

March 1, 2018

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.

Dear 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.

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 District's own GIS mapping these lands have been classified as having mostly high and some medium ecological sensitivity.

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 dogwalkers , birdwatchers and others who live in downtown and they provide access into the estuary from numerous points. This area could potentially be a great off leash dog walking area, an amenity sorely needed in this town.

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.

Margaret King

From: [Matt Gunn](#)
To: [Sarah Dicker](#)
Subject: FW: OCP Comments
Date: Friday, March 2, 2018 2:23:46 PM

From: Nick Westeinde [REDACTED]
Sent: Wednesday, February 28, 2018 10:12 AM
To: Matt Gunn <MGunn@squamish.ca>
Cc: Gary Buxton <GBuxton@squamish.ca>; Sarah McLannet <smcjannet@squamish.ca>; Council <Council@squamish.ca>
Subject: Re: OCP Comments

Matt,
Great response, thanks.
Nick

On Feb 28, 2018, at 10:10 AM, Matt Gunn <MGunn@squamish.ca> wrote:

Mr. Westeinde,
That's a great point, thanks for the feedback.
We will have updates each business day from March 1st to March 13th of comments submitted the previous day available on the website.
Apologies for any confusion.
Sincerely,
Matt

From: Nick Westeinde [REDACTED]
Sent: Wednesday, February 28, 2018 10:02 AM
To: Matt Gunn <MGunn@squamish.ca>
Cc: Gary Buxton <GBuxton@squamish.ca>; Sarah McLannet <smcjannet@squamish.ca>; Council <Council@squamish.ca>
Subject: Re: OCP Comments

Matt,
Thanks for letting me know.
Although better late than never, timeliness is still better. Many will view the the comments available, as I did, the same day or within a couple after receiving the DoS email and all comments received over the past couple of weeks will be missing - and no one will know.
A daily update methodology - for a publicly advertised communications update site that states "**Comments received — available for viewing here**" - for as significant an event as the new OCP and associated public hearings, should have been/be implemented.
Cheers, Nick

On Feb 28, 2018, at 9:26 AM, Matt Gunn <MGunn@squamish.ca> wrote:

Mr. Westeinde,

Thank you for your submission to the OCP process and for following up to ensure we have received your comment. We did indeed receive it and it is included in the public hearing package. Staff are in the final stages of preparing the public hearing package for upload to our website and printing for viewing at Municipal Hall.

The public input that is currently available on the District of Squamish website was uploaded for 2nd reading of Bylaw 2500 and was presented to Council as a work in progress as we prepare all relevant materials for the public hearing on March 12/13th, 2018. Your letter was not received in time for that upload; however, it will be included in the full public hearing upload that will be available on March 1st, 2018. March 1st is the date we have referenced in our public hearing advertising for viewing the bylaw and related information (please see ad text below).

<image001.png>

This public input material will include all OCP comments from the public to staff received since Bylaw 2500 was released for 1st reading on December 1st, 2017, plus OCP input directed to Council throughout the OCP process. If you have any further questions about the OCP public input please do not hesitate to contact me.

Sincerely,

Matt Gunn MRM (Planning), RPP | Planner
District of Squamish | *Hardwired for Adventure*
604.815.5047 | mgunn@squamish.ca | www.squamish.ca
<image001.jpg>

From: Nick Westeinde [<mailto:>]
Sent: Tuesday, February 27, 2018 3:38 PM
To: Gary Buxton <GBuxton@squamish.ca>
Subject: OCP Comments

Mayor, Council and Mr. Buxton,
Part of the OCP process includes the opportunity for feedback from the people and businesses impacted, which is a good thing - when it works.

I received an email today from the DoS advising of the March 12 & 13 public hearing which included an invitation to "Have Your Say". so I looked further.

On February 18, 2018 (9 days ago) I wrote the Mayor and Council an email (which some council members commented on) and also responded through the "OCP comments" site on the DoS OCP web page. Today I reviewed the

<image002.png>

link and found that neither my email nor my DoS OCP web page submitted comments have been posted. While I hope this oversight only applies to me, it would seem reasonable to ask that the DoS verify that no other comments have been unposted and I would also ask that my comments be posted, as they should have been.

Please confirm.

Thank you, Nick Westeinde

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From: [Matt Gunn](mailto:Matt.Gunn@slrd.bc.ca)
To: [Hearing](#)
Cc: [Sarah McJannet](mailto:Sarah.McJannet@slrd.bc.ca)
Subject: FW: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral
Date: Friday, March 2, 2018 8:49:47 AM
Attachments: [180226_SLRDResponse_DoSOCPreReferralPost2ndReading.pdf](#)

From: Claire Daniels [mailto:CDaniels@slrd.bc.ca]
Sent: Thursday, March 1, 2018 3:54 PM
To: Matt Gunn <MGunn@squamish.ca>
Cc: Kimberly Needham <KNeedham@slrd.bc.ca>
Subject: RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hello Matt,

Thank you for the opportunity to review and provide input on the District of Squamish Official Community Plan Bylaw 2500, 2017. Please find attached the SLRD referral response as per the January 9, 2018 email below. Note the SLRD response is based on the "Public Hearing" Edition of Schedule A and the Second Reading Edition of the other Schedules.

Kind regards,
Claire



Claire Daniels
Planner
CDaniels@slrd.bc.ca
P: 604-894-6371 x235
F: 604-894-6526
www.slrd.bc.ca

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From: Matt Gunn [mailto:MGunn@squamish.ca]
Sent: Thursday, February 22, 2018 9:56 AM
To: Claire Daniels <CDaniels@slrd.bc.ca>
Subject: RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hi Claire,

We did receive 2nd reading Tuesday night. There were a number of amendments which have now been incorporated into the attached Schedule A, which is expected to be the document we take to Public Hearing in mid March.

All other current Schedules to the OCP can be found on the agenda for Feb 20, 2018 when 2nd reading was given. The agenda can be found here:

<https://squamish.civicweb.net/filepro/documents/151451?preview=153214>

Please review the attached Schedule A and other Schedules found at the link above, rather than the links provided in the January 9 referral.

Sincerely,
Matt

From: Claire Daniels [<mailto:CDaniels@slrd.bc.ca>]
Sent: Wednesday, February 21, 2018 8:53 AM
To: Matt Gunn <MGunn@squamish.ca>; Sarah McJannet <smcjannet@squamish.ca>
Subject: RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hi Matt and Sarah,

I hope second reading of the OCP went well last night. As discussed on the phone yesterday, please send the post second reading edition of the OCP (i.e. most recent edition) for the SLRD to review and provide a referral response. I will then aim to have a response in to you by end of week.

