

On Mar 12, 2018, at 6:47 AM, marie christine [REDACTED] wrote:

March 7, 2018

District of Squamish Mayor and Council, P.O.  
Box 310 Squamish, BC  
V8B 0A3

I am a long time resident and homeowner in downtown Squamish and I regularly walk with my children and dog in the estuary and through the 28 acres of BCR lands which I now understand are threatened with obliteration by more real estate developers.

These lands have been zoned green space and trails for a reason. They have never been included in the Growth Management Boundary because until recently logic has prevailed.

According to the District of Squamish's own flood hazard maps these lands are highly floodable (they are wetlands after all) and do not warrant densification. They are also rated as high ecological sensitivity according to the Districts' own GIS mapping classifications.

This land may not be pristine but it is productive habitat full of birds and animal life. I have seen species of owls here as well as bear, linx, coyote and wolf. These lands are an important buffer to the wildlife management area of the estuary and are ephemeral wetlands that hold significant amounts of water during the winter.

Real Estate Developers are one voice in this town but they are being given far too much leeway. Most of them do not live here and could care less about the soul and character of this place. We rely on you Mayor and Council to stand up to reckless proposals that threaten our few remaining green spaces.

Do NOT include these BCR lands into the Growth Management Boundary.  
Respect the OCP zoning that is already in place.

Thanks you very much.

Marie C. Wilson





March 12, 2018

Dear District of Squamish Mayor and Council,

I am writing to you regarding the sale of the 29 acres of Greenway corridor adjacent to the BCR rail way line adjacent to the Eaglewind development.

I am opposed to the rezoning of this Greenway corridor to be included in the Growth Management of the village of Squamish.

We already know the importance of estuaries in Squamish. Most of Squamish has been built on an estuary. You think that we would be smart enough to leave what is left untouched. Science tells us that we need estuaries to manage flood issues. Science tells us that estuaries are an integral part of the ecosystem therefor keeping the human species from certain catastrophe.

Lets be proactive and build with ecosystems in mind. What has been deemed an ecologically sensitive area should remain untouched or reclaimed as such.

Regards,  
A concerned citizen of Squamish,

Line Gillespie

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Cheema Lands  
**Date:** Monday, March 12, 2018 10:46:33 AM

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Hi,

Just writing to voice my support for the Cheema/Sorca agreement. I believe development should proceed with support from Squamish council.

adam

**From:** [Robin Arthurs](#)  
**To:** [Hearing](#)  
**Subject:** FW: Letter regarding BCR property.  
**Date:** Monday, March 12, 2018 11:04:59 AM

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**From:** israel cruces [REDACTED]  
**Sent:** Monday, March 12, 2018 10:47 AM  
**To:** Council <Council@squamish.ca>; Patricia Heintzman <pheintzman@squamish.ca>  
**Subject:** Letter regarding BCR property.

March 11, 2018

Dear Squamish Mayor and Council:

It has come to my attention development interests have approached the District of Squamish requesting the District include a parcel of BCR land near Bailey Street within the Growth Management Boundary. I urge the District to deny this request.

As you are aware, developers have proposed building a number of facilities on the BCR property, including a hotel, grade school, town homes, condominiums, a daycare, and more. But moving the BCR plot — adjacent to the estuary — within the Growth Management Boundary and permitting such a large-scale project would compromise the wildlife values and ecological function of the estuary.

I moved to Squamish many years ago to rock climb and to pursue my interest in wildlife photography. I have spent many days photographing wild animals in the estuary and have been fortunate enough to have captured stunning images of some of Squamish's most charismatic megafauna, including bald eagles, bobcats, and bears. Unfortunately, over the past few years, I have also witnessed dramatic changes to this once small town. Rapid growth and development have increased pressure on natural areas, especially the estuary, highlighting the need to conserve remaining wildlife habitat and linkages. The BCR property provides an important buffer to one of Squamish's most significant biological systems, as well as a corridor through which wildlife move. Rather than develop the BCR land, I would encourage the District to incorporate the parcel into a larger estuary restoration management plan.

Again, I urge you to reject the request to include the BCR parcel within the Growth Management Boundary. Thank you.

Sincerely,

Israel Cruces Fernandez

[REDACTED]  
Squamish BC

District of Squamish

March 3, 2018

District of Squamish Mayor and Council,  
P.O. Box 310  
Squamish, BC  
V8B 0A3

MAR 12 2018

RECEIVED

**RE: Growth Management Boundary and BCR Properties Ltd.**

Dear Mayor Heintzman and Council,

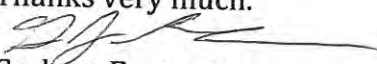
I am a resident and homeowner in downtown and I regularly walk with my dog in the estuary and through the 28 acres of BCR lands which are now threatened with destruction.

These lands are productive habitat full of birds and animal life. I have seen at least three species of owls here as well as coyote, bear, linx and wolf. These lands are an important buffer to the wildlife management area of the estuary and are also ephemeral wetlands that hold a huge amount of water in the winter. They need to be protected.

The pace of development in downtown Squamish is so rapid it is bordering on reckless. My neighbours and I are surrounded by development on all sides. These lands and the estuary are the only places left for a long walk downtown to find some peace and quiet.

Do not include these BCR lands into the Growth Management Boundary.

Thanks very much.

  
Graham Farquarson

 seventh lane

March 9, 2018

MAR 12 2018

RECEIVED

District of Squamish Mayor and Council  
P.O. Box 310, Squamish B.C. V8B 0A3

**RE: 28 acres of Downtown Squamish and the Growth Management Boundary.**

Mayor Heintzman and Council,

I am writing to express my deep concerns about the potential inclusion of a 28 acre piece of land owned by BCR Properties Ltd. in downtown Squamish into the Growth Management Boundary. Squamish Real Estate Development Ltd. thinks this piece of land would be a great infill development for more townhouses and condominiums.

I live in Brackendale but I come downtown regularly to walk in the Estuary.

Not only does this piece of land act as an important buffer to the Wildlife Management Area of the Estuary, it is itself a wildlife corridor and a productive habitat for many species of birds, raptors and mammals .

According to the Squamish District's own GIS mapping program these lands have been classified as having mostly high and some medium ecological sensitivity. They are also considered a high flood hazard according to the Districts own flood hazard management maps.

This land is a holding area for a massive amount of water during our wet winter months providing essential ecological services and benefits which we should feel grateful for. Surely we understand enough about Estuaries and other wetlands in 2018 to know it is a backward idea to fill them.

With the pace of development in Squamish it is becoming critical to protect these sensitive ecosystems and wildlife corridors before they are gone forever. This land should remain protected.

Please leave these lands out of the Growth Management Boundary and keep them zoned for trails and wildlife habitat.

Thank you.

Carla Halvorson – Burke



Brackendale BC



March 7, 2018

District of Squamish

District of Squamish Mayor and Council,  
P.O. Box 310  
Squamish, BC  
V8B 0A3

MAR 12 2018

RECEIVED

I am a resident and homeowner in downtown Squamish and I regularly walk with my children and dog in the estuary and through the 28 acres of BCR lands. These lands have been zoned green space and trails due to the important role they play as part of the estuary ecosystem that supports incredible biodiversity. They are also rated as high ecological sensitivity according to the Districts' own GIS mapping classifications. Furthermore, according to the District of Squamish's own flood hazard maps these lands are highly floodable (they are wetlands after all) and do not warrant densification. They have never been included in the Growth Management Boundary as there are other areas within Squamish that have greater potential for development with less risk of flooding and infringing on wildlife habitat.

My husband and I moved to Squamish in 2014 after years of hiking and biking on the trails that surround it. The ability to walk out the back door and be on a forest trail is what drew us here, however, we also had a strong understanding of the responsibilities that come with living in such close proximity to nature. Respectfully being part of bear smart community means we minimize attractants and have the knowledge to stay safe when we do run into a bear on our (and their) backyard trails. We acknowledge that we are infringing on their habitat and that peoples' fear is the biggest threat to their safety. This has been attested to each year as bears in the downtown area have been killed after being attracted by human garbage, and human fear contributes to their "destruction". Further building into the area between the Squamish river and Downtown area will strain the small area that wildlife has already been pushed into.

This land may not be pristine, but it is productive habitat full of birds and animal life. I have seen species of owls and hawks here as well as bear, lynx, coyote and wolf. These lands are an important buffer to the wildlife management area of the estuary and are ephemeral wetlands that hold significant amounts of water during the winter. We respectfully ask Mayor and Council to reject reckless proposals that threaten the BCR lands, and to continue to protect these lands from development.

Do **NOT** include these BCR lands into the Growth Management Boundary. Respect the OCP zoning that is already in place.

Sincerely,  
Alina McKay



Resident and homeowner on Sixth Ave. Downtown Squamish

March 8, 2018

District of Squamish

District of Squamish Mayor and Council,  
P.O. Box 310, Squamish B.C. V8B 0A3

MAR 12 2018

RECEIVED

**RE: Growth Management Boundary and BCR Properties Ltd.**

Dear Mayor Heintzman and Council,

I am writing today to express my opposition to including 28 acres of sensitive ecological habitat into the Growth Management Boundary.

I am a resident of downtown (7<sup>th</sup> Avenue Lane) and I walk these lands regularly. It is where I commonly see a wide variety of birds including owls, bears, coyotes and various other mammals.

This piece of land acts as an important buffer to the estuary which the District claims to value on it's own website. It is also a valuable piece of habitat in itself providing a wildlife corridor and a series of trails for dog walkers and birdwatchers to enter the estuary. It is the only area downtown where a decent length walk can be enjoyed.

I understand the District 's logic to increase density downtown in an effort to prevent urban sprawl, but to fill functioning ephemeral wetlands which the district's own GIS mapping system deems sensitive ecological habitat seems hypocritical. There is no need to destroy this land for condo development when there is already appropriately zoned land for housing.

There are so many projects in the works for downtown and we have yet to see anything for our money regarding the waterfront development.

The estuary and the lands that buffer it should be protected before they disappear forever. These are zoned green space for a reason and their zoning should be respected and maintained.

Please leave these lands **OUT** of the Growth Management Boundary.

Thank you for your consideration.

*Linee Boulianne*

Linee Boulianne

██████████ 7<sup>th</sup> lane Squamish



March 7, 2018

**District of Squamish Mayor and Council,**  
P.O. Box 310  
Squamish, BC  
V8B 0A3

**District of Squamish**

MAR 12 2018

**RECEIVED**

I am a longtime resident of Squamish and I regularly travel downtown from the Highlands to enjoy the Estuary. It is the jewel of this town and a gem we should value and appreciate.

I was shocked to hear that the 28 acres of BCR lands which buffer the estuary could actually be threatened by yet more real estate development.

The rapid pace of growth in this town is unsustainable and it threatens the character and beauty of this place I call home.

This land was wisely zoned as recreation, trails and green space and it's zoning should remain in place. It should **NOT** for any reason be included into the Growth Management Boundary.

The estuary and its 'adjacent lands will be vigorously defended by the people of Squamish and Council would do well to support this protection.

Respectfully,

Dave Crowther



██████████ Friedel Crescent  
Garibaldi highlands, B.C.



March 2, 2018

District of Squamish

District of Squamish Mayor and Council,  
P.O. Box 310, Squamish B.C. V8B 0A3

MAR 12 2018

RECEIVED

**RE: Growth Management Boundary and BCR Properties Ltd.**

Dear Mayor Heintzman and Council,

I am writing today to express my opposition to including 28 acres of sensitive ecological habitat into the Growth Management Boundary.

I am a resident of downtown and I walk these lands regularly. It is where I commonly see a wide variety of birds including owls, bears, coyotes and various other mammals.

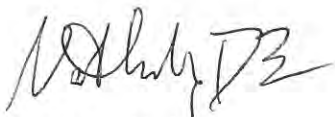
This piece of land acts as an important buffer to the estuary which the District claims to value on it's own website. It is also a valuable piece of habitat in itself providing a wildlife corridor and a series of trails for dog walkers and birdwatchers to enter the estuary. It is the only area downtown where a decent length walk can be enjoyed.

I understand the District 's logic to increase density downtown in an effort to prevent urban sprawl, but to fill functioning ephemeral wetlands which the district's own GIS mapping system deems sensitive ecological habitat seems hypocritical.

Real estate developers are only one voice in this community and for the most part they do not live here. There are so many projects in the works for downtown, even without the waterfront development. The estuary and the lands that buffer it should be protected before they disappear forever.

Please leave these lands **OUT** of the Growth Management Boundary.

Thank you for your consideration.



Nathalie Dubuc  
Resident [REDACTED] Main Street, Squamish BC  
The Artisan condos.

March 8, 2018

MAR 12 2018

District of Squamish Mayor and Council  
P.O. Box 310,  
Squamish B.C.

RECEIVED

**RE: 28 acres of Downtown Squamish and the Growth Management Boundary.**

To Mayor Heintzman and Council,

We are very concerned about the application by Squamish Real Estate Development Ltd. seeking the inclusion of a 28 acre piece of land owned by BCR Properties Ltd. in downtown Squamish into the Growth Management Boundary. Squamish Real Estate Development Ltd. suggests that this piece of land should be developed for more townhouses and condominiums.

We have owned our lot on Sixth Avenue since 1995 and are very distressed by the suggestion that this wetland be destroyed for further development.

This land is an important buffer to the Wildlife Management Area of the Estuary and is a wildlife corridor and a productive habitat for many species of birds, raptors and mammals.

We understand that the Squamish District's own GIS mapping program has these lands classified as having mostly high and some medium ecological sensitivity and are considered a high flood hazard according to the Districts own flood hazard management maps.

This land is a holding area for a massive amount of water during our wet winter months providing essential ecological services and benefits which we should feel grateful for. Surely we understand enough about Estuaries and other wetlands in 2018 to know it is a backward idea to fill them.

The trails within this parcel of land are widely used by dog walkers, birdwatchers and others who live in downtown and they provide access into the estuary from numerous points.

There has already been significant development and densification in the adjacent properties and the downtown is in the process of further densification with many new condo's and duplexes being constructed. These residents all greatly benefit from the 28 acres of wetlands and related trails.

With the pace of development in Squamish it is becoming critical to protect these sensitive ecosystems and wildlife corridors before they are gone forever. This land is government land (BCR) and it should remain protected.

Please leave these lands **out** of the Growth Management Boundary and keep them zoned for trails and wildlife habitat.  
Thank you.

Denise Cook and Bill Neen  
[REDACTED] Sixth Ave. Squamish BC

**From:** [Terry Murray](#)  
**To:** [Hearing](#)  
**Cc:** [Council](#)  
**Subject:** from Doug Day  
**Date:** Monday, March 12, 2018 12:28:55 PM

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Good evening Everyone,

Even on a nice warm Sunday night from the aft deck of my new yacht in San Diego Bay this one sort of jumped off the page.

So is now SORCA to replace the DOS Planning Staff on new Greenfield development in Squamish ?

Cheers,

Doug



<http://www.squamishreporter.com/2018/03/11/sorca-and-developer-bob-cheema-sign-mou/>

Sent from my iPhone



**EXECUTIVE SUITES<sup>®</sup>**  
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**Executive Suites Hotel and Resort**

40900 Tantalus Road  
Garibaldi Highlands  
Squamish, B.C. V8B 0R3

March 10, 2018

**Her Worship Mayor Patricia Heintzman and Council**

District of Squamish  
PO Box 310  
Squamish, B.C. V8B 0A3

Dear Mayor Heintzman and Council,

I write today to express my support for the development of the lands owned by Mr. Bob Cheema, which is adjacent to our hotel and resort property.

As you know, Squamish is consistently rated as one of the top mountain biking destinations in the world, and our reputation continues to grow. As such, mountain biking is a tremendous source of revenue for Squamish, bringing in an estimated \$15 million per year in economic activity. This activity supports local providers of accommodation, food and beverage, and other amenities like fuel, groceries and entertainment.

Losing access to the lands owned by Mr. Cheema would be extremely detrimental to our attractiveness to mountain bikers, and would have a deeply negative impact on our local economy.

In fact, Mr. Cheema has not only agreed to keep the extensive trail system on these lands accessible, but to set aside a significant portion of the land for donation to the city as a public asset, and development as a mountain biking destination. What a tremendous opportunity to have a world-class "ride in, ride out" development right here in Squamish!

It is vital to our local economy, and local businesses like our hotel, that City Council pursue growth policies that encourage sustainable, productive growth that allows Squamish to realize its full potential. I strongly encourage you to remove roadblocks to developing this important parcel of land.

I thank you for your careful consideration of the concerns of our business and many others like us who depend on a vibrant tourism economy for survival.

Sincerely,

Jared Sissons,  
General Manager

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Rezoning of BCR property  
**Date:** Monday, March 12, 2018 1:06:06 PM

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I am writing to express extreme dissatisfaction with the potential rezoning and development of the BCR properties adjacent to the estuary.

Before we purchased in Eaglewind, we were assured by BOTH the developer of Eaglewind AND the District of Squamish that the piece of land in question would remain green space. It is beyond disappointing that the district is now considering a massive development that will interrupt our connection to nature in the Outdoor Capitol of Canada and bring light pollution to our treasured dark night sky!

Squamish has seen tremendous change in the last few years and an overwhelming number of developments are already approved. It is impossible to predict the ramifications of all this growth. Slow down Squamish. Let's sit with the change that is ongoing. Let's be mindful as we move forward and honour the values of community and environment and the OCP that make Squamish such an amazing place to live.

Courtney



# SQUAMISH BUSINESSES URGE YOU TO PROTECT THE ESTUARY

May 11, 2018

District of Squamish

Dear Mayor and Councillors:

MAR 12 2018

RECEIVED

**As Squamish business owners, we urge you to reject any requests to include a 28-acre parcel of land owned by BCR Properties Ltd. in downtown Squamish into the Growth Management Boundary (GMB). Including the property — located at the end of Bailey Street — within the GMB and thus opening the land up to development would threaten the estuary's ecological health and economic value. The BCR land acts as a buffer between downtown and the estuary, provides critical wildlife habitat, serves as a corridor for wildlife movements, and affords outstanding recreational opportunities that in turn support our local economy.**

A February 1 letter from real estate interests to the District of Squamish reveals plans for a massive development for the BCR parcel. The proposal would include townhouses, condominiums, a hotel, and other large-scale facilities that would adversely impact the estuary, as well as undermine the District's stated commitment to conserving the estuary.

**The estuary and adjacent lands are a haven for hikers, tourists, photographers and birdwatchers. According to a number of studies, recreation related to wildlife watching is good for business. An Environment Canada report, "*The Importance of Wildlife to Canadians*," found that non-consumptive uses of wildlife, such as eco-tourism, bird watching, and photography generate substantial revenues for communities like Squamish that have outstanding natural amenities. As development pressures grow here we must safeguard those areas vital to the wildlife, ecological, and sustainable economic interests of our community.**

The estuary is the biological heart of Squamish. According to the BC Ministry of Forest, Lands, and Natural Resource Operations, "*the Squamish Estuary is a highly productive and valuable ecosystem. It provides wintering, migration, feeding and breeding habitats for waterfowl and shore birds, as well as for raptors, passerines and other species. It is a feeding, spawning and rearing ground for a variety of fish species, including provincially significant species such as Eulachon, Steelhead and salmon. The estuary also provides good habitat for a number of mammal species including Black-tailed Deer, Black Bear, Cougar, Coyote, moles, voles, and rabbits. Endangered species found here include Peregrine Falcon, Marbled Murrelet, and Keens Long-eared Myotis.*"

As business owners we appreciate the link between conserving natural areas and a thriving economy and every effort should be made to protect Squamish's natural heritage. With that in mind, we urge you to reject any requests that would permit development adjacent to the estuary. Thank you.

Signed,

LAURA SHARD 38066 CLEVELAND AVE EMPIRE OF DIRT  
[REDACTED] [REDACTED]

John COTHER 41871 WOODLAND PH  
SACK'S FLEA MARKET [REDACTED]

WHISTLE STOP BOUTIQUE [REDACTED]

Kathy G.  
Schubert

THE ECLECTIC CIRCLE [REDACTED]

Oryzae Japanese Cuisine [REDACTED]

Koichi

Scott GADSBY - COPPER COIL STILL GRILL [REDACTED]

[Signature]

Lucas Teas Matthew Lucas [REDACTED]

NANCY MCCARTNEY  
GARIBALDI GRAPHIC [REDACTED]

[Signature]  
N. McCartney

Marie-touise Towers  
Kaos Kids [REDACTED]

Marie-touise Towers

Zephyr Cafe [REDACTED]

Zchill Gelato [REDACTED]

[Signature]

Ground UP Climbing Centre: [REDACTED]

Adrian B

[Signature]



**From:** [Sarah Dicker](#)  
**To:** [Hearing](#)  
**Subject:** FW: Squamish Real Estate Developments' plan for 28-acre land downtown  
**Date:** Tuesday, March 13, 2018 9:48:13 AM

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**From:** Alison Wald [REDACTED]  
**Date:** March 12, 2018 at 4:04:39 PM PDT  
**To:** [pheintzman@squamish.ca](mailto:pheintzman@squamish.ca)  
**Cc:** [jBlackman-Wulff@squamish.ca](mailto:jBlackman-Wulff@squamish.ca), [schapelle@squamish.ca](mailto:schapelle@squamish.ca), [kelliott@squamish.ca](mailto:kelliott@squamish.ca), [pkent@squamish.ca](mailto:pkent@squamish.ca), [drace@squamish.ca](mailto:drace@squamish.ca), [tprior@squamish.ca](mailto:tprior@squamish.ca)  
**Subject:** Squamish Real Estate Developments' plan for 28-acre land downtown

Dear Mayor Heintzman and Council,

I am writing to express my deep concerns about the potential inclusion of a 28-acre parcel in downtown Squamish into the Growth Management Boundary. The Squamish Real Estate Developments Ltd. thinks it would be an “ideal infill development site” for more townhouses and condominiums.

Not only does this piece of land serve as an important buffer to the wildlife management area of the estuary, it is itself a wildlife corridor and a productive habitat for many species of birds, raptors and mammals.

According to the District’s own GIS mapping, these lands have been classified as having mostly high and medium ecological sensitivity.

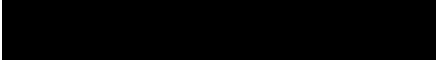
This land is also a holding area for a massive amount of water during our wet winter months, providing essential ecological services and benefits. Surely we understand enough about the crucial role estuaries and other wetlands play ecologically to know it is a regressive idea to fill them.

The trails within this parcel of land are presently widely used by dog walkers, bird-watchers, and others who live downtown, and they provide access into the estuary from numerous points.

With the pace of development in Squamish, it is becoming critical to protect these sensitive ecosystems and wildlife corridors before they are gone forever. Please leave these lands out of the Growth Management Boundary and keep them zoned for trails and wildlife habitat.

Thank you

Alison Wald

, Squamish BC

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Cheema Lands  
**Date:** Monday, March 12, 2018 5:56:39 PM

---

**To SLRD,**

I would like to let the Squamish District know that myself and my family absolutely support the development of the Cheema Family Lands. I do not understand why the district is making this so challenging and restrictive to the Cheema Family. I sincerely hope that these roadblocks start getting removed and allow them to move forward with a land development.

**Sincerely,**

**Adam Nothstein**

[REDACTED] Squamish, BC, [REDACTED]

**Cell:** [REDACTED]

**From:** [Linda Glenday](#)  
**To:** [Hearing](#)  
**Subject:** FW: Growth Management Boundary and BCR Properties Ltd.  
**Date:** Monday, March 12, 2018 8:09:06 PM

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-----Original Message-----

From: Marcia Danielson [REDACTED]  
Sent: March 12, 2018 8:08 PM  
To: Council <Council@squamish.ca>  
Subject: Growth Management Boundary and BCR Properties Ltd.

Dear Mayor Heintzman and Council,

I am writing you to express my strong opposition to including 28 acres of sensitive ecological habitat into the Growth Management Boundary.

I have lived in Squamish for 40 years and have witnessed many changes. The slow chipping away of the Squamish estuary and the buffer of land around it concerns me deeply. Estuaries comprise a tiny percentage of global land mass while at the same time being one of the most productive and important habitats. I was involved in a five year project, the BC Breeding Bird Atlas. In that five years it was very clear that the valley bottom and particularly the estuary was far richer in numbers of species as well as individuals, as compared to the mountainsides for instance. We can't afford to lose even 28 acres.

I read letters about the need to have affordable housing and that people want to move here to enjoy nature. Yet that very nature is destroyed when we cut down forests to build housing. I would like to see a shift in the way we look at our wild spaces. They are home to the other creatures that we share the planet with, and we are visitors in their home. It seems to me the estuary is regarded as a place to use for our own entertainment. The pressure on the estuary is growing as more and more of us use it, and the human-wildlife conflicts increase. Last summer I saw a mother bear and two small cubs destroyed as a result of the town encroaching on their home. We are stewards of an amazing place. We should enjoy it gently, respectfully.

Looking south to Vancouver, someone had the foresight to say no to development, and Stanley Park exists as a legacy to those people. I would implore you, please, to have the same foresight to protect our estuary from any further development. Once it's gone, there is no going back. It will be gone forever. One small parcel at a time. Please vote NO.

Thank you for your time and consideration.

Marcia Danielson

**From:** [REDACTED]  
**To:** [Hearing: Robin Arthurs](#)  
**Subject:** OCP & Wildlife  
**Date:** Tuesday, March 13, 2018 10:23:47 AM

---

Hello,

The mandate of the WildSafeBC Program is to reduce human-wildlife conflicts within communities through education, co-operation, and innovation. Efforts are focused on keeping wildlife wild and communities safe. The District of Squamish has supported the Bear Aware Program, now called the WildSafeBC Program, since 2005 and was designated a Bear Smart certified community by the Ministry of Environment and Climate Change Strategy in 2010. At that time, Squamish was only the second community in BC to receive such accreditation.

On a five-year cycle, the Ministry of Environment and Climate Change Strategy reviews all Bear Smart communities to ensure certification standards are being adhered to. Continued efforts to maintaining Bear Smart status are supported within the District's current Draft Official Community Plan Bylaw 2500, 2017 under [Section 10. Natural Environment](#).

WildSafeBC would like to commend the District on their continued efforts to reducing human-wildlife conflicts with the inclusion and consideration of wildlife corridors and habitat, managing attractants, supporting updates to the Bear Conflict Management Plan and other relevant bylaws or policies, and fostering stakeholder partnerships. The District is a leader and is ahead of its time in relation to Bear and Wildlife Smart initiatives as evidenced in the District of Squamish OCP Bylaw No 2500, 2017.

Measures to reducing human-wildlife conflicts can be multi-faceted and complex. Having human-wildlife conflict reduction considerations included within Squamish's highest level, overall plan for the future exemplifies the continued commitment to keeping wildlife wild and our community safe. Thank you for your efforts, dedication and progressive planning.

Meg Toom  
WildSafeBC Community Coordinator  
Sent from [Mail](#) for Windows 10

**From:** [Charlene Pawluk](#)  
**To:** [Hearing](#)  
**Subject:** FW: Feedback OCP  
**Date:** Tuesday, March 13, 2018 10:49:28 AM

---

**From:** Jess Jelinek [REDACTED]  
**Sent:** Monday, March 12, 2018 9:32 AM  
**To:** Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
**Subject:** Feedback OCP

To Whom It May Concern

I would like to provide feedback opposing the vote to move the property at the end of bailey street into the designated area for growth management within the OCP.

Thank you  
Jessica Jelinek



## MEMORANDUM

**DATE:** March 7, 2018  
**TO:** Susan Stratis, Contract Planner, District of Squamish.  
**CC:** Kevin Shoemaker, Polygon Development 315 Ltd.  
**FROM:** Mike Nelson, R.P. Bio., Cascade Environmental Resource Group Ltd.  
**RE:** Garibaldi Springs Golf Course 2002 Authorization  
**FILE #:** 725-01-05

During consideration of the 2<sup>nd</sup> reading of the OCP and rezoning bylaws for the Garibaldi Springs Project at yesterday evening's council meeting, Councillor Susan Chapelle presented a letter from DFO to the proponent of the Garibaldi Springs Golf Course, dated June 18, 2001 (attached). To clarify, the letter considered the April 17, 2001 application by Garibaldi Springs Development to construct the Garibaldi Spring Golf Course. The letter states "It is the department's opinion that the golf course design as proposed in the April 17, 2001 submission, including modifications discussed in the above mentioned memos and meeting, will result in a net loss of productive fish habitat on this site. Furthermore, F & O considers this loss of productive capacity associated with the project to be unacceptable and therefore is not willing to authorize it." The reasons for the decision are further discussed in the letter, including, that the golf course occupies a very significant area of the highly productive salmonid spawning and rearing within the Meighan / Thunderbird Creek watershed, the significant number of bridge and fairway crossings of the creeks and loss or riparian habitat, the lack of preservation of the wetland complexes, and channel infilling. As can be seen on the golf course plan (GDS, February 2001, attached), the 2001 golf course layout is significantly different than what exists today. The June 18, 2001 DFO letter concludes by stating that "F & O appreciates the efforts you and your consultants have made in order to avoid or mitigate impacts to fish habitat in your proposal." And that "F & O would be willing to review a revised golf course plan for this site if impacts to fish habitat were reduced."

To that end, a resubmission was prepared, including a revised golf course plan (in the configuration that exists today) and the "Compensation and Mitigation Plan: Garibaldi Springs Golf Course" (Cascade, April 10, 2002). The revised golf course plan and compensation / mitigation plan were deemed acceptable by DFO, and an Authorization for construction of the golf course was issued under Section 35(2) of the *Fisheries Act* on June 7, 2002 (HRTS No. 01\_HPAC-PA2-000-000344; attached). The impression left at the council meeting that the original construction of the golf course did not receive an authorization from DFO, therefore, is simply untrue.

Please do not hesitate to contact the undersigned should you have any questions.

Prepared by:

Mike Nelson, R.P. Bio.  
Principal  
Cascade Environmental Resource Group  
Ltd. 604-815-0901 (o) 604-815-9973 (c)  
[mnelson@cerg.ca](mailto:mnelson@cerg.ca)



Fisheries  
and Oceans

Pêches  
et Océans

100 Annacis Parkway  
Delta, B.C.  
V3M 6A2

18 June, 2001

Sid Brickman, President  
Garibaldi Springs Development Limited.  
311 – 545 Clyde Avenue  
West Vancouver, B.C.  
V7T 1C5

Dear Mr. Brickman:

**Re: Garibaldi Springs Golf Course Proposal.**

As you are aware, Fisheries and Oceans Canada (F&O) has been reviewing the subject proposal over recent weeks. Based on recent memos from Cascade Environmental Resource Group Limited (dated May 14, 2001; May 18, 2001; and May 22, 2001) and a meeting on May 22, 2001 attended by John MacKay, Bill Irving, Mike Nelson, and Mike Engelsjord (F&O) regarding modifications to the proposed golf course design (April 17, 2001), it is Fisheries and Oceans Canada understanding that you are unable to further modify the golf course design in order to avoid or mitigate impacts to fish habitat.

According to the department's National Policy for the Management of Fish Habitat (1986), once all alternatives for avoiding and mitigating impacts to fish habitat have been exhausted, F&O must decide whether the proposal will result in a net loss of productive capacity of fish habitat. It is the department's opinion that the golf course design proposed in the April 17, 2001 submission, including the modifications discussed in the above mentioned memos and meeting, will result in a net loss of productive capacity of fish habitat on this site. Furthermore, F&O considers this loss of productive capacity associated with this project to be unacceptable and therefore is not willing to authorize it. Any harmful alteration, disruption and destruction of fish habitat is prohibited by Section 35(1) of the *Fisheries Act* unless authorized by the Minister under Section 35(2).

F&O's decision results from the following issues with the proposed golf course design:

1. The Meighan/Thunderbird Creek watershed is a highly productive coho salmon spawning and rearing area that also produces trout and chum salmon. F&O enumerated smolts on this system for three years in the 1970's and yearly counts ranged from 2500 to 8500 coho smolts. These smolt numbers represent *minimums* as the enumeration method tends to underestimate. F&O is currently counting smolts on this system and preliminary numbers suggest that as many as 10,000 coho smolts may migrate to the ocean this year from the Meighan/Thunderbird watershed. The proposed golf course occupies a very significant area of this watershed.
2. Small side-channel habitat such as that found in channels A and A1 located on the proposed location of fairway #1, and the left branch of Thunderbird Creek located on the proposed driving range, are acknowledged to be excellent juvenile rearing habitat for coho salmon and cutthroat trout. Further, these channels provide access to seasonally flooded areas used by juvenile coho during winter for rearing and shelter from predators. Although you have proposed habitat compensation for the channels that would be filled in by construction of fairway #1, as proposed there will still be a permanent loss of a significant amount of small channel habitat on fairway #1. In addition, the compensation channels provided in the vicinity of fairway #1 will have

Canada



reduced or compromised riparian buffers. During a recent site visit to walk sections of channels A and A1 young of the year coho fry were observed throughout these channels and numerous potential off-channel overwintering areas were observed.

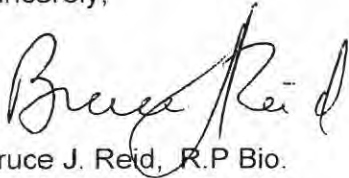
3. Related to point 2 above, filling or blocking of side-channels and low lying floodplain areas will reduce the dynamic nature of channels in these areas. It is the movement of stream channels in floodplain areas by erosion/accretion processes or by avulsions, often aided by beaver damming activity, that is responsible for creating and maintaining productive side-channel and off-channel habitats.
4. The clearing and filling for fairways, roughs, tees, greens and golfcart paths in seasonally flooded areas will result in the loss of juvenile coho overwintering habitat either by filling or blocking access to offchannel overwintering areas. The fairways located in these areas that could potentially result in loss of offchannel overwintering habitat are fairways 1, 2, 3, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, and 18. In addition, the proposed clubhouse is also located on a seasonally flooded area that could be providing offchannel overwintering habitat.
5. The riparian habitat compensation ratio for the proposed golf course design and compensation works is not acceptable with a ratio of 0.89 unit of riparian habitat created for every 1 unit of riparian habitat destroyed. This is related to the proponent's efforts to concentrate compensatory aquatic habitat into large continuous areas such as ponds which result in less riparian habitat, compared to the existing aquatic habitat situation which consists largely of small channel habitat with more riparian.
6. The aquatic habitat compensation ratio for the proposed golf course appears favourable in terms of area at 4.9 units of aquatic habitat created for every 1 unit of aquatic habitat destroyed. However, the habitat lost is small side-channel habitat (1972 m<sup>2</sup>) and an unknown amount of offchannel overwintering habitat is not included in the habitat balance. The compensation habitat offered is predominantly in the form of open water wetland (20227 m<sup>2</sup> of ponds). It is F&O's opinion that the proposed pond compensation habitat will likely be inferior to existing habitat on the site in terms of productive capacity and we are concerned that the productive capacity of the area will not be maintained under the proposed design. Our opinion that the productive capacity of the compensation habitat is likely to be inferior is based on the following reasons:
  - a) Increased summer temperatures beyond that optimal for coho rearing due to lack of tall-growing riparian around some of the open water wetlands. This is especially the case where golf course features are located adjacent to pond margins;
  - b) Decreased amount of edge and riparian habitat per area of aquatic habitat in the ponds relative to channel habitat;
  - c) Exposure of watercourses to substances deleterious to fish such as pesticides, herbicides or fungicides used in golf course maintenance;
  - d) Exposure of watercourses to nutrient loading from fertilizers used in golf course maintenance.
7. The golf course design proposes 6 crossings of Meighan/Thunderbird Creeks and approximately 20 crossings of side-channels and tributaries. This is a large number of crossings for one watershed. The DFO/MELP document "Greening your B.C. Golf Course: a Guide to Environmental Management"(1996) states on page 12 that "stream crossings should be avoided, especially on fish bearing streams". This document also provides some guidance on how to design stream crossings to avoid or minimize impacts to riparian habitat.

F&O appreciates the efforts you and your consultants have made in order to avoid or mitigate impacts to fish habitat in your proposal. However, we still consider the loss of fish habitat associated with this proposal, in particular the loss of small channel habitat, riparian habitat and overwintering habitat, to be unacceptable.

F&O would be willing to review a revised golf course plan for this site if impacts to fish habitat were reduced. To accomplish this we recommend modifications to the present design which would avoid the filling of mainstems, side-channels, or tributaries and reduce the amount of filling of low lying floodplain areas. This would avoid the loss of small channel and off-channel overwintering habitats, and reduce encroachments on riparian areas. In order to mitigate the impacts of golf course maintenance activities, an effective runoff treatment system must be incorporated into the design of the golf course. The purpose of this system should be to remove substances deleterious to fish before the runoff enters fish-bearing waters.

I understand we will be meeting to discuss possible design modifications on June 19<sup>th</sup>, 2001 in our office. If you have any questions or would like to discuss this matter further, please do not hesitate to contact me at 666-0514 or Mike Engelsjord at 604-892-2040.