Thanks,
Claire



Claire Daniels
Planner
CDaniels@slrd.bc.ca
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F: 604-894-6526
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From: Matt Gunn [<mailto:MGunn@squamish.ca>]
Sent: Thursday, February 15, 2018 12:35 PM
To: Kimberly Needham <KNeedham@slrd.bc.ca>; Claire Daniels <CDaniels@slrd.bc.ca>
Subject: FW: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hi Kim and Claire,
I just wanted to touch base about our OCP referral from Jan 9. I don't believe I received a referral response from SLRD to this item. Any chance it was send and I missed it? Or, do you anticipate sending a referral response in the near future?
Thanks!
Matt

From: Matt Gunn
Sent: Tuesday, January 9, 2018 11:16 AM
Subject: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Referral agencies and government partners,

At the December 12, 2017 District of Squamish Council meeting, Council gave 1st reading to District of Squamish Official Community Plan Bylaw No. 2500, 2017.

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide planning decisions on new developments, jobs, housing and the

environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local community members, stakeholders, government agencies and partners throughout the planning process. The District would like to provide you with the Official Community Plan Bylaw No. 2500, 2017 as a referral in order to solicit your comments or concerns regarding the plan.

Due to the size of the document, links for the various sections are provided below rather than the actual document. Please contact me if you have any challenges downloading the files.

[The staff report for 1st reading of the OCP can be found at this link.](#)

[Bylaw 2500, 2017 can be found at this link.](#)

[SCHEDULE A - The 2040 Official Community Plan can be found at this link.](#)

[Map Schedules B-M OCP 2040 can be found at this link.](#)

[SCHEDULE N - Squamish-Oceanfront-Peninsula-Sub-Area-Plan can be found at this link.](#)

[SCHEDULE O - Waterfront Landing Sub Area Plan can be found at this link.](#)

[SCHEDULE P - Sea to Sky University Sub Area Plan can be found at this link.](#)

Please review the draft OCP policies and map schedules relevant to your interests, and provide written comments via email to Matt Gunn (mgunn@squamish.ca) by February 6, 2018.

Should you have any questions we would be happy to talk with you either in person or over the phone.

We look forward to hearing from you.

Sincerely,

Matt Gunn MRM (Planning), RPP | Planner

District of Squamish | *Hardwired for Adventure*

604.815.5047 | mgunn@squamish.ca | www.squamish.ca



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March 1, 2018

Matt Gunn
Planner
District of Squamish
By email: mgunn@squamish.ca

Dear Matt Gunn,

RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Thank you for the opportunity to review and provide input on the District of Squamish Official Community Plan Bylaw 2500, 2017. Please note the SLRD response is based on the “Public Hearing” Edition of Schedule A and the Second Reading Edition of the other Schedules. Overall, the Squamish-Lillooet Regional District (SLRD) is supportive of the objectives and policies laid out in the Bylaw. The following comments are offered for consideration:

General Edits

- Squamish-Lillooet Regional District – please ensure all references to the SLRD include a hyphen between Squamish and Lillooet (i.e. not Squamish Lillooet Regional District but Squamish-Lillooet Regional District)
- Reference to SLRD population (page 17) now outdated. The SLRD encompasses 42,665 residents (2016 Census).
- The addition of “in unincorporated areas” on page 17 does not reflect the sub-regional services that the SLRD provides. Although this pertains less in the Squamish area, this is an important role in the Pemberton and Lillooet areas. Additionally, it is noted that “land use planning” was left out from the services list. The SLRD has four zoning bylaws and four OCPs that cover the unincorporated areas. The SLRD is also involved in Crown land tenure applications, etc. It is not entirely accurate to state that the SLRD’s role in land use planning within the region is primarily through implementation of the RGS. The following edits are recommended:

The SLRD provides a variety of local (unincorporated areas) and sub-regional services ~~in unincorporated areas~~ including land use planning, solid waste management, building inspection, ~~and~~ fire protection, emergency preparedness, 911 services, recreation, water and sewer utilities, transit, trails and open spaces, and financial support for libraries, television rebroadcasting and similar community services.

The SLRD also plays a role in regional land use planning ~~within the region~~, primarily through implementation of its Regional Growth Strategy (RGS), adopted on June 28, 2010. The RGS contains strategic directions to promote socially, economically, and environmentally healthy settlements, and to ensure efficient use of public facilities, land, and other resources. It establishes nine major goals, as well as a section on implementation and monitoring.

Federal, Provincial and Regional Government Relations

- SLRD is appreciative of the objectives and policies providing direction for regional collaboration; the SLRD supports the measures outlined to support this.
- An extra comma is noted in 6.5 b between SLRD and member municipalities. Removing the comma aligns with the language in 6.6 c.

Growth Management Boundary

- As mentioned in the preliminary referral response, the SLRD strongly supports the introduction and use of a Growth Management Boundary, as well as the requirements for sub area planning and conditions for the extension of servicing. The establishment of a Growth Management Boundary and policies are supportive of the vision of the RGS in general and particularly *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*. Additionally, the use of population thresholds is seen to provide clarity and certainty to these policies.
- The SLRD is particularly supportive of the following growth management policies, as they relate to regional planning efforts and the goals of the SLRD RGS:
9.2 Growth Management Boundary Policies
n. For proposed recreation or adventure tourism resorts outside the District's Growth Management Boundary or on the periphery of the District of Squamish boundary that have Council support, do not support the inclusion of residential development beyond what is required for staff accommodations, and commercial occupancy, to avoid development sprawl.
o. Despite 9.2.a, ALR lands (outside of First Nation Reserves) are intended for agriculture and related uses in accordance with the Agricultural Land Commission Act (ALCA) and Regulation, regardless of their inclusion within the Growth Management Boundary.

However, it is not clear what "commercial occupancy" means under 9.2 n.

OCP Mapping

The OCP mapping is generally aligned with current Squamish Settlement Plan map in the SLRD RGS. Minor inconsistencies will be addressed through the RGS Review process and will be further identified in the District of Squamish Regional Context Statement. The SLRD also acknowledges that the *Future Residential Neighbourhoods* will be designated Urban in the SLRD RGS to provide for long-term residential growth, as set out in this OCP.

It is noted that the ALR land in the Paradise Valley is designated Agriculture in the OCP but under the RGS this land is designated Rural Residential. It is recommended that this

land be re-designated to Non-settlement, as per the ALC's recommendations. Note that a Non-settlement designation does provide for low density residential uses.

Natural Environment

Air Quality and Water Quality policies of particular importance and strongly supported by the SLRD, recognizing the regional nature of these resources.

Hazards

Flood Hazard Management and Wildfire Interface Hazard policies of particular importance and strongly supported by the SLRD, recognizing the regional risks/impacts associated with these hazards.