Sincerely,

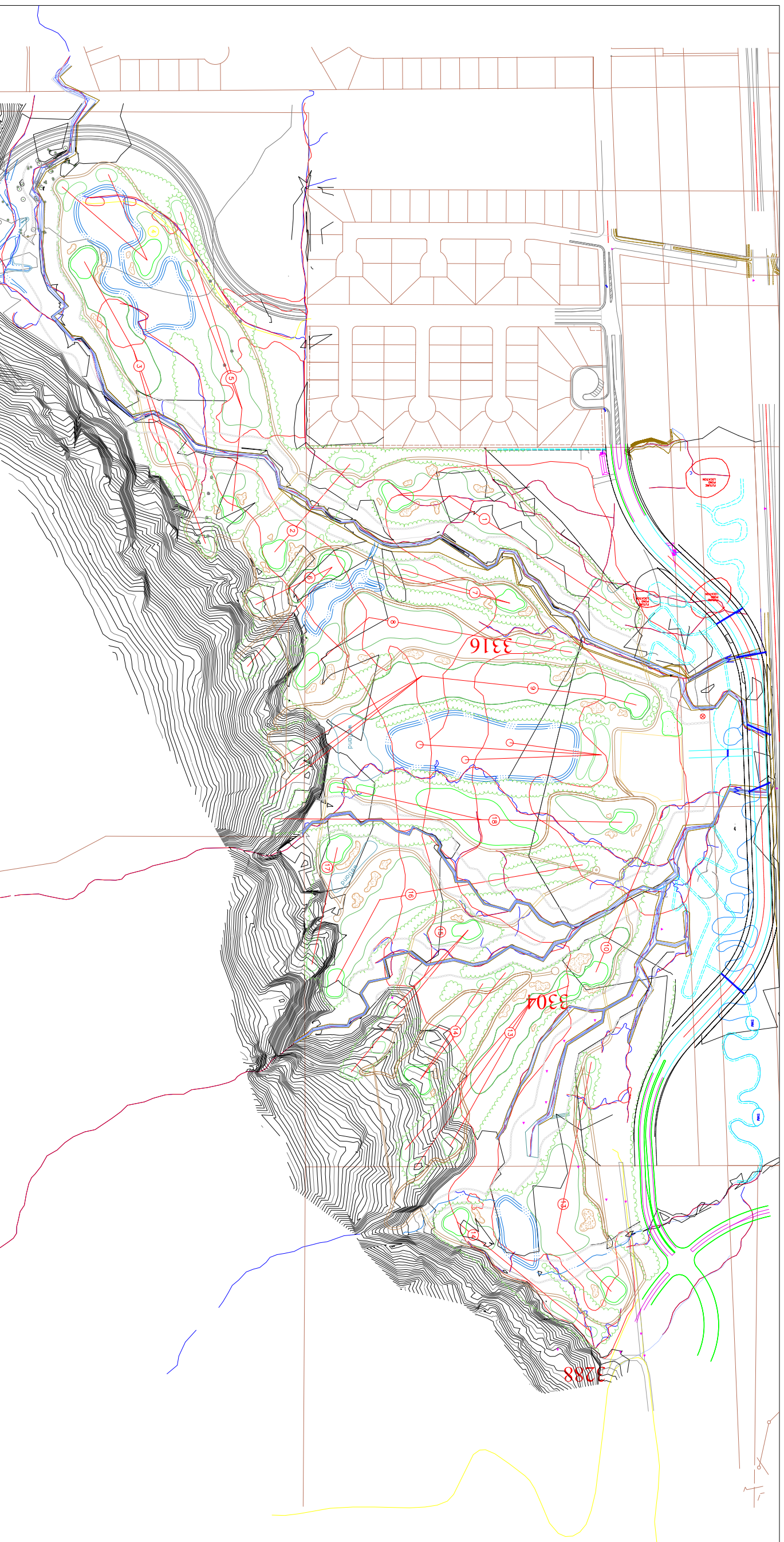
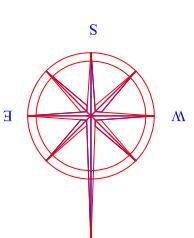


Bruce J. Reid, R.P Bio.  
Head, Land Use Section  
Habitat and Enhancement  
Lower Fraser Area

c.c. M. Engelsjord, F&O  
M. Wilcox, Ministry of Water, Land and Air Protection (MWLAP)  
G. Carlson, MWLAP  
J. MacKay  
M. Nelson



# GARIBALDI SPRINGS GOLF COURSE SQUAMISH, B.C. CONCEPT E



HOLE	BLACK BLUE	WHITE	GREEN-HOLE	BLACK BLUE	WHITE	GREEN-HOLE
1	310	4	10	210	3	3
2	145	3	11	310	4	4
3	385	4	12	215	3	3
4	135	3	13	295	4	4
5	375	4	14	150	3	3
6	165	3	15	225	3	3
7	170	3	16	375	4	4
8	350	4	17	145	3	3
9	500	5	18	415	4	4
OUT	2495	53	IN	2340	51	51
TOTAL		4835			54	54

DISTANCES ARE IN YARDS

### LEGEND

GREENS	
TEES	
FAIRWAYS	
SANDTRAPS	
TREES	
PATHWAYS	
BUFFER	
WATER FEATURES	

FEBRUARY, 2001  
SCALE 1 : 1500

NOTE:  
THESE DRAWINGS HAVE BEEN COMPILED FROM AERIAL PHOTOGRAPHS,  
GENDOUR MAPPING AND FIELD OBSERVATIONS. THEREFORE, MUST NOT  
BE SCALED FOR FIELD LAYOUT OR CONSTRUCTION PURPOSES.



**ods GOLF  
DESIGN  
SERVICES LTD.**

- Golf Course Architecture
- Construction Management

P.O. Box 8160  
Camrose, Alberta, T1W 2T9  
Tel: (403) 678-4803  
Fax: (403) 678-5461  
E-MAIL: [ods@golf@ehelplanet.net](mailto:ods@golf@ehelplanet.net)

**AUTHORIZATION FOR WORKS OR UNDERTAKINGS AFFECTING FISH HABITAT**

---

**Authorization Issued to:**

Name: Garibaldi Springs Golf Course Joint Venture Ltd. ("GSGC")

Address: 3509 Carlington Road, Westbank, BC V4T 2E6

Telephone No: (604) 925-8928 (West Vancouver) or (250) 768-0080 (Westbank)

---

**Location of Project**

The project is located in the District of Squamish to the east of Highway 99 around Meighn Creek and its tributary streams and wetlands. The property where project is to be located is legally described as "Plan LMP 37943 Group 1 NWD and BC Hydro right-of-ways included in the property BCH and PA R/W Reference Plan 2623 and 5362". Off-site compensation works will be located on District of Squamish lands located between Highway 99 and Logger's Lane in and around Logger's Lane Creek.

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**Valid Authorization Period**

The valid authorization period for the clearing and filling for the golf course, condominium and commercial sites and Tantalus Road and construction of golfcart paths and stream crossings is from **May 1, 2002** to **October 31, 2003**. All works associated with this project, including habitat compensation works, must be completed by **October 31, 2003**. The valid authorization periods for the other conditions of this authorization are as set out below.

---

**Description of Works or Undertakings**

The harmful alteration hereby authorized is the removal of vegetation, filling of wetlands and relocation of watercourses required for the construction of golf course greens, tees and fairways; golfcart pathways; development sites; and Tantalus Road. The harmful alteration consists of 3039 m<sup>2</sup> of small stream channels, 53,743 m<sup>2</sup> of riparian vegetation located within 15 metres of a watercourse, 23,625 m<sup>2</sup> of wetland located between 15 and 30 metres from a watercourse, and 39,443 m<sup>2</sup> of wetland located greater than 30 metres from a watercourse.

The works or undertakings for this project, including habitat compensation works, are described more specifically in the following reports and drawings:

1. Newport Ridge Condominium and Commercial Sites, Tantalus Road Construction, Meighan and Thunderbird Creeks Culvert Extensions: Compensation, Mitigation and Drainage Plan. January 17, 2001. Prepared by Cascade Environmental Resource Group Ltd.
  2. Compensation and Mitigation Plan: Garibaldi Springs Golf Course. April 10, 2002. Prepared by Cascade Environmental Resource Group Ltd
-

**Conditions of Authorization**

1. Garibaldi Springs Golf Course Joint Venture Ltd. ("GSGC") confirms that all plans and specifications relating to this Authorization have been duly prepared and reviewed by appropriate professionals working on behalf of GSGC. GSGC acknowledges that it is solely responsible for all design, safety and workmanship aspects of all of the works associated with this Authorization.
2. GSGC confirms that the location and design of the works are to be consistent with the information provided to the agencies and that any material deviations from such designs must be reviewed and approved by all agencies having jurisdiction in this matter. GSGC is responsible to ensure that the conditions of this Authorization are complied with.
3. The conditions of this Authorization notwithstanding, Fisheries and Oceans Canada ("F&O"), may at any time and at their sole discretion, direct GSGC, and their agents, and contractors, to suspend or alter any work or activity associated with this project, to avoid or mitigate adverse impacts to fish or other aquatic resources. Further, F&O may at any time and at their sole discretion, direct GSGC, and/or their agents, and/ or contractors to carry out at GSGC's own expense any works or activities deemed necessary by F&O to avoid or mitigate adverse impacts to fisheries resources.
4. As specified herein, this document only authorizes the harmful alteration, disruption or destruction of fish habitat until **October 31, 2003**. If any phase of the project is not completed by that date, a new application pursuant to Section 35(2) of the Fisheries Act may be required. Should this Authorization expire without the works proceeding, and no alterations to the project design or F&O legislation, policies, or guidelines have occurred, an amendment for an extension of this Authorization will be considered.
5. Within 60 days of completion of this project the environmental monitor must submit to F&O a report including date stamped photos of the site before, during and after construction and any re-vegetation and/ or erosion control measures that were implemented. The report is to confirm compliance with the conditions of this letter and must detail any difficulties encountered and how they were handled.

General mitigative conditions:

6. Sediment and erosion control measures must be installed and must meet or surpass the standards outlined in the F&O/ MELP "Land Development Guidelines for the Protection of Aquatic Habitat".
7. All work must be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, raw concrete or concrete leachate, or any other deleterious substances into any ditch, watercourse, ravine or storm sewer system.
8. A sediment, erosion and runoff control plan, prepared by a qualified trained professional, must be developed and implemented prior to site preparation and construction. These facilities must be maintained until occupancy permit stage or until no longer applicable to site conditions. Moreover, it is the responsibility of GSGC and/ or their agents and/ or contractors to ensure that these facilities are maintained and working adequately to control all discharges from the site.



9. Construction and excavation wastes, overburden, soil, concrete and/ or concrete leachate, grout, oil, grease or any other substance deleterious to aquatic life must be disposed of or placed in a manner that will prevent their entry into any watercourse, ravine or storm sewer system. All special wastes must be appropriately handled and disposed of in accordance with the provisions of the *BC Waste Management Act*.
10. All equipment and machinery working within fifteen (15) meters of any watercourse must be in good working condition, clean and free of leaks or excess oil and grease. No fuels, lubricants, construction wastes or other deleterious substances may enter any watercourse at any time.
11. No equipment refuelling or servicing or storage of fuel, paints etc. may be undertaken within fifteen (15) meters of any ditch, watercourse, ravine, or storm sewer system.
12. A spill containment kit must be readily accessible on-site in the event of a release of a deleterious substance to the environment. Any spill of a deleterious substance that enters into a ditch, watercourse, ravine or storm sewer system must be immediately reported to the Provincial Emergency Program (24 hour telephone) at 1-800-663-3456. At least one person on-site during construction must have specific training in spill containment.
13. An appropriately qualified professional with experience in freshwater habitat construction and mitigation, and acceptable to F&O must be present full-time during all in-stream works and in-stream compensation works and must oversee all other works. This monitor must have written authority from GSGC to alter or halt works should the monitor believe the works may be detrimental to the fisheries resource.
14. The environmental monitor must hold a pre-construction meeting with the contractor undertaking the work on the site to ensure an understanding of all of the requirements and conditions of this Authorization.
15. A copy of this letter must be forwarded to the contractor / crew supervisor and must be present on the site while work is proceeding. The contractor/ crew supervisors responsible for the subject works must be familiar with and understand the conditions of this letter.
16. In the event of an incident that occurs which is not in compliance with the conditions of this Authorization, the environmental consultant must notify F&O immediately.
17. All instream works must be undertaken and completed during the period of ***August 1 to September 15.***
18. All instream work must be conducted in isolation of flowing water. Generally this is accomplished by temporarily diverting, enclosing or pumping the water around the work site. Flow to downstream portions of the stream must not be cut off at any time during construction. In addition, the point of discharge to the creek must be located immediately downstream of the work site.
19. For any work within a wetted watercourse, the proponent must retain a qualified environmental consultant to undertake a fish salvage prior to commencement of works. The environmental consultant must obtain all necessary permits required by fisheries regulations.
20. Upon commencement of work in or around watercourses, the work must be pursued to completion as quickly as possible.
21. All work must be carried out during favourable weather and low water conditions.

22. Any materials, including rock, placed within the high water channel of any watercourse must be clean, free of silt, overburden or other substances deleterious to aquatic life.
23. All disturbed areas including road fill slopes must be seeded with a suitable grass seed or revegetation mixture immediately after work is complete.
24. Should any concrete work be required, a minimum curing time of 72 hours, with complete isolation of the concrete work from the watercourse, is required. A CO<sub>2</sub> tank must be on-site during all concrete work and be ready for immediate deployment should a concrete spill occur. GSGC must ensure that all work involving the use of concrete, cement, mortars, and other Portland cement or lime-containing construction materials shall be conducted so as to ensure that sediments, debris, concrete, and concrete fines are not deposited, either directly or indirectly, into any watercourse or ditch. Any water contacting uncured or partly cured concrete or Portland cement or lime-containing construction materials must be prevented from entering, either directly or indirectly, into a watercourse or ditch unless this water has been tested and found to have a pH of less than 9.0 pH units and a turbidity of less than 25 nephelometric turbidity units (NTU).
25. A comprehensive drainage and stormwater management plan (SWMP) for the site should be submitted to F&O for review and comment prior to development of these areas. The SWMP should be prepared in accordance with the F&O "Urban Stormwater Guidelines and Best Management Practices for Protection of Fish and Fish Habitat" (currently in draft form). The SWMP should be designed to maintain, as closely as possible, the pre-development hydrology and water quality. The SWMP will prioritize source control and runoff reduction by minimizing impervious areas and by retention of runoff by infiltration or long-term storage. It should also maximize treatment of runoff to remove contaminants and pollutants that degrade water and habitat quality, including treatment of smaller frequently occurring runoff events, by routing runoff to areas where combined biological and physical processes work to improve runoff water quality. Rates of runoff from events less than 1-in-5 year return periods should be detained to reduce hydraulic and hydrological impacts to stream systems and habitats.
26. A comprehensive golf course management plan including on-going environmental monitoring should be prepared and submitted to F&O for review and comment prior to operations. With regards to the use of pesticides, herbicides, fungicides or any other substances which are potentially harmful to fish, F&O recommends incorporating the following mitigative measures into the golf course management plan:
  - a. application of best management practices as outlined in "Greening Your BC Golf Course: A Guide to Environmental Management";
  - b. pesticide use and storage be in accordance with the standards set out in the "Handbook for Pesticide Applicators & Dispensers (Fifth Edition, 1995)";
  - c. all pesticide use be planned and conducted by a certified applicator;
  - d. use of Integrated Pest Management techniques such as those described in "Integrated Pest Management Manual for Landscape Pests in BC (2000)"; and
  - e. all pesticide storage and use is in accordance with the provincial *Pesticide Control Act & Regulations*.



27. The habitat areas to be preserved on the project site shall be protected either by dedication as a municipal park or a restrictive covenant and registered against the title of the property(ies) affected as a priority agreement according to our standard covenant format.
28. Potential impact on archaeological sites should be addressed through the procedures proposed in Andrew Mason's (Golder Associates) May 6, 2002 and May 9, 2002 letters to Sid Brickman (Garibaldi Springs). These proposals are attached in Schedule A.

Conditions that relate to compensation works:

29. Habitat compensation works comprise the following:
  - a. 16,363 m<sup>2</sup> of channel and pond habitat created on the development site,
  - b. 69,953 m<sup>2</sup> of riparian habitat created on the development site,
  - c. 5,413 m<sup>2</sup> of wetland habitat created on the development site,
  - d. 7,167 m<sup>2</sup> of aquatic habitat created off site at Logger's Lane Creek, and
  - e. 18,003 m<sup>2</sup> of riparian habitat created off site at Logger's Lane Creek.
30. The compensatory works described above shall be completed as described more specifically in the following documents:
  - a. Newport Ridge Condominium and Commercial Sites, Tantalus Road Construction, Melqhan and Thunderbird Creeks Culvert Extensions: Compensation, Mitigation and Drainage Plan. January 17, 2001. Prepared by Cascade Environmental Resource Group Ltd.
  - b. Compensation and Mitigation Plan: Garibaldi Springs Golf Course. April 10, 2002. Prepared by Cascade Environmental Resource Group Ltd.
31. The compensatory works described above shall be commenced on or before August 1, 2002 and shall be completed on or before October 31, 2003. All instream works must be undertaken and completed during the period of **August 1 to September 15**.
32. All material excavated in the construction of the compensation works located around Logger's Lane Creek shall be trucked off site and disposed of appropriately.
33. GSGC shall carry out a post-construction monitoring program (the "Monitoring Program"), which includes the following:
  - a. an annual assessment of the planted riparian vegetation for a period of three (3) years. Plant survival must meet or exceed 80% for shrubs and wetland plant species and 100% for trees in any year of the monitoring program. Should plant survival not meet these requirements in any year of the monitoring program, replacement planting must be undertaken within one (1) year of monitoring. Monitoring will consist of, at a minimum, visits to the site during August/September in the three years from 2004 to 2006;
  - b. an annual photographic assessment of the aquatic compensatory habitat showing habitat values and physical stability of the works;

- c. determine if aquatic compensatory habitats are being utilized by salmonids in comparable densities to similar natural habitats in the vicinity of the compensation habitats by conducting juvenile fish sampling in March/April and August/September each year for a period of five (5) years from 2004 to 2008;
  - d. an annual assessment of the constructed aquatic compensation works. The instream works must be assessed as to whether these works are functioning as intended and must include determination of fish accessibility, and assessment of the functionality of constructed works. If, in the opinion of a qualified professional conducting the monitoring or F&O habitat staff, the constructed instream compensation works are determined to be not functioning as intended, then plans for further remedial compensation works shall be prepared by GSGC and, after approval by F&O, shall be completed at the expense of GSGC. Monitoring shall consist of, at a minimum, annual visits to the site for five years from 2004 to 2008;
  - e. work cooperatively with F&O and community stewardship organizations such as the Squamish Streamkeepers and the Squamish Watershed Society in conducting downstream-migrating smolt counts for Meighn Creek in the spring of each year of the five (5) years from 2004 to 2008. The cost to GSGC for their role in downstream-migrating smolt counts shall not exceed \$1000 for any year in the monitoring program;
  - f. the monitoring program shall be conducted by an appropriately qualified professional who has experience in riparian vegetation and aquatic habitat restoration, and who is acceptable to F&O; and;
  - g. the provision to F&O of the annual results of the Monitoring Program in a written report and any other relevant documents and photographs, by the first of November of each year of the Monitoring Program.
34. The compensatory habitat will be deemed to be functioning as intended if, in the opinion of F&O the instream habitat is accessible, physically stable and utilized by fish and, the planted vegetation has achieved the survivorship specified in condition 32(a) above. Following the initial monitoring period, and any extensions thereof, F&O will assess the success of the compensatory habitat and determine whether or not it is functioning as intended, and choose the appropriate course of action as outlined below:
- a. the compensatory habitat is functioning as intended and will be self-sustaining without further major remedial work. The Monitoring Program will be terminated; or
  - b. the compensatory habitat is not functioning as intended. GSGC shall extend the Monitoring Program, including remedial work, for an additional three (3) years to allow more time for the habitat to become adequately established.
  - c. the compensatory habitat is not functioning as intended and further remedial work is not likely to rectify the situation. GSGC shall then carry out alternative compensatory works to the satisfaction of F&O. F&O shall provide written confirmation as to the compensatory habitat, or specific components thereof, which are not functioning as intended and for which further remedial work would likely be ineffective.
35. GSGC shall, upon receiving written notice from F&O, carry out alternative compensatory works to replace those habitats or habitat components which have failed and cannot be remediated. The alternative compensatory works shall be of similar magnitude, be located

within the same catchment if possible and will provide fish habitat functions comparable to those which the failed habitat or habitat components were intended to provide.

36. GSGC shall ensure that the compensatory habitat is functioning as intended for the lifetime of the golf course and development sites in the District of Squamish. If at any time GSGC becomes aware that the compensatory habitat is not functioning as intended, GSGC shall carry out any works which are necessary to enable the compensatory habitat to function as designed. If GSGC transfers its interest in the golf course and/or development sites, and the transferee assumes the obligations in this paragraph in a form satisfactory to F&O, GSGC shall thereafter be relieved of these obligations.
37. The compensatory habitat areas on the proponent's private lands, including fifteen (15) metres setbacks, shall be protected either by dedication as a municipal park or a restrictive covenant and registered against the title of the property(ies) affected as a priority agreement according to our standard covenant format.
38. GSGC shall forthwith deliver to F&O two (2) performance bonds or letters of credit ("LC") from a Canadian bank in the sums of \$131036.00 and \$90000.00, and valid until February 15, 2009, which shall be in a form approved by F&O. The \$131036.00 LC shall be for the compensatory habitat located west of the golf course on the development site, primarily within the BC Hydro right-of-way and described in the report "Newport Ridge Condominium and Commercial Sites, Tantalus Road Construction, Meighan and Thunderbird Creeks Culvert Extensions: Compensation, Mitigation and Drainage Plan. January 17, 2001." Prepared by Cascade Environmental Resource Group Ltd. The \$90000.00 LC shall be for the compensatory habitat located within the golf course and off-site at Logger's Lane Creek described in the report "Compensation and Mitigation Plan: Garibaldi Springs Golf Course. April 10, 2002." Prepared by Cascade Environmental Resource Group Ltd. Upon completion of the five year monitoring program and final approval by F&O, the LCs will be returned to GSGC.

#### Transfer of Interest

39. Should GSGC transfer any of its interest in the lands accommodating mitigation and compensation works, GSGC will ensure that they will have, during the initial 5 year monitoring period, and any extensions thereof, complete and unimpeded access to mitigation and compensation works and the authority to carry out any works required by this Authorization. This includes, but is not limited to, works necessary to enable the mitigation and compensation works to function as intended and actions associated with the monitoring program.
40. Should GSGC transfer any of its interest in the lands accommodating mitigation and compensation works, and the transferee assumes, in a form satisfactory to F&O, the obligations of this Authorization, including the obligations associated with monitoring and remedial actions during the initial 5 year monitoring program, and any extension thereof GSGC will be relieved of these obligations.

The holder of this authorization is hereby authorised under the authority of section 35(2) of the Fisheries Act, R.S.C., 1985, c. F. 14, to carry out the work or undertaking described herein.

This authorization is valid only with respect to fish habitat and for no other purposes. It does not purport to release the applicant from any obligation to obtain permission from or to comply with the requirements of any other regulatory agencies.

Failure to comply with any condition of this authorization may result in charges under the Fisheries Act.

This authorization form should be held on site and work crews should be made familiar with the conditions attached.

Date of issuance:

*Aug 11, 07*  
*Dale Paterson*

Approved by:

Dale Paterson

Title: Area Chief, Fraser River Division Habitat Unit  
Habitat and Enhancement Branch

Garibaldi Springs Golf Course Joint Venture Ltd. acknowledges that Fisheries and Oceans Canada has consulted with it regarding the terms of this Authorization, and confirms that it has reviewed and understands the terms of this Authorization, and it will comply with them.

Executed by an authorised signatory of  
Garibaldi Springs Golf Course Joint  
Venture Ltd. on the 11<sup>th</sup> day of  
Aug in the presence of:

*Tanya Hoke*  
Witness (signature)  
Tanya Hoke  
(print name)

Garibaldi Springs Golf Course Joint  
Venture Ltd.

Per: *[Signature]*  
Authorized signatory  
SID BRICKMAN  
Name  
PRESIDENT  
Title

## **Schedule A**

May 6, 2002 letter from Andrew Mason of Golder Associates to Sid Brickman of Garibaldi Springs Development Ltd. regarding "Archaeological Overview, Inventory, and Impact Assessment of a Proposed Golf Course Development near Squamish, BC" and May 7, 2002 transmittal letter from Sid Brickman to Mike Engelsjord of F&O.

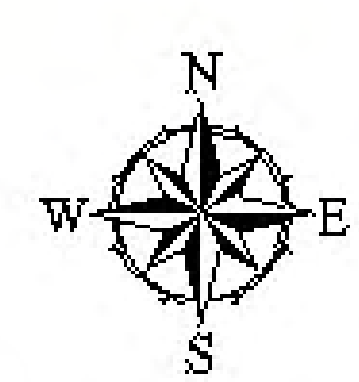
May 9, 2002 letter from Andrew Mason of Golder Associates to Sid Brickman of Garibaldi Springs Development Ltd. regarding "Interim Archaeological Measures for a Proposed Golf Course Development near Squamish, BC" and May 13, 2002 transmittal letter from Sid Brickman to Mike Engelsjord of F&O.



**- Map 2 -  
Garibaldi Springs Golf Course  
On-Site Compensation and  
Fish Sampling Locations**

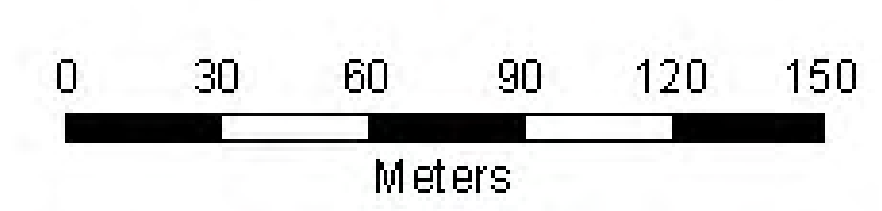


	Fish Sampling Locations
	Data Loggers
	Bridge
	Culvert
	Creeks
	Golf Cart Path
	Sand Trap
	Tee
	Green
	Building Sites
	Modified Riparian
	Forested Habitat
<b>Compensation Type</b>	
	Channel
	Pond
	Shallow Wetland
	Wetland Shelf
	15m Riparian



**Scale - 1 : 1,500**

CERG File # 107-01-08  
Date: December 19, 2005  
Projection: UTM Zone 10 N  
Datum: NAD 83  
Orthophoto: 0.1m pixel - summer 2004 / 0.5m pixel - summer 1999





**From:** [Planning](#)  
**To:** [Hearing](#)  
**Subject:** FW: BC Rail Property Adjacent to the Estuary  
**Date:** Tuesday, March 13, 2018 11:25:14 AM

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**From:** Christopher Capulong [REDACTED]  
**Sent:** Wednesday, March 7, 2018 8:42 AM  
**To:** Planning <Planning@squamish.ca>  
**Subject:** BC Rail Property Adjacent to the Estuary

I DO NOT APPROVE of the rezoning for development of this sensitive ecological habitat and question the integrity of the development committee for not providing better notification. The only notice has been in paper or town meetings.

**From:** [Planning](#)  
**To:** [Hearing](#)  
**Subject:** FW: NO to develop BC rail property  
**Date:** Tuesday, March 13, 2018 11:26:02 AM

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Just in case this one hasn't already been forwarded.

-----Original Message-----


From: Wild And Heart [<mailto:info@wildandheart.com>]  
Sent: Tuesday, March 6, 2018 3:40 PM  
To: Planning <[Planning@squamish.ca](mailto:Planning@squamish.ca)>  
Subject: NO to develop BC rail property

Hi There!

So disappointing to hear there is a proposal to develop the former B.C. rail property off Bailey street.

I completely object to this, it's just not ok. The land is beautiful, and so many people love and cherish this area of Squamish and the estuary not to mention the wildlife, and bear families that live there, it's a big part of the ecosystem.

This is getting out of hand. As a local business owner I am seriously considering relocating to a new town as this type of growth is about greed and is heart-rending and not the reason I wanted to live here or build my business and life here. The future in Squamish keeps looking more money driven and more horrible. It's really sad plans like this are even being considered.

Sarah Johnson  
Wild and Heart  


**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Additional Information from Trail Users (Stakeholders)  
**Date:** Tuesday, March 13, 2018 11:56:25 AM  
**Attachments:** [MCC 2015 Economic Benefit Study 03132018.pdf](#)

---

Hello, as President of the Squamish Dirt Bike Association (SDBA), and Director of the British Columbia Off Road Motorcycle Association (BCORMA) both members of the Motorcyclist's Confederation of Canada, I would like to share with you the Economic Benefit Study attached. We regret the timing for forwarding this information to you, as it pertains to the "Squamish 2040" vision and OCP developments, however we feel it pertinent knowledge to divest in considering the future of our trail network and user groups here in Squamish.

Thank you,  
Regards,  
Ed Alder,  
President, SDBA,  
Director, BCORMA.



## Recreational Motorcycling Boosts Canadian Economy by \$2.68 Billion Annually

Toronto, ON September 21, 2015 – The Motorcyclists Confederation of Canada (MCC) released a major study into the impact of recreational motorcycling on the Canadian economy today.

“This is the most comprehensive look at motorcycling in Canada that has ever been undertaken,” said MCC Chair, Kellee Irwin. “It confirms what those of us in the business have known for a very long time – motorcycling is not only a fun and convenient form of recreational activity, it’s big business too.”

The study conducted by Smith Gunther Associates Ltd. identified strong performance on several key indicators including:

- Overall economic impact from direct and indirect recreational motorcycling expenditures was \$2.68 billion in 2014.
- In 2014, direct expenditures alone on recreational motorcycling were \$1.89 billion.
- Motorcyclists contributed \$332 million to all three levels of government in the form of taxes on goods and services.
- At least 17,500 Canadians are currently employed in motorcycling-dependent jobs.
- Recreational motorcyclists raised and made \$13.2 million in charitable donations in 2014.
- 708,700 people participate in recreational motorcycling in Canada.

Using widely accepted projection methodologies the study also forecast that the annual direct and indirect economic impact of recreational motorcycling will climb to \$4 billion annually by 2040 with motorcycling-dependent jobs reaching as many as 23,100 people.

“The information in this report will be invaluable as we work with our federations, local clubs, industry and government partners to capitalize on the opportunity that recreational motorcycling represents,” said Irwin. “The best days of motorcycling are still ahead.”

The Motorcyclists Confederation of Canada (MCC) is the national not-for-profit advocacy organization for the promotion of motorcycling safety and interests.

For further information, please contact:

Kellee Irwin,  
Chair, MCC  
604-209-0206



**From:** [REDACTED]  
**To:** [Hearing](#)  
**Cc:** [REDACTED]  
**Subject:** OCP and Cheema proposal for DL509/510  
**Date:** Tuesday, March 13, 2018 12:14:21 PM

---

Hello Squamish District Council,

Yesterday I received a flyer titled Cheema Family Statement regarding the development of DL509 and DL510., asking me to support their wish to develop the properties. I am writing this to clearly state that **I DO NOT support the Cheema proposal.**

When they bought the property it was not zoned for development and I don't see why the District should change the zoning so they can make millions. I think the District is correct to extend the population cap to 34,500 before sprawling into this area. And I don't like the idea of the District, or the mountain bike community, being held to hostage by them.

Looking at the proposals outlined in the Cheema flyer, I have a number of questions.

Where will all the mountain bikers park their trucks?

Is this development (and they say it's only going to cover a portion of the land) going to have such a population density that a new school would be needed in that area?

I doubt any of the existing residents would be happy about the new access road they are proposing. And are they going to want another intersection on Hwy 99 (at Dowad Road)? That highway really does not need any more traffic lights!



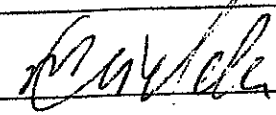



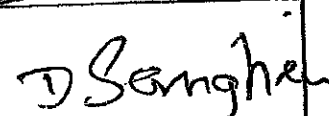

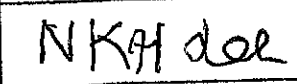


Thank you for the opportunity to express my opposition to the Cheema proposal for DL509 and DL510.

Helen Habgood

[REDACTED]  
Garibaldi Highlands, BC

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Gurmann Gill	41436 Dryden rd	[REDACTED]	
Jaganjit Mahil	44-1821 Willow Crnf	[REDACTED]	
Mansit Chivda	1025 Starview Pl	[REDACTED]	
Karanvir Waraich	38032 5th ave.	[REDACTED]	
PARKASH ATWAL	112-39920 GOVT. RD	[REDACTED]	
Gurpreet Sidhu	38872 GAMBIER AVE	[REDACTED]	
DAUR K. Sanghera	38331 Hemlock Ave	[REDACTED]	
Kulwant Sanghera	38116 Hemlock	[REDACTED]	
NKAH DOL	P.O. 452 <sup>38873</sup> Gambier	[REDACTED]	
Mehar	P.O. 12	[REDACTED]	
Gurjap	1910	[REDACTED]	

OCPPUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
TIM MORGAN	1190 EDGEWATER DR	[REDACTED]	[Signature]
RICK NIELSEN	1670 MACDONALD	[REDACTED]	[Signature]
Bredyn Nielsen	1670 Mac Donald Pl	[REDACTED]	[Signature]
Kirk Salmondson	5-7400 Anahim St	[REDACTED]	[Signature]
Simon Babin	40249 (S.W. Rd)	[REDACTED]	[Signature]
MARK CLARKE	Box 3641 GALIBARDI HIGHL.	[REDACTED]	[Signature]
Joseph Hall	2230 Read Cres	[REDACTED]	[Signature]
Derek Marshall	38862 Britannia Ave	[REDACTED]	[Signature]
MARTIN GREEN	1749 Maple Rd. BOX 2677	[REDACTED]	[Signature]
David FAUVIN	3869 chestnut ave	[REDACTED]	[Signature]
Lucas Stratford	38003 Second Ave	[REDACTED]	[Signature]
NATHAN FLETCHER	1800 CAMDEN RD	[REDACTED]	[Signature]

7

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
W. Anderson	PO Box 1104 Garibaldi	[REDACTED]	W. Anderson
Ruby Bir	BOX 1104 Highlands BC	[REDACTED]	Ruby Bir
Ashley de Boer	" "	[REDACTED]	Ashley de Boer
Jessie Maan	1335 Wellington Drive North Van?	[REDACTED]	Jessie Maan
Dom Frappier	BRITANNIA AVE	[REDACTED]	Dom Frappier
Rob England	2605 GARIBOLDI Way	[REDACTED]	Rob England
Taron Bir	# 4 Tantalus Crossing	[REDACTED]	Taron Bir
Simon Borley	1111 WIGMORE AVE	[REDACTED]	Simon Borley
Sagun DERBIR	40257 Aristotle	[REDACTED]	Sagun DERBIR
Heenan Bir	2101 Diamond Rd	[REDACTED]	Heenan Bir
Josh Slyn	42000 BIRKENW. RD	[REDACTED]	Josh Slyn
Kyle Birchall	42060 Birkenw rd	[REDACTED]	K.B





OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

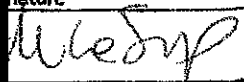
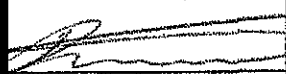

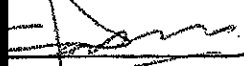
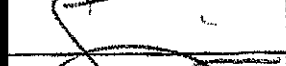
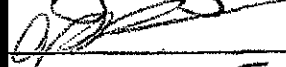
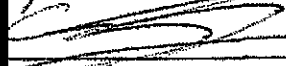

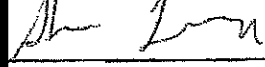
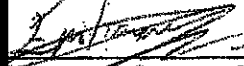
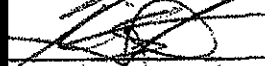
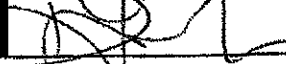
1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
SUSAN BUTLER	1-9920 VALLEY DR.	[REDACTED]	[Signature]
Christie Martin	P.O. Box 1400, G.H.		[Signature]
Fritz Bindseil	2401 Mowquam		[Signature]
Aidee Velasco	<sup>P.O. BOX</sup> 677 Garibaldi Highlands		[Signature]
Karin Burns	Box 303 Brackend		[Signature]
Natei Perdue	P.O. Box 1525 G.H. Val-150		[Signature]
Tara Pinsonnault	PO Box 2004, G.H/Vent		[Signature]
Leah Bliss	2244 Crompt Woods Dr		[Signature]
Chaz Gordon	Box 89 Garibaldi Highlands		[Signature]
Kristi Robinson	" "		[Signature]

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Signature
Mike Sharp	41570 GOLF CR. Box 293	
Peter Belostotsky	24-1188 Wilson Cres	
Melanie Cochrane	2-38100 6th Ave Sq	
CLAUDE FOREST	40339 Ayr Dr	
GINA HOPPER	2015 Smoke Bluffs Rd PO BOX 2577	
Gabriel Alden Hull	13-40457 Governor P.O. Box 2457 Rd.	
Conroy McLehlan	3837 High Creek Dr	
W. J. WILSON	West Plateau Dr	
Shawn Lewenza	31-1188 Wilson Cres	
Emiliano Velasco	37929 Magnolia Cres.	
Rob Kirchmeier	4128 Rockway Rd.	
Deb Graham	P.O. Box 2375 Barch	

Hydants

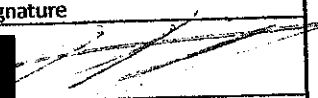


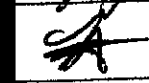
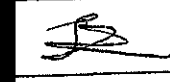
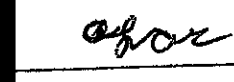
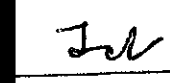
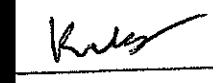



OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510			
1. Stop moving the goal posts 2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks • the 22,500 population threshold is a roadblock and should be removed • the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits 3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.			
First and Last name	Address/P.O. Box	Email/Phone #	signature
CLARE LIVINGSTONE	Po Box 1650 Garibaldi Highlands		
Jordan Hodder	40351 Geyline Dr.		
HARRY SANDHU	39723 Govt Rd		
Harjinder Bisla	Box 1478 Squamish BC		
Dalbay Bisla	Box 1478 Squamish BC		
manpreet Bisla	Box 1478 Squamish BC		
Troy Dawson	Po Box 1025 Squamish BC		
Trevor England	#35 1800 Wainman Rd		
Connor Shaver			
Sarah Dunn	4040 Starview		
Harjinder Bisla	Po Box 1294		
NICOLAS SOI	38369 EAGLEWIND BLVD SQUAMISH		

OCP PUBLIC HEARING March 13th & 15th 8pm. Drexman Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Harvey Spivey	P.O. Box 3674 Everfield Highlands, BC V1T 1T0		
Rajbir Sahota	Valleydale V8B 0W7		
Sachpreet Sahota	V8B 0Y4 Valleydale		
Hannah MacRae	VON 1T0 P.O. Box 82 Britannia Beach		
Jasmeen Sodhi	VON 1T0 P.O. Box 379		
APKA Virk	P.O. Box 5470		
Jaswont Virk	P.O. Box 5470		
Kamal Virk	P.O. Box 5470		
Indroop Virk	P.O. Box 5470		
Eric MacRae	P.O. Box 82 VON 1T0		
Tong MacRae	P.O. Box 82 VON 1T0		





OCP FULFILLMENT PLAN FOR OCP 1991 Reg. License Application

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Emily Lehnen	38334 Eaglewind Blvd.		
Ed Saunders	38356 Summits View Dr.		
Krishna Sivarajah	11		
Melanie Ray	1230 Granite Drive		
Josh Bibby	38341 Summits View Dr.		
Stewart Buchanan	38343 11 11		
Jill Coulter	38349 Summits		
Andrew Gison	38351 Summits View		
Shea Mahoney	38355 Summits View		
Seena	38367 Summits View Dr.		
Dr. Brian	38371 Summits View		
Joe DeFranco	46512 Highway 1		

OCP PUBLIC HEARING March 12th 1991 Open Draining Restriction Control

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510




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First and Last name	Address/P.O. Box	Email/Phone #	signature
Richard Collins	#39-40653 Tantalus Rd	[REDACTED]	[Signature]
Chris Jones	#3-40653 Tantalus Rd		[Signature]
Jeanne M	#4-40653 Tantalus		[Signature]
Rena Gamba	#10-40750 Tantalus		[Signature]
Daniel Badke	#1-40750 Tantalus Rd		[Signature]
Lori Banks	#225-40437 Tantalus Rd		[Signature]
Joginder Tehan	41152 Dryden Rd. Brackendale PO Box 646		[Signature]
Joginder Tehan	41152 Dryden Rd. (P-Box) Brackendale 646		[Signature]
Tomara Tupper	PO BOX 1330 Garibaldi Highlands		[Signature]
Gurdeep	Po Box 1960		[Signature]
Jeff Warm	1057 JAY CRS	[Signature]	
Adam Nothstein	1028 Jay CRS.	[Signature]	

**OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre**

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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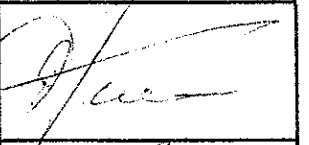
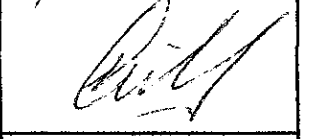
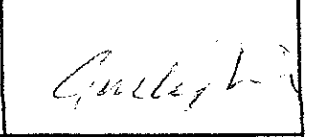
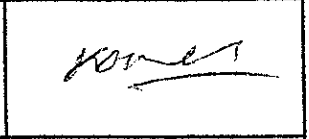
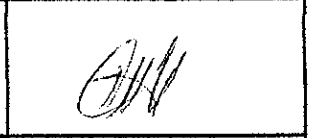