Diverse & Affordable Housing

It is noted that the definition used for affordable housing is aligned with RGS. The following policies are recognized as supporting a consistent regional approach to affordable housing, as recommended by the RGS:

12.7

- a. *Increase the supply, availability and access to affordable housing units across the local housing spectrum/continuum.*
- b. *Manage and preserve affordable housing units in perpetuity.*
- d. *Prioritize affordable housing as a top priority for community amenity contributions (CACs) in the short to medium term.*
- e. *Through the District's Community Amenity Contribution Policy for new rezoning applications, set targets and negotiate inclusion of a percentage of affordable units to be constructed, or provided cash in lieu, subject to a housing agreement to ensure affordability in perpetuity.*

Climate Change Mitigation & Adaptation

The current RGS includes direction to adopt Provincial greenhouse gas (GHG) reduction targets and the RGS Review is proposing that SLRD and member municipalities agree to adopt Provincial GHG reduction targets and that these be incorporated into OCP. As such, the SLRD is supportive of the current policy language under section 19.3 a.

Transportation & Mobility

- It is noted that the hierarchy of transportation modes as a general approach to guide transportation decisions is aligned with the preferred modes of transportation approach outlined in the RGS Review.
- Regional Transportation Options:

- In general, the SLRD is supportive of the policies in this section, with expanding regional transportation options a priority for the SLRD and member municipalities.
- The addition of the policy to advocate for exploration of a high speed rail regional passenger service is supported.
- Support policy to secure and formalize Park and Ride sites, bike storage and transit exchange as part of expanding regional transportation options
- The Marine, Rail and Air Transport policies are strongly supported, as the access and infrastructure are critical to the functioning of the regional economy.

Municipal Infrastructure

It is noted that *Policy 21.9 b. Lower the District's solid waste disposal rate to 350 kg/person/year by 2020* – is aligned with the SLRD Solid Waste and Resource Management Plan.

Food Systems

The Food Systems policies are generally aligned with and supportive of Area D OCP policies related to food and agriculture and well as strategic directors proposed under the RGS Review policies. Reference to the joint Agricultural Plan is noted and supported. Additionally, there is opportunity to include policy that speaks to working to collaboratively manage agriculture and ALR lands in the Squamish and Paradise Valleys. This could include seeking to align OCP and Zoning Bylaw regulations for agriculture and ALR lands; the SLRD Electoral Area D Zoning Bylaw was recently updated to include regulations for residential homeplate, minimum parcel size, and maximum gross floor area for residential/non-farm uses (as recommended by the Ministry of Agriculture and ALC). A consistent approach, based on Ministry of Agriculture/ALC best practices, to the management of ALR lands in the Squamish and Paradise Valleys is supportive of local and regional food systems and particularly food production.

It is noted that the OCP provides direction for a future OCP amendment to establish a DPA for the protection of farming; this is supported and aligned with the Electoral Area D OCP.

Implementation

The following OCP performance indicators are particularly noteworthy from a regional district perspective: growth management area, infill, affordable housing, farmed area, neighbourhood food assets.

Should you have any questions or concerns or wish to discuss anything further, please feel free to contact me directly at cdaniels@slrd.bc.ca or 604-894-6371 ext. 235.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claire Daniels', with a long horizontal flourish extending to the right.

Claire Daniels
SLRD Planner

cc: Kim Needham, SLRD Director of Planning and Development Services

From: [Sarah McJannet](#)
To: [Hearing](#)
Subject: Fw: Trail map OCP
Date: Thursday, March 1, 2018 8:21:45 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

From: Jason Fullerton <jason@cheakamuscentre.ca>
Sent: February 27, 2018 12:01 PM
To: Sarah McJannet
Subject: Trail map OCP

Good morning Sarah,

I'm not sure who to speak with about this but I was going through the OCP document and noticed in "schedule G major trails network" you have the trails at Cheakamus Centre listed as "recreation trails inventory". I just wanted to point out that we are a private property with no public access to those trails. Trespassing is one of our biggest issues so want to be sure this information is being accurately represented. Who do I speak with to have this removed from the OCP map.

<https://squamish.ca/assets/OCP-Review/OCP-2nd-Reading/OCP-Schedule-G-Major-Trails-Network.pdf>

Thank you.

Jason Fullerton *Facilities and Operations Manager*

Cheakamus Centre • Paradise Valley, Squamish BC

604.898.5422 ext 247

jason@cheakamuscentre.ca

Experience Ch'iyákmesh culture - learn more about our immersive [One-Day Cultural Program](#). Join our nature community - become a [Friend of Cheakamus](#) today!

We value your interest in Cheakamus Centre and we're excited to share information regarding programs, events and opportunities. Just click "I consent!" below to be added to our email list.

Yes, keep me in the loop!

Proceeds from facility rentals help support our environmental, leadership and indigenous programs for children and youth.



Quantifiable Standards in the Official Community Plan for the District of Squamish

Date: March 6, 2018

Purpose: For the consideration of the District of Squamish (henceforth DOS) on the recommendation of adding quantifiable values to the policy as laid out in the Official Community Plan (henceforth OCP).

Background: Squamish is a town located on the western coastal region of mainland British Columbia, in 1964 the DOS was formed. The DOS is constructing a plan for the development of the town over the next twenty years through the OCP. The OCP will bring guidelines to the development of the town until the year 2040. From 2011-2016 the DOS saw an increase of 13.8% in the population, the OCP is brought into effect to provide goals for how the community aims to develop, as the population rises and the town grows (OCP, 2017; 13).

The goals of the OCP as outlined by the DOS are as follows; “update process and build upon the social, economic, and environmental sustainability of Squamish” (OCP, 2017; 8). The process of writing the OCP has involved compiling citizens’ feedback over the course of the three years. However, the timeframe has extended so long that developments inside this timeframe of putting together the OCP, have had no guidelines as to how they can best support the community in the changes that they are making.

The policies outlined in Section 19: Climate Change Mitigation + Adaptation in the OCP follow a general guideline of the goals above. When examined in more detail, it is clear that the policy is lacking quantifiable values that would signal the completion of the policy. Quantifiable values represent a number that can be measured and compared against itself. It is shown that one should “set (...) quantifiable goals for successful project performance and improvement” (Basili, 1993; 5). Without these values, the completion of the policy cannot be signaled.

When considering what metrics could be included to quantify energy efficiency in 19.2c as stated, “improve energy efficiency of existing municipal facilities,” (OCP, 2017; 96) “pure economic indicators of energy efficiency” could be used (Patterson, 1996; 377). It is important to include what “encouragement” is going to occur from the people executing Policy 19.4a stated as follows, “encourage compact land use patterns that support complete communities, infill development, a diversity of transportation options, and a greater mix of land uses” (OCP, 2017; 97). Research demonstrates that people are “more motivated (...) by extrinsic incentives (job security, pay)”. Adding incentives to the policy such as tax credits and grants, would increase peoples’ likelihood to deliver upon it. (Heath, 1999; 25).