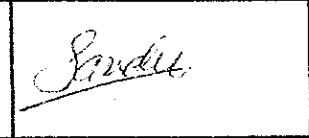

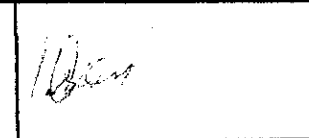
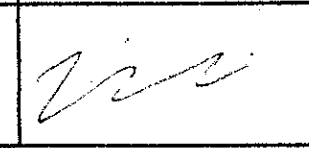
First and Last name	Address/P.O. Box	Email/Phone #	signature
Tara Singh	2009 Balsam way		TH
G. HOTI	2009 Balsam		M. Hoti
Sarwan Singh	30637 Cherry DR		
Baldish Singh	-		BS
JASWANT Bawa	2116- Crampit wood		
MANJIT Bawa	2116- Crupit wood		
JASVIR K Bawa	- - -		J.B.
MANJINDER Bawa	- - -		M.B
Tarpreet Bawa	- - -		T.B.
Jurraj Sidhu	2062 Crampit Woods Dr		G.S
Jagdeep Sidhu	- " -		J.S
Parm Sidhu	" "		P.S




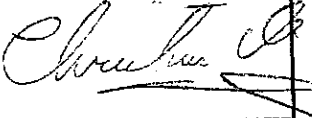
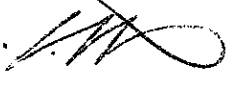
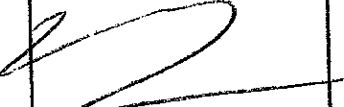
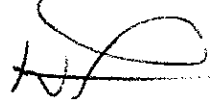

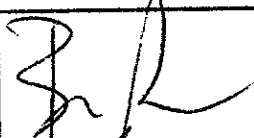






Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
TRIPAL HIRANI	3-2518 FORT BRUNN AVE S. PHOENIXA PO BOX 2672	
JASPREET GILL	1796 MARIS PL PO BOX 3536 GRANVILLE BRITISH COLUMBIA	
CHETES PANDU	1080 STANWELL PL. GRANVILLE BRITISH COLUMBIA BOX 5777 VONITTO	
GULJINDER KHEMER	3553 SKY PILOT DR. SQUAMISH BC PO BOX 5842 V8B0C-2	
HARPREET GILL	BOX 3536 GRANVILLE BC VONITTO	
HARPREET GILL	2947 STRAWBERRY PL PO BOX 1370 GRANVILLE BC	
SUNJIT BILAL	11060 STANWELL PL. GRANVILLE BRITISH COLUMBIA BOX 5777 VONITTO	
SANDEEP SARDHA	PO BOX 2355 GRANVILLE BC V8B0C-2	
KALDEEP SARDHA	PO BOX 2355 GRANVILLE BC V8B0C-2	
MALIK KAILA	PO 708	

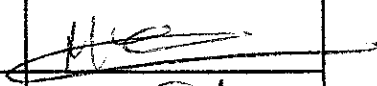


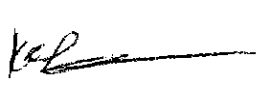
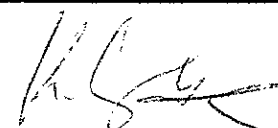

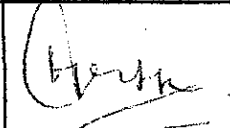
**Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.**

Name	address	signature
Caitlin Forster	1001 PIA Road	
CHRISTIAN	1019 PIA ROAD	
E. Batsko.	1018 Jay.	
Dean Terry	1022 Jay	
Daniel COSTA	48400 Thunderbird Ridge	
Paul Gross	40400 Thunder	
BRIAN LUNDE	40416 T-bird Ridge	
Steve Orang	40416 T-bird Ridge	
Melissa Walley	40414 Thunderbird Ridge	

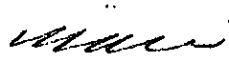


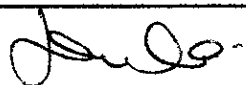
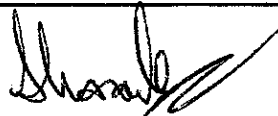

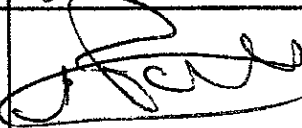
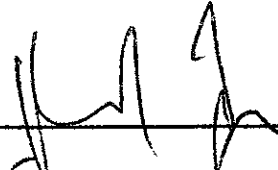
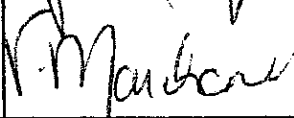
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Rita Milie	Box 734 Squamish BC	Rita Milie
Jay Lyons	Box 2746 GAA Highlands	Jay Lyons
Suey Raymond	Box 2800 Garibaldi Highlands	Suey Raymond
Brian Frusoz	Box 2245 Garibaldi Highlands	Brian Frusoz
Catherine Fleming	Box 2316 GH BC VON ITO	Catherine Fleming
Daniel Guda	Box 1589 GH VON ITO	Daniel Guda
Erika Sneyer	Box 1589 GH VON ITO	Erika Sneyer
Belinda Grant	PO Box 1610 GH	Belinda Grant
GRANT DOUGLAS	Box 2575 SQUAMISH	Grant Douglas

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Mangit Singh	P.O. Box 2446	
Micheal Shiner	P.O. Box 2786	
Kulwant Kaur	P.O. Box 145 Squamish BC	K. K.
Baldev Singh	P.O. Box 1551 Squamish BC	S.B.S.
Jashant S. Visk	P.O. Box 5470	
	P.O. Box 727	K.L.
Kuldeep Singh	P.O. Box 1960	
DEVIINDER Dhillon	P.O. Box - 3063	
Harinder	P.O. Box 3062	
JATIN DEZ	P.O. Box 1334 1601 Edgewood	Jatinder 6048054747

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Nadene Williamson	40732 PERTH DR G-H. Von <sup>ITO</sup> <del>IT</del>	
Brandon Williamson	40732 PERTH DR G-H VON-ITO	
CHRIS MCCRUM	40738 Perth dr G-H - Von ITO	
DAN MERLO	40744 Peebles Pl.	
Shana Murray	40752 Peebles Place	
Christine McLay	40760 Perth Drive	
Eowen Fitzroy	1001 Torbet Pl	
Hamish Fraser	40805 Perth dr.	
V. Marchant Victoria	1009 Pia Road	

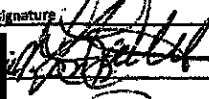

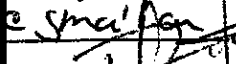
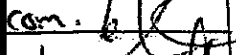


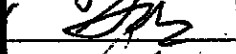


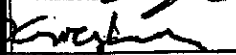





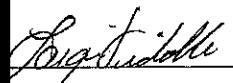
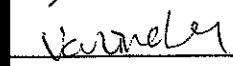

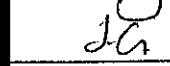
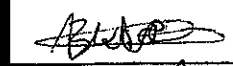


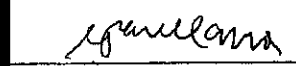


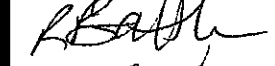

**OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre**

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	Signature
Michelle Carter	1058 Jay Crase	[REDACTED]	
Tara Hunter	Box 12960 H	[REDACTED]	
Scott Hunter	Box 12960 H	[REDACTED]	
Deborah Nohstein	1028 Jay Cr	[REDACTED]	
Adam Nohstein	1028 Jay Cr	[REDACTED]	
Troy Williams	2361 Friedel Cr	[REDACTED]	
Jeff + Sarah Bouffard	Tort.	[REDACTED]	
Lisa + John Hunter	Lisa@cm	[REDACTED]	
Elaine + Rick Hunter	Depot Rd	[REDACTED]	
Gwen Lindsay	Magnolia	[REDACTED]	

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510			
1. Stop moving the goal posts 2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks • the 22,500 population threshold is a roadblock and should be removed • the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits 3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.			
First and Last name	Address/P.O. Box	Email/Phone #	signature
Morgana White	1272 Stonemount Pl		
Paige Siddle	1400 Park Street		
Maureen Bui	PO Box 1300 Squamish		
Rosita Roy	P.O. Box 1658 SQUAMISH		
Jaspreet Gill	Box 1670 Squamish		
Aman Bisk	PO BOX <del>2263</del> 112-33728		
Jill Allan	Box 67 Brackendale		
Naukivan Ohanoa	Box 2201 Wilson crescent Squamish		
Evelyn Arutunua	7717 Wedgewood St. Burnaby		
Phoenix Nakonec	2596 William Ave		
Betty Fernandez	1212 Main St. Squamish		
Raman Bath	38055 Third Ave		
Tatyana Wideman	40120 Willow Cres		

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

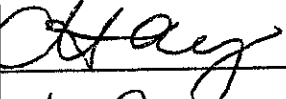

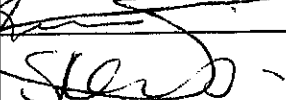
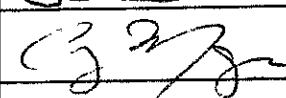
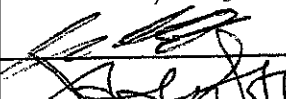
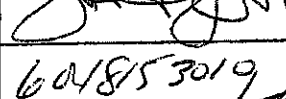
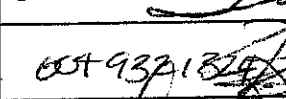


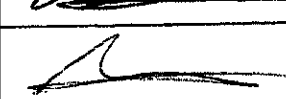


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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Tom Malpass	Box 3127 Garibaldi	[REDACTED]	[Signature]
Keyla Adamovich	Box 2899 Garibaldi	[REDACTED]	[Signature]
Judy Wilson	302 Main St Squamish	[REDACTED]	[Signature]
DARREN MCCARTHY	6-2602 RUMBOLD	[REDACTED]	[Signature]
Ila Leach-marr	Box 1200	[REDACTED]	[Signature]
Kathy Johnson	791 Upper Cr. Brittonia	[REDACTED]	[Signature]
John Pigeon	304-1466 Pemberton	[REDACTED]	[Signature]
Bryon Compton	7 <sup>th</sup> Ave W, Vancouver	[REDACTED]	[Signature]
DOUG BARNFIELD		[REDACTED]	[Signature]
Steve Haras	Po Box 38 Garibaldi Highlands	[REDACTED]	[Signature]
DARLENE BARNFIELD	SQUAMISH	[REDACTED]	[Signature]
Nicole Haras	Po Box 38 Garibaldi Highlands	[REDACTED]	[Signature]

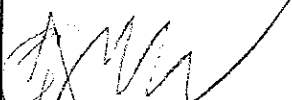
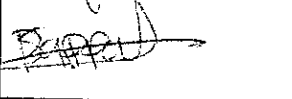


OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Claire Gray	Box 2660 2548 NAINA WAY G.H. BY VONITO		
MARSHA TAYLOR	PO BOX 3797 GARIBALDI HIGHLANDS BC		
Kellie Zimmer	P.O. 1872 Garibaldi Highlands BC		
Sheila Kearns	PO BOX 1208 SQUAMISH, BC		
Craig Morison	PO BOX 784 HIGHLANDS GARIBALDI		
Sante Leckherber	57-40632 Governm't rd		
Jody Gray	Box 2660 2548 NAINA WAY G.H. VONITO		
JAY ALDRIDGE	PO BOX 101 BRACKENDALE, BC		604853019 
Richard Zimmer	P.O. Box 1872 GARIBALDI HIGHLANDS, BC		6049321824 
Joshua Kearns	PO BOX 1208 SQUAMISH, BC		
CHRIS YOUNG	1221 BRANDYWINE WAY SQUAMISH		
Alex Attwood	40221 Skyline Drive Garibaldi Highlands.		
Harry Armstrong	38842 Britannia Ave Squamish, BC		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Sujat Singh	P.O. Box <del>618</del> 3772 Government Rd	Sujat Singh
Kamdeep Singh	P.O. Box 1639 38804 Gambier Ave Squamish	Kamdeep Singh
Nicole Pedersen	PO Box 3768 Combs and Highlands, B.C.	N. Pedersen
Alex Guizer	PO Box 5556 Squamish, B.C.	
Parminder Singh	P.O. Box 434 Squamish BC V8B 5R2	
Anur Bai	PO Box 5198 V8B 0C2	Anur Bai
Kavinder Dhillon	P.O. Box 62 V8B 5R2	Kavinder Dhillon
Pinky Jhal	38873 Gambier Ave	
Sukhi Haer	41520 Govt Rd	Sukhi Haer
SARBIJIT TOL	P.O. Box 2446	



Name	Address	Signature
Bruce Wilson	4040a Perth Drive	Bruce Wilson
Christie Peck	40415 Perth Dr.	Christie Peck
Lisa Brian	40609 Perth dr	LMB
Tim Stanley	40609 Perth dr	<del>Tim Stanley</del>
Norma Primiani	suite 40609 Perth dr	Norma Primiani
Sarah McCaw	40613 Perth Dr	SMC
Karl Newfeld	40733 Perth Dr.	K Newfeld
Maren Brunn	40801 Perth Dr.	M Brunn
Jim Vanderhook	40764 PERTH DR	Jim Vanderhook
BOB VERSLUIS	40803 PERTH DR	Bob Versluis
SHAE VERSLUIS	40803 PERTH	Shae Versluis



OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
George Kretzenbacher	2959 Stranway Pl		
CORNEILLE UYS	40731 GARIBALDI WAY		
Stef Ineson	1063 Jay Cres		
Bonnie Dyck	585 Copper Drive <sup>Britannia</sup> <sub>Beach</sub>		
Starr McLachlan	<del>385</del> 38598 High creek <sup>driv</sup> <sub>driv</sub>		
Candice Hatwa	38291 <del>Timber</del> Cree		
Nina Fields	240 Kelvin Row		
Elizabeth Newark	41510 Goff Rd. Britannia		
Ralf Hoelger	PO BOX 82 V8B0A1		
Leah Fisher	205-39858 <sup>V8B</sup> <sub>Government Rd</sub> <sup>CR3</sup>		
Andrew Kuepfer	38140 Chestnut Ave		
SARA FOREST	PO Box 192 BRITANNIA		

OCPL Petition # 2019/2020 (DL 509/510) - 2019/2020 Petition for Growth Management Policies



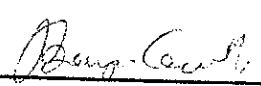


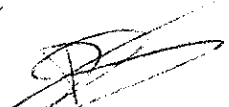
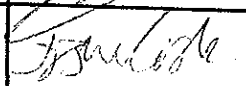
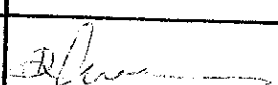
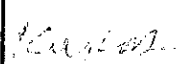

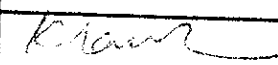
Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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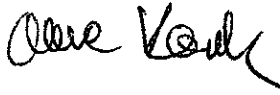

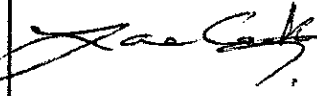
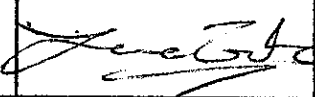
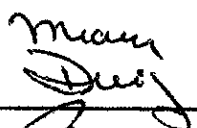


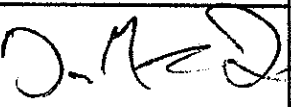

First and Last name	Address/P.O. Box	Signature
Burdia Haas	P.O. Box 692 - Squamish	
SARDARA BOLA	P.O. Box 1242 Garibaldi Highway	S. BISK
Baven Baur		A. IC BISTA
Amarjit Kaur	BISA Samel	HP
HARJINDER	Khanguard	885 73
Toja,	SITLI	H
HARMINDER	38831 Garibaldi Ave Squamish	H
Harjot Kaur	38831 Garibaldi Ave Squamish	Harjot Kaur
Colleen Horsley	St. 39548 Loggers Lane Squamish BC	
Randy Horsley	56-79948 Loggers Lane Squamish BC	
Michelle	504-5014 E. Loggers Lane Squamish BC	
CHRY HETHERINGTON	29-39549 Loggers Lane	

H

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
NIRMAL KALATHA	P.O. Box - 2190 3011 5TH Ave PL P.O. Box 685 VSB-045 38015 FOURTH AVE.	 
Rajinder Grewal	P.O. Box - 2190 Garibaldi	
Rajinder Singh	P.O. 2155 Garibaldi Highway	
Rajinder Singh	P.O. Box 2155 Garibaldi High	
Bruce Lewis	P.O. Box 2274 Garibaldi	
Josephine	Box 1700 Seaman	
Dennis	3982 4th Ave Seaman	
Kuljit	Suite 3982 4th Ave Seaman	
Rajat	4140 DRYDEN RD BRACKENDALE	
Karam	Box 6828 Seaman	

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
ART HALBERT	40405 THUNDERBIRD RIDGE	
Olue Koubel	40433 THUNDERBIRD	
Megan Lussier	40437 Thunderbird Rd	
	40441 Thunderbird Rd	
MARY DURIG	40445 Thunderbird Ridge	
James Gross	40449 Thunderbird Ridge	
IqN HAWLOR	40501 Thunderbird Ridge Vancouver	
DAN MACINNIS	40535 THUNDERBIRD RIDGE	
Anna Pederson	40625 Thunderbird Ridge Garibaldi Highlands	



**PETITION FOR OCP PUBLIC HEARING TO SQUAMISH MAYOR & COUNCIL REGARDING OCP GROWTH MANAGEMENT POLICIES FOR DL 509/510**

- Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510**
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  3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Balwinder Brar	26-1204 main st Squamish V8B6S5		Balwinder
Hardeep Singh	26-1204 main st Squamish V8B6S5		Hardeep
Rajwant Brar	26-1204 main st		Rajwant
Raja Singh	Squamish V8B6S5		Raja
Hardev	// same		Hardev
Jaspreet Singh	// same		
Harpreet Gill	1003 Jany Cr Ln		Harpreet
Kul Kaur Gill	PO Box 708 Squamish V8B6S5		Kul Kaur Gill
Harpreet Gill	PO 1320 11611 Caribou		Harpreet Gill
Sahaj Randhawa	PO 140 41440 Dryden Road		Sahaj Randhawa
Jessie Randhawa	PO 140 41440 Dryden Road		Jessie Randhawa
Andreas Sabherwal	" " Bralendale		A. Sabherwal

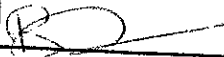


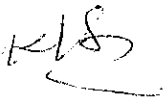


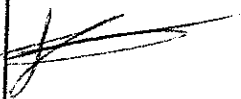
OCF PUBLIC HEARING Petition for OCP Growth Management Policies (Revised August 2007)

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

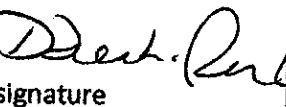






1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone.#	signature
Luc Mcleish	53 - 59548 Loggers Lane	[REDACTED]	[Signature]
Erwin Faton	21 - 59548 Loggers Lane	[REDACTED]	[Signature]
Don Lukyan	2-1261 Main St	[REDACTED]	[Signature]
MARTIN ALLEN	5-1261 MAIN ST	[REDACTED]	[Signature]
Jon Vanzella	5-1261 Main St	[REDACTED]	[Signature]
Amy Vanzella	5-1261 Main Street	[REDACTED]	[Signature]
Colin Wright	5-1233 Main Street	[REDACTED]	[Signature]
FAT RICHARD	31-1204 Main St	[REDACTED]	[Signature]
Mike Gauthier	30-1204 Main St	[REDACTED]	[Signature]
ERIC DE BRUIJN	" "	[REDACTED]	[Signature]
Liam Clovis	" "	[REDACTED]	[Signature]
Ashley Huntley	37-1204 Main St	[REDACTED]	[Signature]

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Raveena Dhindsa	P.O. Box 1356, V8B0G1	
HAYKAMAL GAI	P.O. Box 1354 39720 GOVERNMENT RD. V8B0B1	
GURJMAL	P.O. Box 5149	GURJMAL
Hajj Aher	P.O. Box 4522	
N/A MAL	P.O. Box 2185	N/A MAL
Kuldip Singh	P.O. 702	
Jasvir Rn	P.O. Box 404	J.R.
Sukh	P.O. 401	
Gurmit Singh	P.O. 1873, V8B0B3	
HARSINDH	P.O. B. 5483	

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Debi French-Porter	40444 THUNDERBIRD RIDGE	
GREG PORTER	40444 THUNDERBIRD RIDGE	
JANICE VECCHIES	40448 THUNDERBIRD RIDGE	
LUCIANO VECCHIES	40448 THUNDERBIRD RIDGE	
MARYLYN JONES	40506 THUNDERBIRD RIDGE	
JOHN PAUL JONES	40506 T. B. RIDGE	
FRAN SALER	1001 Taborway	

10/2/11

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510


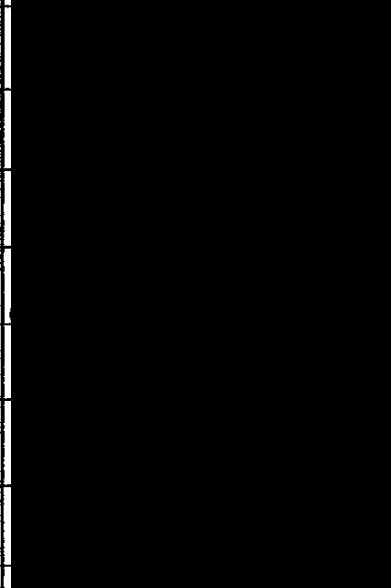
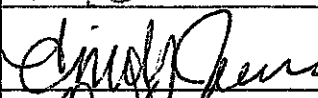
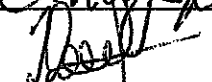
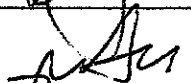
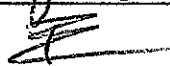

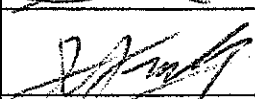

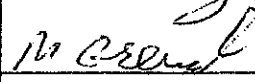
1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Karne Nasifid	Box 2785, G.H. VANITO		[Signature]
Wes Odgers	MOCKINGBIRD Cr		[Signature]
Harvinder Bala	Box Westway Ave Unit 8		[Signature]
Seth Strubben	Box 3123 Garibaldi Highlands		[Signature]
Gurpreet Mann	3227 Myrtlewood Cres		[Signature]
Narinder Kaur	P.O. Box 562 Garibaldi Highlands		[Signature]
Terry Hestrest	P.O. Box 422 1211 Village Greenway		[Signature]
<del>Harjinder/Sumit</del>			
HINDSA-GURPAL	Box-1556 Squamish		[Signature]
KARTER BADYAL	P.O. BOX 1283 SQUAMISH BC		[Signature]
Armaan Gill	41436 Dryden rd		[Signature]

OCP PUBLIC HEARINGS March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature	
Robert Nave	"	"		
EMILY JARMAN	1256 STONEMOUNT PLACE BC			
DEREK JARMAN	" "			
NATE AMYOT	1266 STONEMOUNT PLACE			
TIPAS EIGAARD	1225 BIRCHMOUNT			
Shawn Andersen	1219 Birchmount Per			
KATE FITZ	1214 Shannon Ln			
GREWAL	38156 Hemlock			
GREWAL	"		"	
Sanghera	38116 hemlock			C.S
sunny	38116 hemlock			S.S
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	



Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
GORD ADDISON	1022 Pia Rd	Gord Addison
Nathan Rivait	1027 Pia Rd	Nathan Rivait
Jain Clark	1027 Pia Rd	Jain Clark
Kim Fleetwood	1027 Pia Rd	Kim Fleetwood
Jack Wragg	1027 Pia Rd	Jack Wragg
Janissa Daase	1027 Pia Road	Janissa Daase
Mitchell Moore	1027 Pia Road	Mitchell Moore
Lawson Gill	38116 Loggerslane	Lawson Gill
MIC Beaulieu	1070 Jay cres	MIC Beaulieu

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

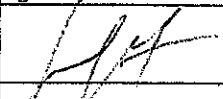
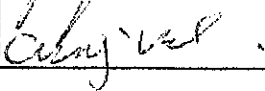
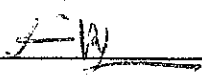
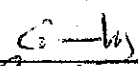
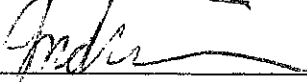
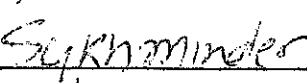
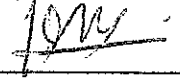
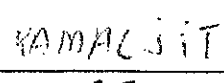
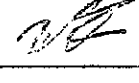
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First and Last name	Address/P.O. Box	Email/Phone #	signature
Ikjit Grewal	P.O. Box 728 Cranibald Highlands		Ikjit Grewal
Amardeep Grewal	P.O. Box 728 Cranibald Highlands		Amardeep Grewal
Randeep Grewal	P.O. Box 728 Cranibald Highlands		Randeep Grewal
Jasmandeep Grewal	P.O. Box 728 Cranibald Highlands		Jasmandeep Grewal
Joga Sahota	V8B 0W7 Valleycliffe		Joga Sahota
Rajinder Sahota	V8B 0W7 Valleycliffe		Rajinder Sahota
Surjit Sahota	V8B 0W7 Valleycliffe		Surjit Sahota
Harbhans Sahota	V8B 0W7 Valleycliffe		Harbhans Sahota
Jasvinder Sahota	V8B 0W7 Valleycliffe		Jasvinder Sahota
Daniel Frank	"		D. Frank
Juan Perez	1051 Grant rd		J.P.

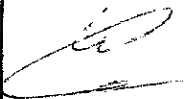


OCP PUBLIC HEARING March 12th & 18th @pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
GURPREET SINGH	1816 CEDAR DRIVE		
GURMEET KAHN	38312 WESTWAY AVE		
KARAN KANNINDAL	38312 WESTWAY AVE		
GURJ KANNINDAL	38312 WESTWAY AVE		
INDERPAUL	38311 WESTWAY AVE		
SUKHMINDER	38311 WESTWAY AVE		
GIAN KANWAL	38328 WESTWAY AVE		
KAMALJEET KANWAL	38328 WESTWAY AVE		
HARJEET THAKH	38328 WESTWAY AVE		
<del>ABHIJIT</del>			

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Sajal	P. Box 1144 Crestview Heights BC V0N 1T0	
Sukhjinder	Unit 11, 1521 Willow Crest Swainish BC	
Gurpreet	1981 Birch DR via SSR	
Karanjit Singh	11000 Besot Road R3SS	KCS
Jaspreet Kaur	1981 Birch DR via	J.K.
Harmandeep Kaur B200	Unit 11 1221 Willow Crest	Harmandeep
JAGTIT	11-1521 Willow CR V8B 0L9	J.S.

OCP PUBLIC HEARING March 22th & 23th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Amandeep Brar	38315 Fir	[REDACTED]	Amandeep Brar
Chankour Brar	38315 Fir		CS
Baag Brar	38315 Fir		BB
Jashan Brar	38315 Fir		Jashan
Harpal Singh <sup>Sockh</sup>	1610 Pine DR		[Signature]
Surbjit Khanyia	16100 Pine DR		[Signature]
Mamjit Khanyia	111		[Signature]
Chardeep Khanyia	111		[Signature]
Aneesh Sikkhen	11		[Signature]

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510


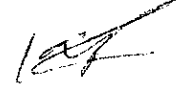
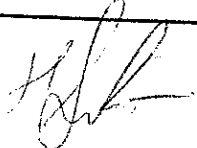
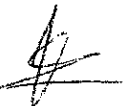


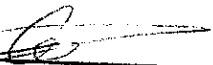


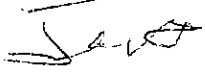
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First and Last name	Address/P.O. Box	Email/Phone #	signature
Terra Fenn	1-39548 Loggers Lane	[REDACTED]	[Signature]
Ryan Bohynk	6-39548 Loggers Lane		[Signature]
Brooklyn Rhodes	6-39548 Loggers Lane		[Signature]
Brenda Redge	Langley 19 B		[Signature]
Aly Madhavi	70-39548 Loggers Lane		[Signature]
Sandra Cohen	70-39548 Loggers Lane		[Signature]
Jesse Bradshaw	#9 1233 Main St		[Signature]
KYLE FORTIN	#10-1233 MAIN ST		[Signature]
Chelsea Moreno	#2-1233 MAIN ST		[Signature]
Tyler H. [unclear]	34-1204 Mall St		[Signature]
MIKE	38531 Sky Pilot	[Signature]	
Gurtej Singh	1080 Stranow place	[Signature]	





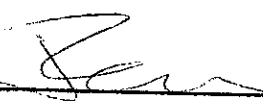
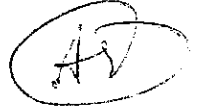

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
JASREET KUNDA	P.O box 5750	
Kuldeep Singh manpet	P.O Box 5750	
NARMINDER BRING	P.O. Box 1565	
<del>Jagjit Singh</del>	P.O. Box 2549	
Suresh Jit	P.O. Box 2867	
Imtoj	P.O. box 549	
Gurbinder	P.O box 5700	
GURBUEETS Man	P.Box 5065	
GURBUEETS Man	P Box 5065	
Jasraj	P. Box 2703	

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Tarlochan Sidhu	P.O Box 2167	Tarlochan
Raja Swartz	1204 Unit Main Street	Raja Swartz
Ashvith Sandhu	P.O Box 5512	AS
Arsh Heer	Po Box 5545	Arsh
TJ Thandi	P.O. Box 5149	TJ
Rajvir Sahota	P.O Box 5516	Rajvir
Sahota	P.O Box 5516	Sahota
Kirth Sahota	P.O Box 5516	KK

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Ravi Nijar	Po Box 2360 Garbados Hills	
Ravinder Bini	Po Box 1300 Squemish	UK
Amaynt Sun	Po Box 36	AS
AMRINDER SINGH	Po Box #924	
Ravinder Sidhu	Po Box 5471	RS
mander puppet	P.O. Box 698	MU
Kamdeep Chera	PO box 727	CF
Hemant Kaur	Po Box 5223	
Tamara Bajaj	PO Box 5332	Taj
Baljit Kaur	Po Box 5332	DK


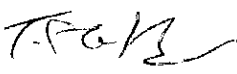



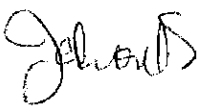

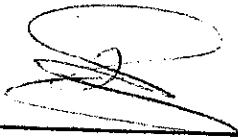







Dana Swanson	1011 Pia Road	Almaden
Kim Lawrence	1016 Pia Rd.	Lawrence
MARIE MARCH	1024 Pia Road	Almaden.
MARK SCHULTZ	1032 Pia Rd	<del>Schultz</del>
Dom Scorda	2024 Bluebird Pl	Scorda
Kristy Scorda	2024 Bluebird Pl	Scorda
Frank Jordan	1008 Jay Crescent	Jordan
G.A. VERBS	Box 579. G.H.	Verbs
JANNICKE KITCHEN	Box 2916	<del>Kitchen</del>
Cory Balan	40502 Thunderbird Ridge	Balan
MARIE CURTIS	40518 Thunderbird Ridge	Marie Curtis

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manjinder Gill	#12 1821 willow CR. SQUAMISH V8B 0L9	
Taron Tatta	PO Box #1194, Squamish, BC t.116.71@telusnet.com	
SIDHU CHAMKUR	PO BOX 1465 V8B 0B1	CS SIDHU
Surjit Singh	RD 5143	
Gill Jagdeep	8-1821 willow CR	
Mohinder Singh	PO Box-5143	
Jatinder Dhillon	PO Box 616 BRACKENRIDGE BC	
Malik Singh	BOX 5258	
Sukhdeep	PO Box 1064	
Vishal	UNIT 30-3720 GROV. RD	

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
HARNEET TIWANA	1115 WILSON CRES, SQUAMISH		Harnet
JASWANT TIWANA	P.O. BOX 2703		Jaswant
HARWINDER KAUR	P.O. BOX 2703		ਗਮਵਿੰਦਰ ਕੌਰ
A. RICHARDSON	PO Box 2000		A. Richardson
SCOTT TODD	1030 JAY CRES		Scott Todd
P. BURDEN	1032 Jay Cres		P. Burden
Brent Rine	1036 Jay Cres		Brent Rine
K. DEAN	1046 JAY CRES.		K. Dean
JASON LORENZ	1048 JAY CRES		Jason Lorenz
KARLIE CLARK	1074 Central Ave		Karl
CHRISTINE CLARK	1074 Central Ave		Christine Clark
CHRIS ROMBER	1001 JAY CR		Chris Romber

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510



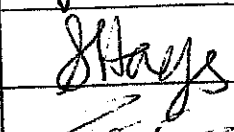
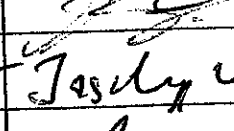

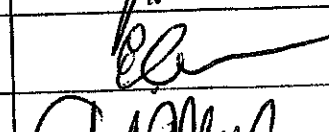
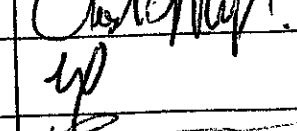

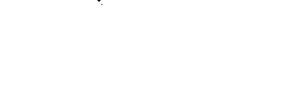
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First and Last name	Address/P.O. Box	Email/Phone #	signature
Dhalival Manpreet	2237 Windsail place		M.D.
Dhalival Kirandeep	2237 Windsail place		Joh
Dhalival Baldeep	2237 Windsail place		Ken
Dhalival Hardepp	_____		H.D.
Dhalival Jarnail	_____		JRN
SHANTI Saini	2213 Windsail Pl.		
Cheema Manraj	1981 spruce Dr		OMC
Cheema Ranjit	1981 spruce Dr		RL
Baljeet chahal	1981 Spruce Dr		BS
Raman Deep/Kaur	_____		_____
Anjan Mann	604-349-0096		_____
Harjinder Sarishta	604-764-1405		_____


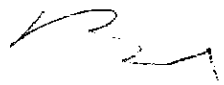
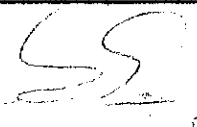


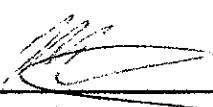
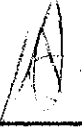
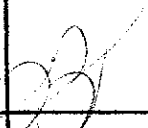
OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
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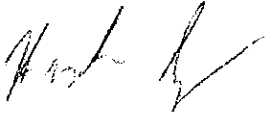




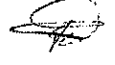

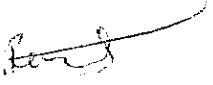
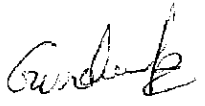
First and Last name	Address/P.O. Box	Email/Phone #	signature
John Wickerink	P.O. 1701		
Burdie Funk	16-40653 Tantalus Rd.		
SAMIE WARDMAN	5-40653 TANTALUS RD.		
Staves	27-40750 Tantalus		
PAUL ELLIS	29-40750 Tantalus		
Jasdeep Grewal	40420 Tantalus Rd		
JASTON BARR	106-40775 TANTALUS RD		
JEFF KILVERT	41541 BRENNAN RD		
Erika LeBlanc	40437 Tantalus RD.		
Aislinn McCullough	960 Axen Rd		
BACOTT BIRNEY	P.O. Box 146 S. BC.		
FREDDY	3200 University Blvd.		

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Rajiv	P.O. Box 2672	
Ramesh	P.O. Box 2602	
Sunny	P.O. Box 5426	
Anand	P.O. Box 1276	
Justin	P.O. Box 7354	
Mike	P.O. Box 1300	
Dul	Box 1407, sauanish	
Sukhdeep	P.O. Box 5258	
Bahadur	P.O. Box 495	B. Singh
TAJINDER	P.O. Box #62	Tajinder Singh



Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Hajinder Sangh	38001 5 <sup>th</sup> Avenue, Squamish, BC	
Jason Haer	P.O. Box 145 V8B-0A1	
HARJIT HAER	1294 Victoria Street Squamish BC	
DYA GREWAL	2013 18th BRY	
KARTAR BATHAL	1180 VICTORIA STREET	
Rajni Parmar	100/39920	
DEVINDER SEHNI	P.O. Box 1526	
Jyoti Binning	P.O. Box 1415	J.B.
RAMANDEEPSINGH	P.O. Box V8B 0V7	
Gurdeep	Po Box 1962 UCNITO	

OCP PUBLIC HEARING March 12th & 13th 9pm Brennan Recreation Centre  
 Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
MOHAN SINGH	38020 5TH AVE	[REDACTED]	[Signature]
GURMIT KAHA	_____		[Signature]
Vic Rai	38860 Britannia ve		[Signature]
Gary Rai	"		[Signature]
Harj Ahumra	38020		[Signature]
ASHwant Bm	P.O. Box 1300		[Signature]
Jaywinder Jol	P.O. Box 1427		[Signature]
Gen. S. Toor	P.O. Box 1427		[Signature]
SARAB DIT KAUR	P.O. Box 1565		[Signature]
DOOR H	P.O. Box 1565		[Signature]
TARAN M	P.O. Box 1565		[Signature]
GURMEET TIWANA	P.O. Box 2703		[Signature]

604-

T

Mr Deke P. P. L.



OCP PUBLIC HEARING March 13th & 15th Spm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510


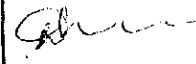
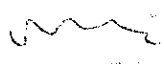
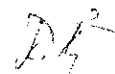
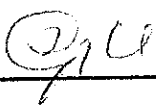


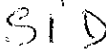

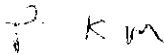
1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
JASwinder Bhandal	3320 Descartes Pl SQUAMISH	[REDACTED]	JASwinder
Jana uppal	3315 Descartes pl.	[REDACTED]	Jana
KulPAT, Bharal	37412 <sup>4th</sup> Ave SQUAMISH PO Box 26 1700 8830 PL	[REDACTED]	KulPAT
WINDIEE LAUTHER	1009 Condor Pl.	[REDACTED]	W.L.
chuck Prenevost	1003 Condor Place	[REDACTED]	chuck
Rick Ryan	1017 Condor Place	[REDACTED]	Rick
Pargam K	1027 Condor	[REDACTED]	Pargam
Shelley Fanzega	1071 Jay Crescent	[REDACTED]	Shelley
Jim Fanzega	1071 Jay Crescent	[REDACTED]	Jim
Jody Winstanley	1018 Condor Place	[REDACTED]	Jody Winstanley
Dustin Winstanley	1018 Condor Place	[REDACTED]	Dustin Winstanley
Heather MacDonell	38532 Eaglewing Blvd	[REDACTED]	Heather

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

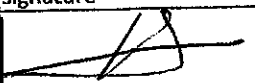
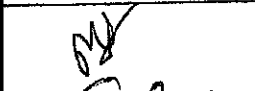

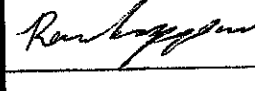
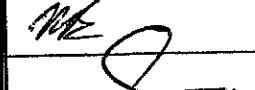
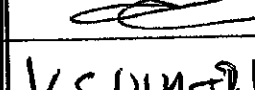
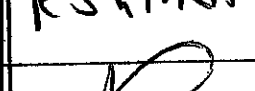

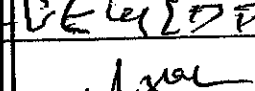
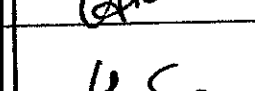
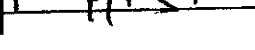
Name	address	signature
Manisha	P.O. Box - V8B 0P7	
JASWINDER	P.O. Box 1427 V8B 0A9	S. JASWINDER
Manjit Shergill	P.O. Box 702 V8B 0A5	
Amrita Shergill	P.O. Box 702 V8B 0A5	A. Shergill
Kamaljeet Chuggi	P.O. Box 1552 V8B 1T0	K.C. Chuggi
Hardeep Mahil	1821 Willow Ave #44 V8B 0L9	H.K.
Daljit Sahota	P.O. Box 5380 V8B 0C2	D.K.
Balwinder Gill	P.O. Box 5143 V8B 0C2	B.K.
Sandeep Kaur	P.O. Box 5799 V8B 0C2	S. K. Saur
Balwinder	P.O. Box 1556 V8B 0D17	B.P.