Issues: Opposition for the modification of this proposal could present problems if this rewording of the policy would result in it costing more to the DOS than initially budgeted for. This overspending could result in the incompleteness of other policy that some members of the community maybe more passionate about.

Considerations: The current policy outlined in the OCP is inefficient as it does not outline a clear standard as to how the policy is to be executed and when it is fully complete. For example, Policy 19.2c contains nothing about the value associated with “improve energy efficiency”.

19.2c) “Improve energy efficiency of existing municipal facilities” (OCP, 2017; 96).

The complete lack of quantifiable data is also evident in 19.4a. How they hope to “encourage” the desired land use or development is not explored. As it stands, the policy lacks incentive for individuals and firms to adhere to this policy.

19.4a) “Encourage compact land use patterns that support complete communities, infill development, a diversity of transportation options, and a greater mix of land uses” (OCP, 2017; 97).

There is a great cost associated with leaving the OCP as-is. Without adding quantifiable values to this policy, it is less likely to be followed through with because quantifiable goals are more achievable. The OCP spans over the course of twenty years, the longer the timeline the easier it is to complete the policy. The OCP is setting guidelines for the next twenty years, but the policies listed above are regarding changes that can be made in a shorter window of time.

Financial Implications: With more specific policy comes the need to follow through with it accordingly. In the example of 19.2c the financial cost would come with demising marginal returns of how much the DOS would like to invest in energy efficiency. The more money invested, the greater the return on of increased energy efficiency, but also the faster the return decreases.

The financial implications of Policy 19.4a would be in the form of tax cuts or government grants. It is hard to identify the financial implications of this policy because “encourage” does not specify who is it is incentivizing or what the incentive is.

With all of the examples of policy shown here the financial implications are hard to distinguish because the policy is so vague.

An addition cost from these changes in policy would be the researched needed to determine what percentage of energy efficiency to increase by in 19.2c as well as how to maximize incentive while minimizing cost to the DOS in 19.4a. This would be a reoccurring cost every five years as the policy is re-evaluated for maximum efficiency.

To fund the upcoming changes to the DOS the finances to support this can potentially be partially outsources to provincial and federal levels of government. There are incentives from upper levels of government for this kind of community development.

Recommendations:

It is recommended that the DOS proceed with adding quantifiable values to its policy in the OCP. Supports for this position are as follows:

- 1) Change “improve energy efficiency of existing municipal facilities” to “improve energy efficiency of existing municipal facilities by X% of kwh over the next 5 years (2025-pending implementation date).
- 2) Change “encourage compact land use patterns that support complete communities, infill development, a diversity of transportation options, and a greater mix of land uses” to “encourage compact land use patterns that support complete communities, infill development, a diversity of transportation options, and a greater mix of land uses through grants and tax credits with the monetary value of X”.

I concur

I do not concur

Minister

Minister

Date

Date

Provided by: Anna Talman
Date: February 2, 2018
Attachments: None

Work cited

Basili, V.R., 1993. The experimental paradigm in software engineering. In *Experimental Software Engineering Issues: Critical Assessment and Future Directions* (pp. 1-12). Springer, Berlin, Heidelberg.

Heath, C., 1999. On the social psychology of agency relationships: Lay theories of motivation overemphasize extrinsic incentives. *Organizational behavior and human decision processes*, 78(1), pp.25-62.

Patterson, M.G., 1996. What is energy efficiency?: Concepts, indicators and methodological issues. *Energy policy*, 24(5), pp.377-390.

From: [Linda Glenday](#)
To: [Sarah Dicker](#)
Subject: FW: Re: Your recent calls for input
Date: Wednesday, March 7, 2018 9:32:48 AM

[For the file.](#)

From: Patricia Heintzman
Sent: March 7, 2018 8:22 AM
To: Dave Colwell [REDACTED]
Cc: Council <Council@squamish.ca>
Subject: Re: Re: Your recent calls for input

Thanks Dave. Appreciate the feedback. It is a fine line between too much and not enough engagement. We usually get criticism for not doing enough.

Cheers
Patty

Sent from my iPhone

On Mar 7, 2018, at 8:07 AM, Dave Colwell [REDACTED] wrote:

I already made a comment but I wish to say this in addition to my previous words which may have been interpreted as negative and possibly not supportive:

I am fully in favour of anything and everything which will enhance efficient Government, Business, Ecological stability, Social interaction, and most important, COMMUNICATION. Most of the Sponsors listed would seem to be able to help improve these things. No Council should need seemingly endless permissions to work towards any of these goals.

Let us not stick at the "survey post" rather get on with the job.

And I do applaud your motivation to be as fair and inclusive as possible.....It is just that we elected you to be able to make informed decisions as efficiently as possible with confidence.

From: Dave Colwell [REDACTED]
Sent: Tuesday, March 6, 2018 5:05 PM
To: 'council@squamish.ca' <council@squamish.ca>
Subject: Re: Your recent calls for input

Squamish Council:

We have recently been inundated with requests for input regarding the running of this town.

We have had numerous requests to fill out surveys regarding the above. I have dutifully filled them out.

There have been numerous Public Forums.

But you do not let up. You must be mindful of the numerous modes of input that you have had access too.

Namely:

1. Squamish Chief Letters
2. Squamish Reporter Posts
3. Numerous Survey Data
4. Personal letters to you by citizens like me.
5. An awareness of all that our wonderful service clubs are doing for this community
6. The obvious Environment needs of our area in the light of Global problems.
7. The financial needs, in balance with all of the above

With respect, I think there is a need on your part to think about and discuss all this in a rational thoughtful manner, without prejudice, and to think about the economy of your strategies.

Again, Respectfully, Dave Colwell

[REDACTED]

Garibaldi Highlands

Phone: [REDACTED]

boughtonlaw

March 6, 2018

File #: 90574.1
Direct: 604 647 4154
Email: sdriver@boughtonlaw.com

BY EMAIL

District of Squamish
PO Box 310
Squamish, BC
V8B 0A3

Attention: Her Worship Mayor Heintzman and Council; General Manager of Corporate Services

Dear Sirs and Mesdames:

Re: Official Community Plan Submissions – 4000 Highway 99

Introduction

We write on behalf of our clients Gurmit Singh Khattrra, Simarjot Kaur Khattrra, Arshpreet Kaur Khattrra, and Gurasis Singh (collectively the "**Khattras**"). The Khattras are owners of property within the boundaries of the District of Squamish (the "**District**") with a civic address of 4000 Highway 99. The parcel identifier (PID) for the Khattras' property is 014-932-989 and has a legal description of land owned by the Khattras as follows:

That part of lot A (reference plan 616) in reference plan 5201 north east 1/4 of the north west 1/4 of section 14 Township 50 Group 1 New Westminster District. (the "**Subject Property**")

The Khattras concern relates to the location of the Growth Management Boundary and its resulting impacts to the Subject Property. The Khattras request that City Council correct the obvious and apparent deficiency in the location of the Growth Management Boundary by extending the border to include the Subject Property.