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Anmol Singh	PO Box 924 V8B 6A6	
Dhanraj Kaur	P.O. Box 5070 V8B 6A2	
Navneet Thandi	P.O. Box 1413 Squamish BC	
Atul Singh	P.O. Box 1455 Squamish BC	
JASBIR Kaur	P. Box 5422 Squamish V8B 6A9	
Shinderpal	P. Box 5682 Squamish BC V8B 6C2	
Shinderpal	P.O. Box 698 Squamish B.C.	
DEVINDER SIDHU	Box 1346	
Shelly Singh	38297 1st Street	
Pawinder Kaur	P.O. Box 5065	

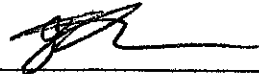

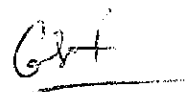
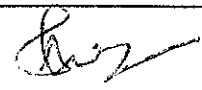
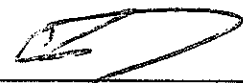


Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
DAVIN DER DWAN	Po Box 616		
Mandeep Singh Bora			
Natha Singh	Po Box		
Randeep Grewal	41786 government rd PO 728		
Malik Kaila	40749 Highlands way north		
SOBHASH SEHRA	38331 GARIBOLDI AVE		
Karmjit Kanjra	3884 Westway Dr		
Ardeea	Po Box 1328		
C. G. Dhillon	Po Box 1444		
Amandeep K. Bora	38156 Hemlock Ave		
Hardev S Grewal	38156 Hemlock Ave		

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Imtoj Thandi	38863 Britannia Ave		
Harjeet Sidhu	38039 Harjeet Sidhu		604 8921052
Maharaj Sidhu	11		for Sidhu,
Sriname Singh Chanti	Po 511 38039		S. CHANTI
Jaswanti Chanti	38039 Sidhu		J. Chanti
Gurshah Tatta	1154 Wilson Cr.		
Gurbanshwar Tatta	1154 Wilson Cr.		
Nau Kiran	1154 Wilson Cr.		
Gurpreet Tatta	1154 Wilson Cr.		
Sarjit Tatta	1154 Wilson Cr.		
Mukhtiar Tatta	1154 Wilson Cr.		





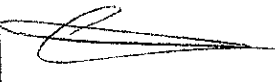
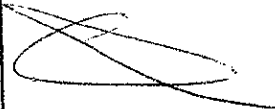
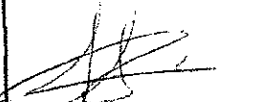

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Kathleen Gourlay	PO Box 8665 Garibaldi Highlands <sup>VON</sup> 4T0	[REDACTED]	KCG
Ramandeep Uppal	PO BOX 698 3854 Skypilot drive <sup>V&amp;B</sup> <sup>AS</sup>	[REDACTED]	RM
Heather Dunlop	1005 Jay Crest <sup>V&amp;B</sup> <sup>AS</sup> Squam	[REDACTED]	HD
Paddy Kaye	1007 Jay Crest	[REDACTED]	PK
Geoff Doran	1015 JAY CREST	[REDACTED]	GD
Barb Bain	1017 Jay Crest	[REDACTED]	[Signature]
David Thomas	1019 Jay Crest	[REDACTED]	[Signature]
MICHAEL DEXTER HALL	1023 Jay Crest	[REDACTED]	[Signature]
Lina Pethko	"	[REDACTED]	"
Matt Fraser	1054 Jay Crest	[REDACTED]	[Signature]
Joel Green	1039 Jay Crest	[REDACTED]	[Signature]
Barb Hayden	1050 Jay Crest	[REDACTED]	SH

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manjinder	2116 Trumpet Rd.	Manjinder Bhat
SARANJIT K...	P. Box 5483	Saranjit K...
DALJIT K SINGH	D. Box 5483	DK S
Kuldip Khanga	P.O. Box 5766	Kuldip
JASPREET Gill	P.O. Box 1670	Jaspreet Gill
Anwardeep Gill	PO BOX 1670	Anwar Gill
Sukhinder	PO Box 54	
manjeet	P.O. Box 1434	
JAGWANT B...	Seacowish. V88 016 2116 Trumpet Rd	
Satnam	36373 Cherrin	

**OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre**

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Cam Gore	1012 Condor Pl	[REDACTED]	[Signature]
Rouven DelYorck	1040 Condor Pl	[REDACTED]	[Signature]
Sonia Butterworth	1001 Condor Place	[REDACTED]	[Signature]
Theresa Erickson	1001 Condor Place	[REDACTED]	[Signature]
Jay Truster	1025 Condor Rd	[REDACTED]	[Signature]
Tom Alexander	1026 Piz Rd	[REDACTED]	[Signature]
Steph MacLennan	1026 Piz rd	[REDACTED]	[Signature]
Chris Singer	38326 Maplewood St	[REDACTED]	[Signature]
Joe Koehler	1214 GRANITE DR	[REDACTED]	[Signature]
EMILIE KOEHLER	1214 GRANITE DR	[REDACTED]	[Signature]
Christina Smyth	38354 Summit View	[REDACTED]	[Signature]
Tom Cople	3036 2 Summit View	[REDACTED]	[Signature]

WCA

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
RANJITCHEEMA	1981 Spruce Dr. P.O. Box 5358	[REDACTED]	RC
Balvir Dhalwal	1813 Mamquam Rd. P.O. Box - 3063	[REDACTED]	BD
Ruminder Sidhu	38872 Gamber Ave P.O. Box 2186	[REDACTED]	RS
Jyot Gill	Box 1670	[REDACTED]	JG
Amarsujit Kaur	P.O. Box 1719	[REDACTED]	AK
Gurpreet Kaur	P.O. Box 1719	[REDACTED]	GK
Manpreet Gill	P.O. Box 1670	[REDACTED]	MG
Blwinderju	P.O. Box 1999	[REDACTED]	PK
GUARMAL	P.O. Box 1416	[REDACTED]	GUARMAL
Gurjot Gill	38648 cherry dr	[REDACTED]	GG
Harjeet Randhawa	41440 dryden rd	[REDACTED]	HR

7

OCP PUBLIC HEARING March 12th & 13th Spm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

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First and Last name	Address/P.O. Box	Email/Phone #	signature
Jashamal Kaur	Po Box 2281 Garibaldi Highlands V0N1T0	[REDACTED]	Jays
Jasdeep Kaur	Po Box 2281 Garibaldi Highlands V0N1T0	[REDACTED]	Jasdeep
Gurmeet Singh	38140 Hemlock Ave. Squamish V8B0X6	[REDACTED]	Gurmeet
Arneet Singh	38140 Hemlock "	[REDACTED]	Arneet Singh
Brent Bessy	41449 Gout Road	[REDACTED]	Brent
Thomas Webb	1500 Judd road #5	[REDACTED]	Thomas
Nicholas Gilavos	2663 W King Edward ave	[REDACTED]	N. Gilavos
Muoy Lum	1122 W King Ed ave	[REDACTED]	Muoy
Boule James	1264 W 10th Ave	[REDACTED]	Boule
Nick Wong	463 Ailsa Avenue	[REDACTED]	Nick
Harpreet Billoh	58744 Brilennia Avenue	[REDACTED]	Harpreet
Dylan Dhani	<del>Po Box 1407</del> 41422 Government Rd.	[REDACTED]	Dylan Dhani

OCF PUBLIC HEARING March 12th & 13th Spm Brennan Recreation Centre

Petition for OCF Public hearing to Squamish Mayor & Council regarding OCF growth management policies for DL 509/510

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3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Kevin Albert	1282 Stone Mount Pl.	[REDACTED]	[Signature]
Suresh Sharma	1278 Stone Mount Pl.	[REDACTED]	[Signature]
Blank Gilbertson	1232 Brandywine Dr	[REDACTED]	[Signature]
Carlin Gilbertson	1232 Brandywine	[REDACTED]	[Signature]
Alan Van Den Meerssche	1222 Brandywine	[REDACTED]	[Signature]
Trevor Cole	1213 Brandywine	[REDACTED]	[Signature]
Duncan Savage	1218 SHANNON LANE	[REDACTED]	[Signature]
Yuson Braun	1220 SHANNON LANE	[REDACTED]	[Signature]
<del>Chase Taylor-Robins</del> Chase Taylor-Robins	11 Brunswick Beach Road Lower	[REDACTED]	[Signature]
MARLO BONIFACIO	38482 BUCKLE Y AVE	[REDACTED]	[Signature]
SANDEEP DHALIWAL	#38, 1821 WILLOW CR., SQUAMISH	[REDACTED]	[Signature]
SUKHDEEP D.	V8B0L9	[REDACTED]	[Signature]

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Cici Zhang	35560 Summit View Dr.		
Ben Hoggendorn	38368 Summits View Dr		
Alicia Pereira	38374 Summits View Dr		
Ashvin Sandhu	38299 Juniper Cr		
AMANPREET SINGH	38116 Nemlock Ave		
Paarned Kau	38860, Britannia Ave		
Emily Wilson	38027 4th Ave		
MURRAY BLAKE	38156-2ND AVE		
Juta Jurbat	38150 2nd Ave		
Madeline Robertson	41767 Reid Road Bc		
Chris Cook	3159 Pobox		
Renee Friesen	38112 2nd Ave		

de l'entree



OCP PUBLIC HEARING March 22th @ 15th Gpm Brenman Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Balinder Samkh	3805 3rd Ave Squamish BC V8B 0A6	[REDACTED]	[Signature]
Swaranget Sah	"		[Signature]
Katherine Baker	994 Axen Rd Brackendale		[Signature]
Marina Kono	"		[Signature]
Aki Kono	"		[Signature]
Tanya Mueller	102 1174 Wingtip Pl.		[Signature]
Amanda Smith	#510-1150 Bailey St		[Signature]
Haiten Soman	Box 586		[Signature]
Bailey Turner	#401-38020 4th Ave		[Signature]
LAURA SHARP	3804 CLEVELAND AVE		[Signature]
Monica Kristensen	41271 Meadow Ave		[Signature]
Taney McLachlan	PO Box 1909 SQUAMISH	[Signature]	

OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
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  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Jake Mathauer	PO. Box 277		<i>Mathauer</i>
Tony Bartolotto	PO BOX 2270		<i>Tony Bartolotto</i>
Brant Charters	24-10,000 Valley dr.		<i>Brant</i>
Aziz Zouaoui	38192 Cleveland		<i>Aziz</i>
Dice Kusosawa	38192 Cleveland Ave		<i>Dice</i>
Arun Pasricha	Wesl Way Ave #31738		<i>Arun</i>
Arneet Dhalwal	38140 Hemlock Ave		<i>Arneet Dhalwal</i>
Gurmail Dhalwal	"		<i>Gurmail Dhalwal</i>
Jasvir Dhalwal	"		<i>JASVIR Kaur</i>
Gurmeet Dhalwal	"		<i>Gurmeet Dhalwal</i>
Sukdeep Brae	2116 Crumpit woods Dr		<i>Sukdeep</i>
Tarnpreet Brae			<i>TPB</i>

OCP PUBLIC HEARING March 12th & 19th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Jasveer Beal	"	"	Jasveer
Manjeet Beal	"	"	H.B
Manjinder Beal	"	"	M. Beal
Jaswant Beal	"	"	Jaswant
VIKAS SAINI	38845 g. g. baldi Ave 3 <sup>rd</sup> BC		<del>V. Saini</del>
Hardeep Kaur	38731 g. g. baldi Ave 3 <sup>rd</sup> BC		H.K
Francesco Vardi	3200 University Blvd. Squamish BC		<del>F. Vardi</del>
Philip Mitchell	25374 Eaglewind Blvd		Philip Mitchell
Matt Cooper	1255 Stonemant Pl		Matt Cooper
Balman Sauri	1261 " "		<del>B. Sauri</del>
Taylor Laughan	1263 Stonemant place		Taylor Laughan
Jamie McLaughlin	1267 Stonemant PL		J.M.

### OCP PUBLIC HEARING March 12th & 13th 6pm Brennan Recreation Centre

Petition for OCP Public hearing to Squamish Mayor & Council regarding OCP growth management policies for DL 509/510

1. Stop moving the goal posts
2. Allow a development application under section 9.2.f. to be submitted based on extraordinary community benefits without any further roadblocks
  - the 22,500 population threshold is a roadblock and should be removed
  - the six 9.2.h. policies are another major roadblock to submitting a development application and should be removed if a development can provide extraordinary community benefits
3. 200m elevation threshold for extension of services should not be limited to elevation but to engineering.

First and Last name	Address/P.O. Box	Email/Phone #	signature
Bob McKay	1454 maple cres	[REDACTED]	[Signature]
Tamara Twilley	1050 midnight way		[Signature]
Teresa Donovan	3845 Wilson Crescent		[Signature]
Crystal Pitt	P.O. Box 222		[Signature]
Kameron Weicker	38012 S AVE PO BOX 2029		[Signature]
Justin Gullt	Box 337 Squamish BC V8B0T3		[Signature]
Jo Stiles	Box 5210 Squamish BC V8B0X3		[Signature]
AS BATH	P.O. Box 3347 Squamish		[Signature]
Bobby Rosanji	P.O. Box 466		[Signature]
MARINA CHALERS	24-10000 VALLEY DRIVE.		[Signature]
Pat Cox	114-78820 Gammehi R	[Signature]	
BRETT WARD	41343 KINGSWOOD AVE	[Signature]	

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** OCP feedback  
**Date:** Tuesday, March 13, 2018 1:30:00 PM

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Hello,

I wanted to formally submit my comments regarding the upcoming OCP public forum and specifically the Garibaldi Springs Development.

I am long term (20yrs+) resident of Squamish. I am watching the Garibaldi Springs issue very closely. I would like council members to represent our community's thoughts, hopes and beliefs, by continuing with the current greenway / recreation designations in all areas of Squamish.

Our community deemed the GS lands as designed green space under the OCP some time ago. The intention with that designation was that the was designation would hold well, well, well into the future. An OCP is not a short term plan. This is what our community has asked for, planned for and decided. The land is finally returning to a more natural state. Please stop rehashing and using public resources to question past work that has been completed to our communities satisfaction.

I don't believe this is a town that lets huge companies take over, and sells out due to greed.

Granted, we can't help but grow. Let's grow on land that is already deemed developable; that is zoned for development; that isn't green space. Keep Garibaldi Spring Green along with all currently designated green space areas of the OCP.

Regards,

Pam Kozdrowski  
Squamish, BC


**From:** [Jen Segger](#)  
**To:** [Hearing](#)  
**Subject:** Cheema Development  
**Date:** Tuesday, March 13, 2018 2:40:38 PM

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Mayor and Council

We at Run Squamish remain positive that the cheema lands can be developed in such a way that will remain beneficial to the recreational users in this community while supporting positive growth and change. We greatly value our relationship with the cheema family and aim for that to continue as we strive to provide quality, community oriented Trail running events for all to enjoy this year and for many years into the future.

Thankyou  
Jen Segger  
Run squamish Race Director

**From:**   
**To:** [Hearing](#)  
**Subject:** Green space  
**Date:** Tuesday, March 13, 2018 3:27:50 PM

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I fear we are making the same mistake Richmond made 30 years ago, a mistake they have made repeatedly since. They succumbed to the illusion that building houses, townhouses and apartments at a frenetic pace was some how sustainable progress. Richmond is an utter disaster now. The very things that brought people to places like Steveston, where we used to live, have been replaced with lifeless monuments to developers bad taste in design and a lack of understanding of the community's history and the people who lived and live there.

There were once farms in west Richmond that fed the citizens and nursed water fowl on their migrations. These have been reduced to a kind of male pattern baldness of marshlands that fringe the west side of the city, the farmland is covered by a cheap toupee of houses and strip malls. When I talk to my old friends we speak of where things used to be. We can't show our kids where we learned to skate on the ponds that would form in the farmers fields and then freeze in winter or where we would pick up potatoes left in the fields after they were deemed unfit for grocery store shelves. We can't because to do so would require us to break into peoples homes where the frozen puddles once formed or at least go into their backyards uninvited to show the kids where the potatoes were planted row on row.

Continuity of place is important. Obviously we can't save everything but we can be selective. We must look at the value of land not just monetarily but historically and with an eye to the future. We must never allow ourselves to be held hostage by

Predatory developers who promise they will build us building A if we sign off on their plan to build condominium project B in the middle of green space C. No, sometimes we have to look at a farm, a forest or an estuary and say "no, it's ok, you were here first" and move on. The reason people come here is easy access to the outdoors. If we build everything out from Nexan beach to Alice Lake, we, like my old friends in Steveston, will have to leave our community to find the things that it was once famous for elsewhere. That is the path we are currently hurtling down, history shows, it's an unsustainable route but it's not too late to find another way. Please try.

Thank you  
Doug Smith



**From:** [Robin Arthurs](#)  
**To:** [Hearing](#)  
**Subject:** Fwd: Pending Sale of Bcp Eaglewind  
**Date:** Tuesday, March 13, 2018 3:30:23 PM

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Robin Arthurs, CMC | General Manager Corporate Services, Recreation & Culture  
District of Squamish | Hardwired for Adventure  
604.815.5006 | rarthurs@squamish.ca | www.squamish.ca

----- Original message -----

**From:** [REDACTED]  
**Date:** 2018-03-13 2:43 PM (GMT-08:00)  
**To:** Council <Council@squamish.ca>  
**Subject:** Pending Sale of Bcp Eaglewind

I am strongly opposed to the sale of that property..... How can you build right beside an Estuary, as well as on top of a Garbage dump....You might as well sign a death warrant for all the Bears in the area.... also 200 more homes , means 200 more Dogs .... 75 % The new people in town, already think the Estuary is a huge Dog park, and let there animals run free..... there are 3 Bear Dens in that area... and have been there for years.... You will also have to widen and Pave Bailey street , if you allow this development...Why does the DFO and SEMC OR COS not have a say in this matter...

thank you

Tim Cyr

Sent from Windows Mail

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Cheema lands  
**Date:** Tuesday, March 13, 2018 3:30:28 PM

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Dear Mayor and Council,

I'm writing to show my support for the development of DL 509 and DL 510. As a resident in the area, I feel there's an urgent need for another access to Highway 99, as well as great opportunities to develop more infrastructure in the Garibaldi Highlands area (daycare, general store, parking for recreation, etc.), so we don't have to drive when we need some milk.

I also think the plan to work with SORCA and promote a community integrated with trails is a fantastic idea and would be an excellent addition to the work/ live/ play lifestyle that Squamish possesses, in fact this could be a great example for other growing communities across BC.

My family and I would be very interested in purchasing a lot and building our next home on the Cheema family's land due to these extraordinary benefits, therefore we hope that you will support the concept and consider a development application from this landowner.

With kind regards,

Paddy Kaye

[REDACTED]  
Squamish BC [REDACTED]

Tamer Vockeroth

Garibaldi Highlands, BC

March 12, 2018

DISTRICT OF SQUAMISH

PO Box 310

Squamish, BC V8B 0A3

Sent via email to: [hearing@squamish.ca](mailto:hearing@squamish.ca)

RE: Growth Management and the Cheema Lands (DL 509/510)

Dear Mayor & Council,

My family and I wanted to write this letter to show our appreciation to the private land owners of Squamish, notably the Cheema family, who have graciously allowed public access to their properties.

When we moved to Garibaldi Highlands in 2013, the proximity to Squamish's incredible trail network was a major factor in our location choice. We enjoy the trails on a daily basis, whether it's hiking, biking, or competing in local racing events.

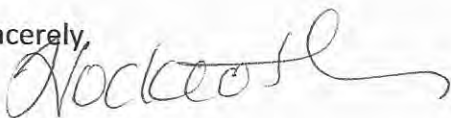
We are active members of SORCA and do believe that the Cheemas have been on the right track. Years ago, they began proactively working on trail planning for their properties with consultants and SORCA.

We support the development of the Cheema Lands and hope that the District can find a collaborative way to work with the developer to allow them to begin the development process now.

Squamish's trails are an extraordinary recreational asset and economic driver for the community. We believe that this is a critical opportunity for the District to begin working with the Cheema family to create a permanent recreational trail network throughout the properties. This will surely benefit both the development and the public in perpetuity.

Thank you for listening.

Sincerely,



Tamer Vockeroth

# Squamish Environment Society

*Explore and enjoy nature. Create and share knowledge. Preserve natural ecosystems*



The Squamish Environment Society offers the following comments on the Draft OCP.

## **General Comments:**

We are pleased to see an ecosystem approach to protecting our natural environment. We strongly support policies that promote ecological function, ecosystem protection targets, local biodiversity, wildlife corridor planning and implementation; and that minimize habitat fragmentation.

## **Squamish Estuary**

We support the general objectives and many of the policies related to the Squamish Estuary. We also acknowledge the importance of road/rail/sea connections to Squamish Terminals. But we have concerns around the language in policy 10.9d.

*Recognize the Estuary transportation corridor (Schedule B and Figure 10-1) as a regionally and provincially significant access route linking Squamish Terminals Ltd. to the Highway 99, and as being designated for future road and rail infrastructure as needed. For all future transportation proposals, review, consult and consider the ecological, economic and social impacts of the transportation corridor.*

**We strongly object to the statement that the specific route through the estuary, (shown in OCP Figure 10-1) has regional and provincial significance**

- The 'western route' is only one of several potential vehicle routes.
- The Final Truck Route Study, adopted by Squamish Council in March 2017, does NOT support the 'western route' through the estuary, in either the short or long term.
- Action items from Staff report 1025 COW SEMP Memo:
  - Section 3.2.3. 'Update and refine [transportation] corridor alignment to reflect preferred option from truck route study'.
  - Appendix II, Item 8. Examine potential to move SEMP transportation corridor so that it falls within industrial/commercial areas.

**We object to the change in wording from 'if and when needed' (original SEMP text), to 'as needed'.**

**We are concerned that there is no reference to required compensation as outlined in SEMP, should the transportation corridor be developed.**

## **Growth Management and Buffers**

The importance of a contiguous buffer along the eastern margin of the estuary was highlighted in Conservation Priorities in the Squamish River Estuary (Dupuis 2004). **We urge council to keep the old landfill site outside of the Growth Management Boundary and to designate the area as greenways and recreation**, in order to retain an adequate buffer between Site A conservation lands and the developed downtown core.

## **Trails**

We support policy 18.4, prohibiting pedestrian or vehicular crossings of the Squamish River, to preserve the wilderness character of land west of the Squamish River; and protect the ecological integrity of Brackendale Eagles Provincial Park.

SQUAMISH ENVIRONMENT SOCIETY

PO Box 706, Squamish B.C., V8B 0A5, Canada

Web: [www.squamishenvironment.ca](http://www.squamishenvironment.ca)

March 13, 2018

Dear Mayor Heintzman and Councillors Chapelle, Blackman-Wulff, Kent, Race, Prior and Elliott,

Thank you for the opportunity to provide input on the OCP. I would like to provide input on two critical issues:

### 1. Possible development of 28 acres of the Estuary

My family and I are very concerned with a possible proposal to develop 28 acres of land at the Squamish Estuary. This area, the BC Rail lands off Bailey Street, includes a former landfill. I saw a draft proposal that included many buildings, including condos, townhouses, a French school, seniors' housing and more. I read that a daycare was also proposed. This is an astounding proposal on land that includes a former dumpsite at the estuary.

Why would an environmentally sensitive area that includes a riparian assessment area and a flood hazard zone even be considered for development?

- **ENVIRONMENTALLY SENSITIVE:** This land is listed on your OCP Schedule K1 - **Environmentally Sensitive Areas**. The entire parcel is rated **High or Medium Environmental Sensitivity**. **This beautiful area is home to bears, birds, aquatic animals and plenty of other wildlife.**
- **RIPARIAN AREA:** On your OCP Schedule K2 – **Watercourses and Wetlands**, part of the parcel shows as being a **Riparian Assessment Area**. The entire area is part of the estuary lands.
- **FLOOD HAZARD RED ZONE:** On your OCP Schedule D2 – **Flood Hazard Controlled Intensification Areas**, this parcel shows as **red – Restricted** Intensification. It's a flood hazard red zone.
- **GREENWAY:** It's an area of trails enjoyed by many, many people every day, who walk their dogs, run and just get out and enjoy nature. That's why most of us live in Squamish.

If you allow developers to build on greenways, what will the future Squamish look like? It won't be a place your family or mine will want to live. I know you love Squamish and that is why you ran for council. Why would you allow the estuary greenway to be destroyed?

Importantly, old landfills contain many toxins and can never be fully cleaned up. Disturbing them releases the toxins into the environment. Already this has begun due to the work that has been taking place on the land. This must be stopped immediately as it is endangering the health of all the people and animals who live nearby. And please have scientists test the water in our neighbourhood to ensure that it is safe for us and for the many animals of the estuary.

Have you ever watched someone die of cancer that was caused by exposure to chemicals and toxins? I have. Why would you even entertain the possibility of having children, seniors and other vulnerable people exposed to these toxins by building a school, homes and daycare there?

2. **Active and Accessible Transportation** (OCP section 19.5/ page 103)

According to the OCP section 19.5, promoting active transportation and active living is important. My family and I agree.

In this regard, can you please follow through to ensure that **sidewalks** are built and **kept clear**? In my neighbourhood, cars often park on sidewalks, which means that everyone, including babies in strollers pushed by their parents and people in wheelchairs, are forced out onto the road, even where there is a sidewalk.

I commend what you have done to date on active living, including the better snow clearing of the sidewalks this winter, and ask that you continue to ensure that Squamish is the kind of town where people -- including children and the disabled -- are able to walk, bicycle and get around safely without a car. Your **policies** on page 103 are excellent.

We realize that it's tough to be a councillor or mayor and hope that you continue to work to protect our environmentally sensitive lands and to keep everyone safe. The decisions you make today can have severe consequences for the environment and for the health of residents of Squamish.

Children, seniors and others deserve homes and schools that are not in a flood hazard area where old toxins would be stirred up. Bears and other wildlife deserve habitat in this ecologically important area.

Thank you for listening and for all you have done for the community to date.

Sincerely,

Christine Endicott  
Squamish

**TO: DISTRICT OF SQUAMISH**

**FROM: ELIZABETH GILLIS, [REDACTED], Squamish**

**RE: PUBLIC HEARING FOR THE OCP – MARCH 13, 2014**

I acknowledge the immense amount of research, analysis, and commitment of many people in the drafting of the proposed District of Squamish “Official Community Plan.” It is a substantial document and maps out an electrifying future for the District. That said, I feel compelled to express my “fear” over certain aspects of the town’s future.

1. **Rising Sea Levels:** Squamish exists at the confluence of five major river systems and a lot of its development appears to be planned in the lowland area. Oceans are predicted to rise by approximately a metre by 2050 according to [REDACTED]. There is also the issue of “rapid melt” coming from the glaciers around us. I have heard panel discussions of experts in the area of climate change and flood control advise municipalities that “ethically” there should be a ban on development in flood plain areas. So, it really alarms me, that we are continuing to crash-build a community in exactly the type of area that may be threatened. Negative effects may not be felt this year or next, but what are we creating for the future? Will it mean extensive monetary outlays in order to “shore up” the infrastructure? Will it mean disaster for those living here resulting in loosing their homes and businesses to the water from the ocean and rivers. I don’t know the answer and I don’t know if there is an answer. There are certainly some horrendous stories from man’s past to look to. For example, 10,000 years ago “Doggerland” was a substantial area of marsh known to be one of the richest hunting grounds in Britain. Ocean waves, caused by landslides across the water, reached up to 25 miles inland and drowned the land to form the North Sea.

**We, the population of Squamish, are relying on Council to satisfy themselves that the decisions made regarding development and growth in the Howe Sound Basin are “ethical”.**

2. **Rate of Growth:** There are many examples across the country, particularly in the Toronto area, that can be studied for the effects of rapid growth. For example, Milton, a town of 84,000 people in 2011 grew by 30% in 2016 and Whitchurch Stouffville grew from 37,600 to 45,800 or 20% in 2016. I believe Squamish’s growth over the same period was 14%. People have expressed concern about the “rate of growth.” Sometimes when we are involved in the “planning” process, we can lose the reality that it is people’s lives that we are making decisions about. Several things come to mind: the turmoil caused by the sudden influx of builders, developers, large heavy and noisy equipment. Life will not be “peaceful” and some might question the “quality of life” in such a disruptive environment. Not everyone embraces change. Other issues over which concern was expressed include the infrastructure: roads, public transportation and parking, water distribution, garbage and recycling collection, public safety and emergency preparedness, parks, and sport and cultural facilities. All these have to be put in place and paid for, presumably out of realty taxes.

**Growth is a good thing, and it is exciting to be a part of, but we all know that rapid growth can be fraught with dangers and potential liabilities. As a member of the public suggested at the Public Hearing about the OCP on March 12, we, the population of Squamish, are relying on Council to do**



**their homework and act with “common sense” as opposed to unreasonableness regarding an acceptable rate of growth. There are already massive developments of high-density residential units underway; there are already daily traffic jams on what is not the safest of highways and people are already wondering where highway expansion can take place.**

3. **High Density:** The DOS Council has embraced “high density” for the planning and development of the Town of Squamish with a majority of apartments and townhomes varying in square footage from 400 sq ft to about 1600 sq ft selling at prices that are beyond what the majority of people believe are appropriate. I understand the need for, and benefit of, “middle-housing” in densely populated areas. But I don’t understand the need for, what appears to be in singularity, “middle-housing” in non-urban areas, which Squamish was until very recently. Usually, “middle housing” or townhomes are cheaper than single family dwellings, but this is not necessarily the situation in Squamish. High density homes are selling for close to the same amount as the few single-family homes available. Except possibly, the “high-end” homes of University Heights. I am not alone in this belief. Item 4.4 under “Goals” in the OCP states that “Squamish is highly liveable with a vibrant small-town feel.”

**It seems to me this statement is a misnomer. The Mission states “Maximized Built Environment.” i.e. rate of growth, and high-density development. I ask Council to carefully consider whether their Mission Statement is in agreement with what is reflected in the Vision, and Goal Statement 4.4. I don’t think it is.**

4. **Investors:** I think some sort of protection is required for residential properties against “speculators and investors” who unnaturally inflate prices in an area where prices are already high.
5. **Aesthetics of the Town:** The “soul” of the town is being changed by the OCP. It will be different. It is hard to imagine that some parts will retain the feeling of a “mountain and coastal” community. Already, the streets are lined with cars, vehicles, equipment, RVs, etc. etc. creating a safety hazard. Council is approving the build of homes with inadequate parking facilities thus forcing people who may otherwise have preferred to “hide” their vehicles in a garage to leave them on the street. The town already looks littered and untidy. This lack of garaging may be suitable in the future when the “car” has been replaced, but in a small bedroom community people need to travel, and public transport isn’t always available. In addition, many people require vehicles for their businesses. Along with this clutter, green spaces are being changed. The shore line around Nexen Beach (why was the name changed to “Newport”). Walks that have been enjoyed by residents are being built on, or around.

**I beseech Council to “envisage” the aesthetics of a modern mountain and coastal community including the necessity for lack of noise, green space, and shore space that can be enjoyed by all as opposed to being built on for the use of the “privileged” few.**

6. **Industry and Business:** I believe that industry and business are a necessary part of a thriving small town and once again I am relying on Council to make “common sense” decisions with regard to appropriate growth and facilities in this area.

7. **Wild Life:** I am not sure if this is addressed in the OCP, but I wonder what effect all of this development will have on the wild life around us.

Thank you for reading and considering this submission, and thank you too for all of the hard work the Council and Staff at DOS have put in to preparing the OCP.

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** RE: BCR Property and GMB...  
**Date:** Tuesday, March 13, 2018 3:54:40 PM

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Mayor Heintzman and Council:

I am writing to express my serious concern regarding the application from “Squamish Real Estate Development Ltd.” to have a 28 acre piece of the BCR Property rezoned to be included within the Growth Management Boundary. The mere fact that this proposal has been submitted is an insult not only to the years of hard work by the many individuals and organizations that have brought about the current Estuary revitalization, but more importantly to the ones that have no official voice in all of this – the numerous species of plants and animals that call this area home, and rely on its preservation for their very survival.

My family and I moved here from Vancouver two years ago today. We chose Squamish for many reasons, but one of the most important was its connection to the outdoors - like the feeling you get when you look up at the sky at night and actually see stars above you, and not streetlights. The amount of light pollution alone that would be generated from a development of this size on that property would be catastrophic to the ecosystem that is in place. Then add in the noise pollution, human and dog traffic, and all of the efforts of restoring the Estuary will be lost, forever. Sensitive wildlife areas, such as our Estuary, require adequate buffer zones to protect them from the perils of human interference. Developing the 28 acre BCR site will obliterate that buffer zone.

A significant portion of this property in question was an active dump from 1956-1980. We all know there were no regulations during that time about what can and cannot be thrown in a dump. Just walking down the path behind Eaglewind Park you can clearly see rusting vehicle frames sticking out from the ground, as well as tires, plastics, broken glass, etc. all within eyesight above ground. What lies beneath? Does that sound like a good place to build a school? A daycare? Seriously?

Developers have only one interest in mind – their own. They do not speak for the residents. They do not speak for the land. They speak for profits. They dangle enticing carrots like, “daycare centre” “affordable housing” “schools” and “seniors housing” knowing full well that the community would embrace these concepts; all in an attempt to convince people that they’re in it with us. But they’re not. These “buzzwords” are used to get proposals approved, and then can be changed at will later on. What would we be giving up in exchange for these a things? The price is far too great. Furthermore, “Amenities packages” are bribery. They are used to circumvent existing bylaws and regulations. They should be banned within our District.

As a business owner, I understand and appreciate that the Ministry of Transportation has a mandate to liquidate the former BC Rail properties for fair market value – fair enough. However, this particular piece of land is a very tough sell and for good reason. Not every sale is going to be a windfall for the seller. Sometimes you have to cut your losses. This is one of those situations. “Buyer beware” – and in this case “Squamish Real Estate Development Ltd.” should have done their homework. This is NOT and should never be considered “development” land.

Reading through the dozens of feedback forms it is clear that the vast majority of respondents have already voiced their opposition to this matter and have raised excellent points. You can add my name to that growing list.

Please leave these lands OUT of the Growth Management Boundary and keep them as Greenspace.

Thank you for the opportunity to voice my opinion.

Jason Krickler  
Eaglewind

**From:** [REDACTED]  
**To:** [Hearing](#)  
**Subject:** Save the Squamish Estuary  
**Date:** Tuesday, March 13, 2018 3:56:12 PM

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Good evening Mayor, Council and Staff.  
Hi my name is Tim Cyr, I live at 1830 Mamquam Rd,.

I am not opposed to the proposal, that a Squamish Real Estate Company has in the works.... I along with many others are OPPOSED to the LOCATION.

IMO ( A daycare near an Estuary, where Cougars and bobcats and Bears all live... that's not right )

On top of an old Garbage dump, right next to the Squamish Estuary.

There have been at least 4 Bear Dens, around the old dump site and Estuary for years and years .... there are only 3 now,...

Because last year during construction of another development ( right beside the Estuary ) Mama Bear and her cubs hopped the fence, and helped themselves to the contents of the plastic garbage cans, that were left out overnight

....we all know what happened there , they killed Mama and her cubs right there.... I filmed it in horror

If you allow this proposal, you might as well just sign a Death Warrant for the Bears

We already have a huge problem with off leash Dogs in the Estuary, a lot of people ( old and new ) let their Dogs run free through these supposedly protected lands....

One guy takes his 2 Dogs to the Estuary , just to chase the Bears....

another lady posted on Facebook that she has Doggie Birthday parties in the Estuary ... etc

..... and with 200 more Families moving there, that also means 200 Dogs living right beside the Estuary .... Don't get me wrong I'm not against Dogs .... I love Dogs ..... just not in the Estuary

My other concern is going to be the traffic along Bailey Street, it's already a nightmare with all the illegally parked cars, and there will be more ... 200 families equals 200 Cars... don't kid yourselves... every family has 2 cars .and Bailey street is a popular route amongst Kiteboarders in the summer as well... so please reconsider and save the Squamish Estuary

thank you

Tim Cyr

received 13/3/18

# •URBANICS•

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**HAND DELIVERED**

March 13, 2018

Mayor and Council  
District of Squamish  
37955 Second Ave  
Squamish, BC V8B 0A3

Dear Mayor Heintzman and Councillors:

**Re: New OCP and Lots 509 and 510**

We have been involved in numerous studies in and around Squamish and were the authors of the most recent Regional Growth Management Study for the District of Squamish. We are conscious of the community's serious housing problems including notably issues of affordability. In this context, we are obliged to note that the development constraints embedded in your OCP regarding housing supply have seriously contributed to your current concerns regarding affordability.

Strategically you should be expanding your supply of housing and one of the most appropriate opportunities for mitigating your current problems is to allow lots 509/510 to be freed from current development constraints.

We believe that population thresholds for Lots 509 and 510 should be removed at this time. We respectfully support that the development of this property should not be delayed anymore for the following reasons:

1. It will take many years of planning before any development-related ground-breaking will take place by which time the current related population threshold may have already been reached.
2. Demand for new housing in Squamish will continue to escalate.
3. There will be a positive impact for inclusionary growth by expanding the variety and type of residential facilities such as that being anticipated for Lots 509 and 510.





4. Contrary to some observations, in the District of Squamish (all other forces being equal) only as additional supply exceeds market-driven demand will residential price points begin to abate.
5. Lots 509/510 will provide a broader range of tenure type, including rental housing.
6. Because of the variety of units built, lots 509/510 will be offering a range of price points, contributing directly to providing the District of Squamish with affordable housing.
7. Lots 509/510 are readily serviceable by road and utilities.
8. Additional roadways will be built which will improve emergency service access routes in the broader neighborhood.
9. Lots 509/510 are clear of the debris zone and flood zone. Accordingly, this property is readily developable.
10. Lots 509/510 provide a range of community benefits including;
  - Dedicated parklands
  - Trails for both biking and hiking
  - A new school site
  - Build a complete community in Garibaldi Highlands
  - Creation of new employment lands, and the establishment of Canada's first mountain biking community hub
11. Extensive employment on an ongoing basis for construction and post-buildout.
12. Fiscal benefits in terms of incremental property taxes, development fees, CACs, etc.

**In the face of ever expanding demand pressures, it is deemed imperative that supply measures be taken to enhance affordability for future residents.**

If affordability is a genuine concern held by the District of Squamish, then the District will be well advised to eliminate its practice of applying population thresholds thereby constraining development – at least until the desired level of affordability has been achieved.

We recommend that no more population threshold increases be applied in the new OCP, and that the current threshold level be removed. In addition, we respectfully suggest that Council should change the wording of section 9.2f ii) of the OCP, striking the word “adopted” and replacing it with “consider” with respect to the 6 precursor policies from section 9.2h so as to close the policy gap and allow development without anymore undue and unnecessary delay.

In closing, I wish to emphasize that the development of lots 509 and 510 represents a local community-drive effort including a project which will have the first ride in and ride out mountain bike community in BC.





And, the people that will be buying houses will be local buyers that love recreation and will want to live among and be close to the trail network on these lands. It will be local buyers that will be most interested in buying houses on lots 509 and 510.

We would be pleased to provide any further information on this subject if so desired.

Yours very truly,  
**URBANICS CONSULTANTS LTD.**

A handwritten signature in black ink, appearing to read 'V. Philip Boname', is written over a circular scribble.

V. Philip Boname  
President

Enclosure