Background of the Khattras

The Khattras collectively moved to Squamish in 2011 and purchased their first property in 2014. The Subject Property was purchased in 2016. The Khattras are active members in the community and participate in community events including the Santa Parade, Loggers' Festival, and numerous Sikh community festivals. On the weekends, the family do a number of community service activities at the Sikh Temple in Squamish. They are contributors to numerous local charities and, most recently, donated to accident victims of Squamish involved in motor vehicle accidents on Highway 99.

Each of the Khattras are hard-working members of the community. Simarjot and Gurasis both own two businesses in Whistler and employ both Whistler and Squamish residents. Gurmit works with Canada Post and Arshpreet is employed by the District.

The Property

The Subject Property is roughly 3 hectares (2.995 ha.) located to the east of Highway 99; south of Depot Road; and north of Tantalus Road. The Subject Property is bordered by:

- 2.06 ha. of private owned property zoned RS-2 to the north (1774 Depot Road);
- 0.528 ha. of private owned property zoned RS-2 to the north-west (1700 Depot Road);
- unknown ha. of Crown land zoned RL-2 to the west;
- 3.311 ha. of private owned property zoned RL-2 to the south (41387 Tantalus Road);
- 4.518 ha. of private owned property zoned RL-2 to the south-east (41416 Tantalus Road); and
- 2.305 ha. of Crown owned property to the east.¹

The property is immediately adjacent to Highway 99 and is accessed by a dedicated right-turning lane off of the highway onto the Subject Property. Construction began on the turning lane, to the best of our knowledge, in 2007.²

The Subject Property includes a 1.5 story house of approximately 1800 square feet which is serviced by municipal water and waste collection but not sewer services.

Background – Overview of Authority

The District has appropriately identified the purpose of the OCP as a long-range plan to guide the continued evolution of Squamish over the next 25 years (Part 1.1) and the Growth Management objectives beginning on page 24 (Part 3: 9) of the District of Squamish Official Community in accordance with *Local Government Act*, which reads:

875 (1) An official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.

(2) To the extent that it deals with these matters, an official community plan should work towards the purpose and goals referred to in section 849

Further, the OCP appropriately particularizes present and proposed land use in accordance with section 877(1)(b) of the Act.

The District's own words demonstrate the importance of the OCP as is evident in the statement that at section 1.2 replicated below:

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

¹ Appendix A – Map 1: 4000 Highway 99, District of Squamish Public Map Viewer (Subject Property highlighted).

² Appendix B – Picture 1: Highway 99 Access to Property

As is particularized below, the OCP contains what we anticipate is likely an oversight that has been innocently ignored during the development of the OCP which has a significant impact both to the Subject Property and to the District. We say the inclusion of the Subject Property within the Growth Management Boundary is in accordance with the general purpose of the OCP and the specific purposes of both Growth Management and Residential Infill. We are unaware of a common-sense logical rationale for excluding the Subject Property from the Growth Management Boundary.

Background – OCP on Growth Management

The District notes at page 24 of the OCP that Squamish is expected to enjoy an annual growth rate of 1.5-1.8% to the year 2036. Further, the OCP further notes that substantial development capacity remains available with existing neighbourhoods and designated development areas to accommodate the anticipated population growth. The growth rate leaves the potential need for 480 new units per year through to 2036.

As an objective, the District has identified that the goal is to avoid sprawl, preserve natural areas, maintain land base and green infrastructure, minimize infrastructure costs, and complete and connect neighbourhoods. The key paragraph at issue is the final paragraph on page 24 contained in section 9 of the OCP. The section provides that the Growth Management Boundary is to add clarity and strengthen the District's land use, infill, area planning, and development phasing policies. Of importance, "[The Growth Management Boundary] delineates the areas within which residential growth, development and infrastructure investment should be directed in Squamish over the next 20 years." This is accomplished by promoting "... compact and complete development within a defined area, supports infill, improves walkability and transit viability, and reduces carbon emissions by discouraging or restricting residential sprawl into undeveloped lands on the periphery of the community."

Respectfully, we say, the inclusion of the Subject Property into the Growth Management Boundary is in direct accordance with the stated principals, goals, and purpose of the Growth Management Boundary. Its exclusion cannot be justified or, at best, results in absurd and undesirable consequences.

We highlight the following points for your consideration as to the appropriateness of including the Subject Property within the Growth Management Boundary as:

- (1) the Subject Property is immediately adjacent to Tantalus Road which, pursuant to 9.2(b)(v) of the OCP, is an area specifically identified as an area where the majority of residential development within the Growth Management Boundary is to occur;³
- (2) the Subject Property qualifies as vacant or underutilized land within existing neighbourhoods which, in 9.2(b)(vii) of the OCP, is an area specifically identified for residential development;
- (3) exclusion of the Subject Property from the Growth Management Boundary is not in accordance with any property immediately adjacent to Highway 99 as it is the only highway property north of Valley Drive and south of Depot Road that is not included in the Growth Management Boundary;⁴
- (4) given its central proximity, development of the Subject Property is in accordance with the stated District purpose to avoid sprawl, pursuant to section 9;

³ Appendix A, *ibid*.

⁴ Appendix C - Schedule C: Official Community Plan, "Growth Management".

- (5) the Subject Property's inclusion in the boundary is not contrary to the stated District purpose to maintain a working land base (assumed to mean agricultural, rural, forested, and other resource lands) pursuant to section 9 and, in any event, it is not used or zoned for those purposes;
- (6) the extension of municipal infrastructure is not onerous as anticipated growth is anticipated and encouraged in areas immediately to the north and south of the Subject Property and highway improvements have already been made. As such, inclusion of the Subject Property is in accordance with municipal goals pursuant to section 9;
- (7) the Subject Property's inclusion in the boundary satisfies the District's stated purpose in section 9 to complete and connect neighbourhoods as, with relative ease and attention, the Subject Property may be connected to neighbouring property near Tantalus or Depot Road as desired;
- (8) excluding the Subject Property from the boundary means, pursuant to section 9.2(3)(ii), the Subject Property is, amongst other uses, identified as appropriate for industrial activity which appears to be in contravention with any of the stated desires of the District;
- (9) excluding the Subject Property is inconsistent with immediately adjacent properties that are identically zoned;⁵
- (10) the Subject Property's inclusion in the boundary is in direct accordance with the stated purpose of residential infill, pursuant to section 12.5(a) to maximize efficient use of municipal transportations systems and infrastructure and contribute to complete, compact, and livable neighborhoods;⁶ and
- (11) the Subject Property's inclusion is not in contravention of risk from natural hazards given that the Subject Property shares a similar "hazard zone" classification with neighbouring properties as the only known relevant hazards which include the Cheekeye Debris Flow Hazard Zone⁷ and Flood Hazard Controlled Densification Areas⁸.

In sum, the property is identical in zoning, relative size, geographical location, services received, proximity to highway, and risk characteristics including flooding and debris slides as its neighbouring properties. Further, and more importantly, the Subject Property fulfills all of the stated purposes of Residential Infill that the District espouses and champions in the OCP.

⁵ Appendix D - Map 2: RL-2 Zones in the Neighbourhood; District of Squamish Public Map Viewer (RL-2 Zones Highlighted).

⁶ Appendix E - Schedule I: Official Community Plan, "Agricultural Land Reserve, Aggregate, and Woodlots"

⁷ Appendix F - D-1: Official Community Plan, "Flood & Debris Flow Hazard Areas"

⁸ Appendix G - D-2: Official Community Plan, "Flood Hazard Controlled Densification Areas"

Correction of Historical Oversight

In summary, we say there are obvious and apparent reasons for inclusion of the Subject Property in the Management Growth Boundary without any reasonable rationale for exclusion. We add our supposition that the exclusion of the Subject Property in the Growth Management Boundary must be a simple oversight. Alternatively, we respectfully request a rationale contrary to the discussion above.

Previous versions of the Official Community Plan for the District include Land Use Plans.⁹ From review of the maps it appears as though, beginning with the map adopted June 1989, that the "Limited Use" area excluded all immediately neighbouring property to the south of the Subject Property. In 1998, it appears as though the "Limited Use" area was expanded north to the southern border of the Subject Property. The "Limited Use" boundary in the area appears unchanged as of 2009 and expanded north of the Subject Property prior to 2017.

The District has continuously shown a willingness to expand the "Limited Use" areas as development demanded by the expansion of neighbouring development. The inclusion of the Subject Property is a natural extension of that policy and is appropriate in the circumstances.

Particulars of future development, it goes without saying, would be subject to the same considerations as any other development. These considerations may include adherence to reasonable obligations for development established by the District. But, it is our position that excluding the Subject Property from the Growth Management Boundary is in contravention to the spirit and intent of the OCP and the District's stated goals.

Further, exclusion of the Subject Property from the boundary has real tangible effects on the owners as it significantly limits any opportunity for development until the District's population reaches beyond 34,000, pursuant to section 9.2(d) and the only resolution for the owner is to seek rezoning pursuant to the OCP which would include industrial activity, which is both contrary to the purpose statements within the OCP but expressly permitted in the body of the document. We respectfully request Council correct this absurd consequence.

We welcome questions, concerns, or inquiries for clarification. Please contact the undersigned at your convenience.

Yours truly,

BOUGHTON LAW CORPORATION

Per: 

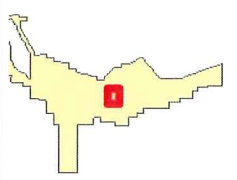
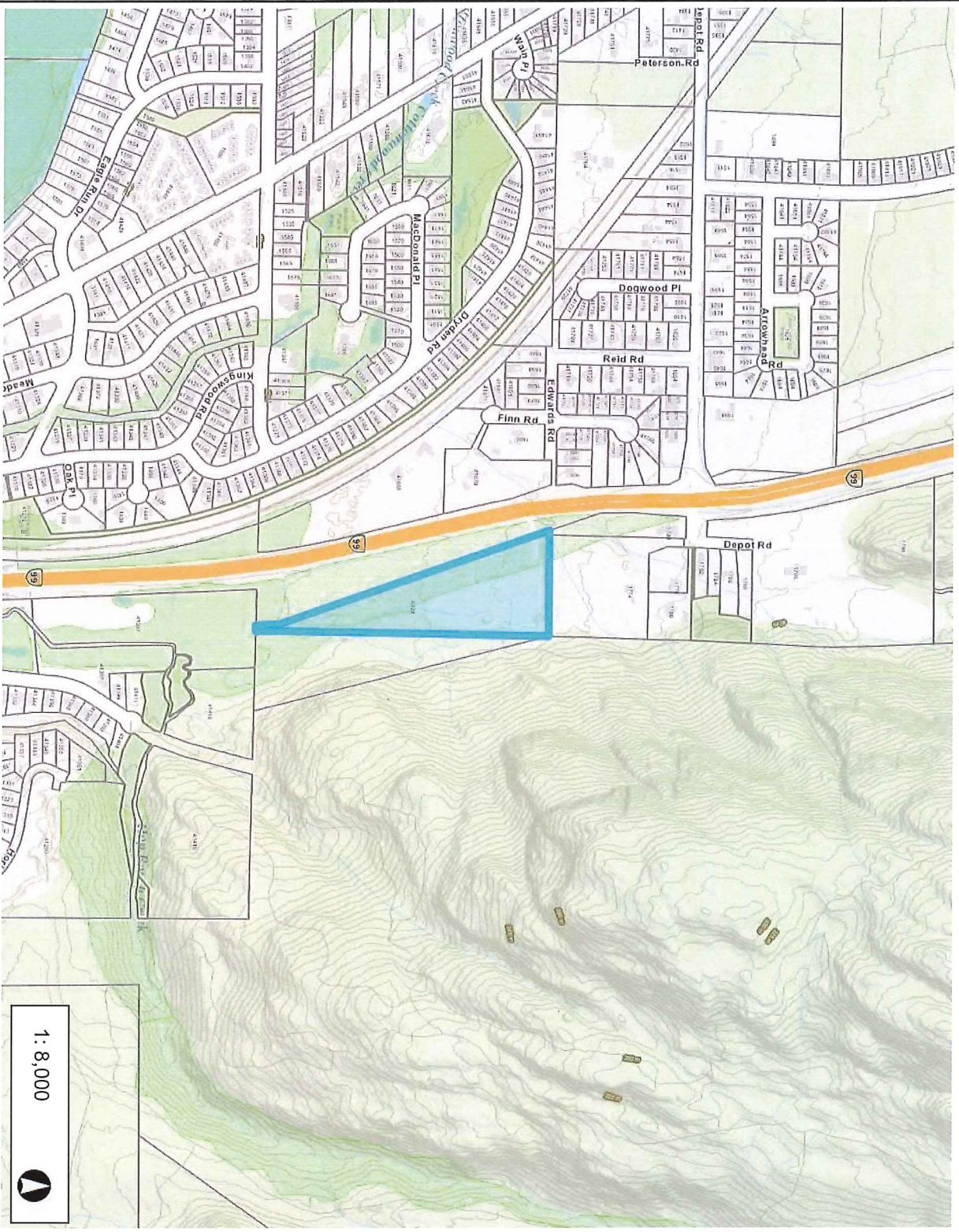
Shaun C. Driver

SCD/scd

⁹ Appendix H – Historical Land Use Plans (1989, 1998, 2009, 2017)



Public Map Viewer



- Legend**
- Properties
 - Provincial Park
 - District Park

1 : 8,000



NAD_1983_UTM_Zone_10N
© District of Squamish

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

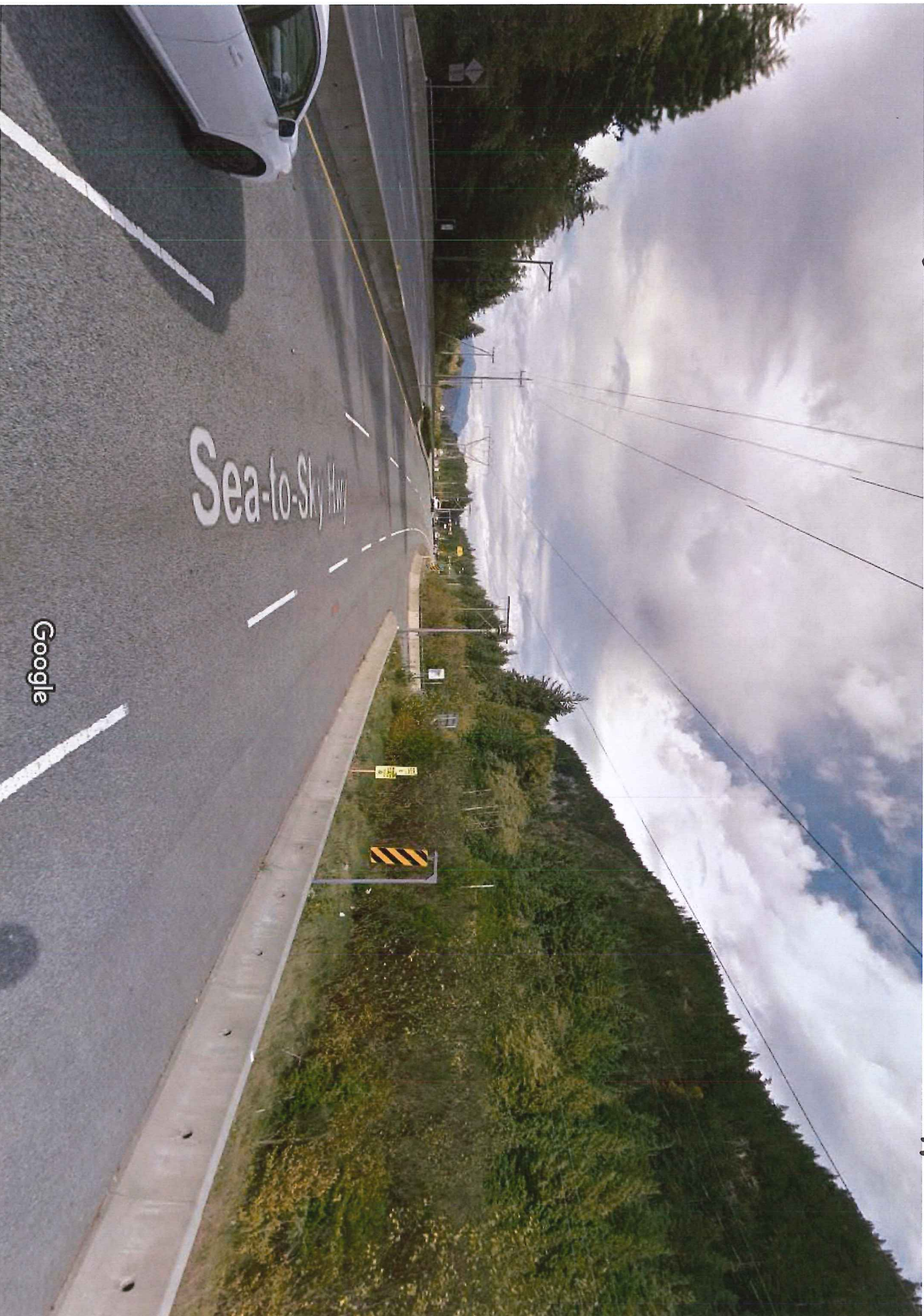
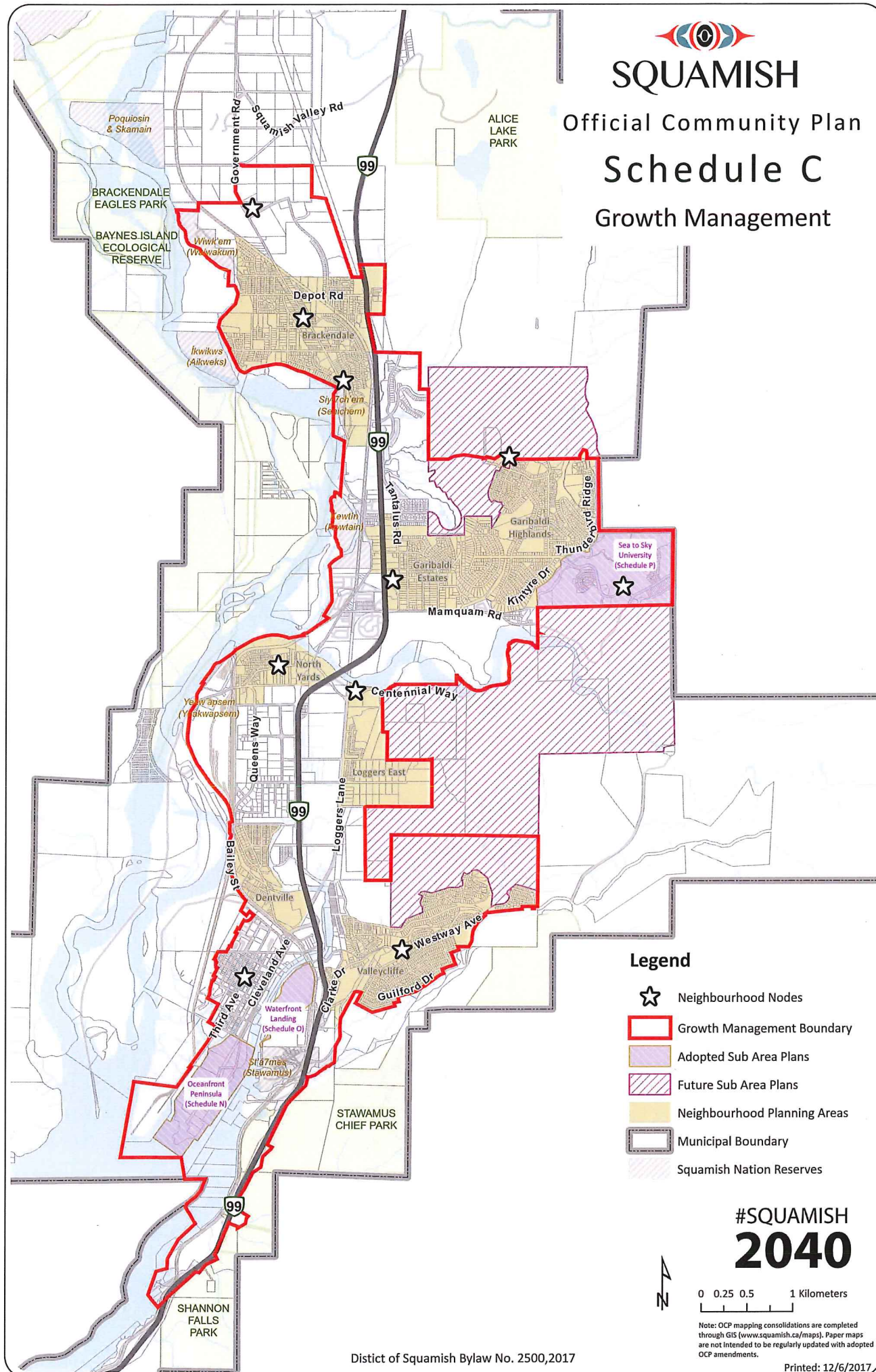


Image capture: Oct 2015 © 2018 Google



SQUAMISH

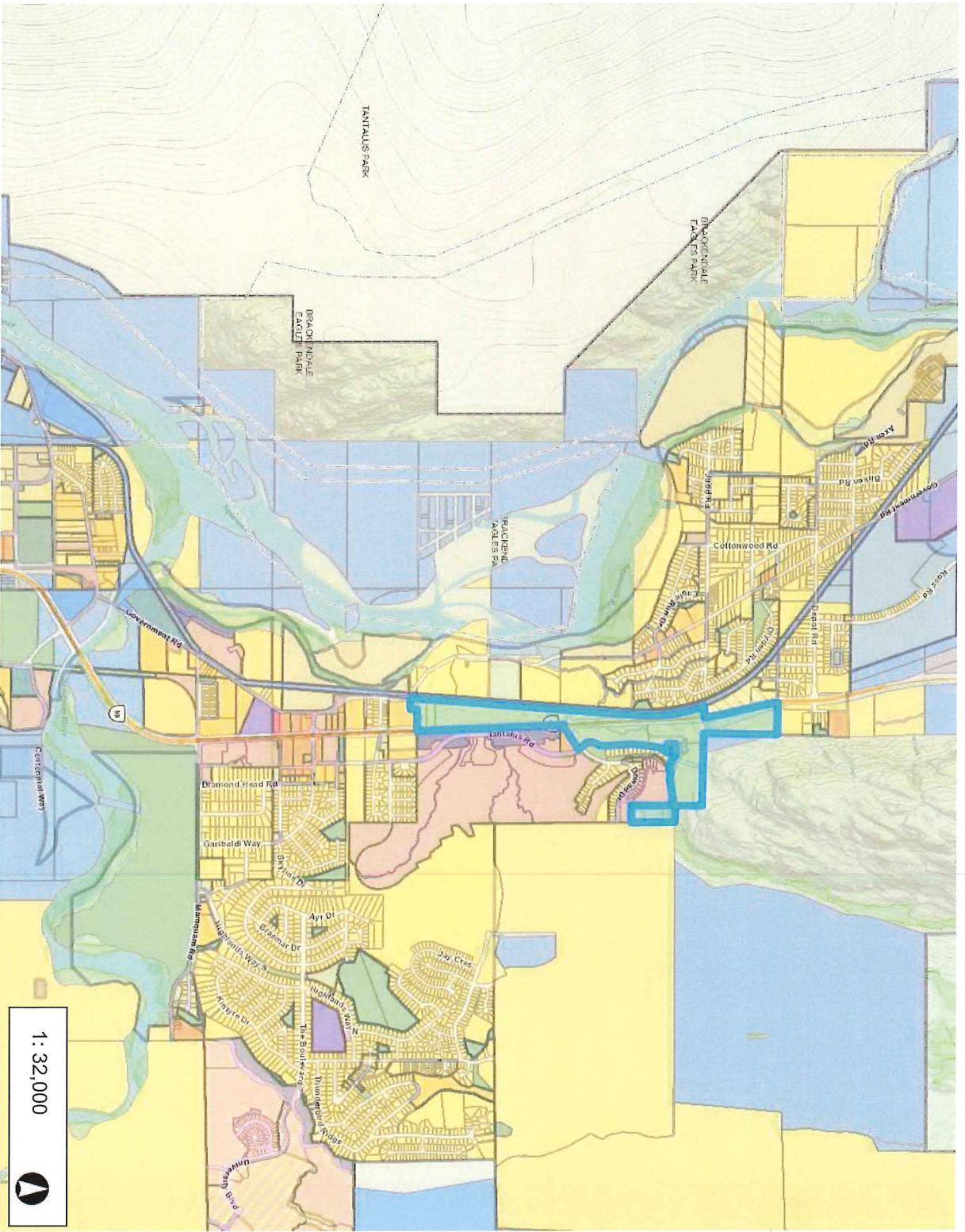
Official Community Plan Schedule C Growth Management



Appendix "C"



Public Map Viewer

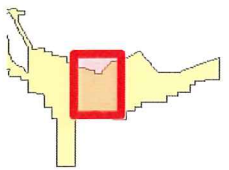


NAD_1983_UTM_Zone_10N
© District of Squamish

1:32,000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Zoning Classification**
- Commercial (C)
 - Comprehensive Development (CD)
 - Mixed Use District (MUD)
 - Industrial (I)
 - Resource (RE)
 - Residential (RS, RL)
 - Multi-Unit Residential (RM)
 - Residential Mobile Home (RMH)
 - Park & Public Use (P-3)
 - Institutional (P-1, P-2)
 - Land Use Contract (LUC)
 - University Campus (UC)
 - University Housing (UH)
- Ownership Type**
- Private
 - Municipal
 - Crown
 - Squamish Nation Reserve
 - School District
 - Unknown

Notes

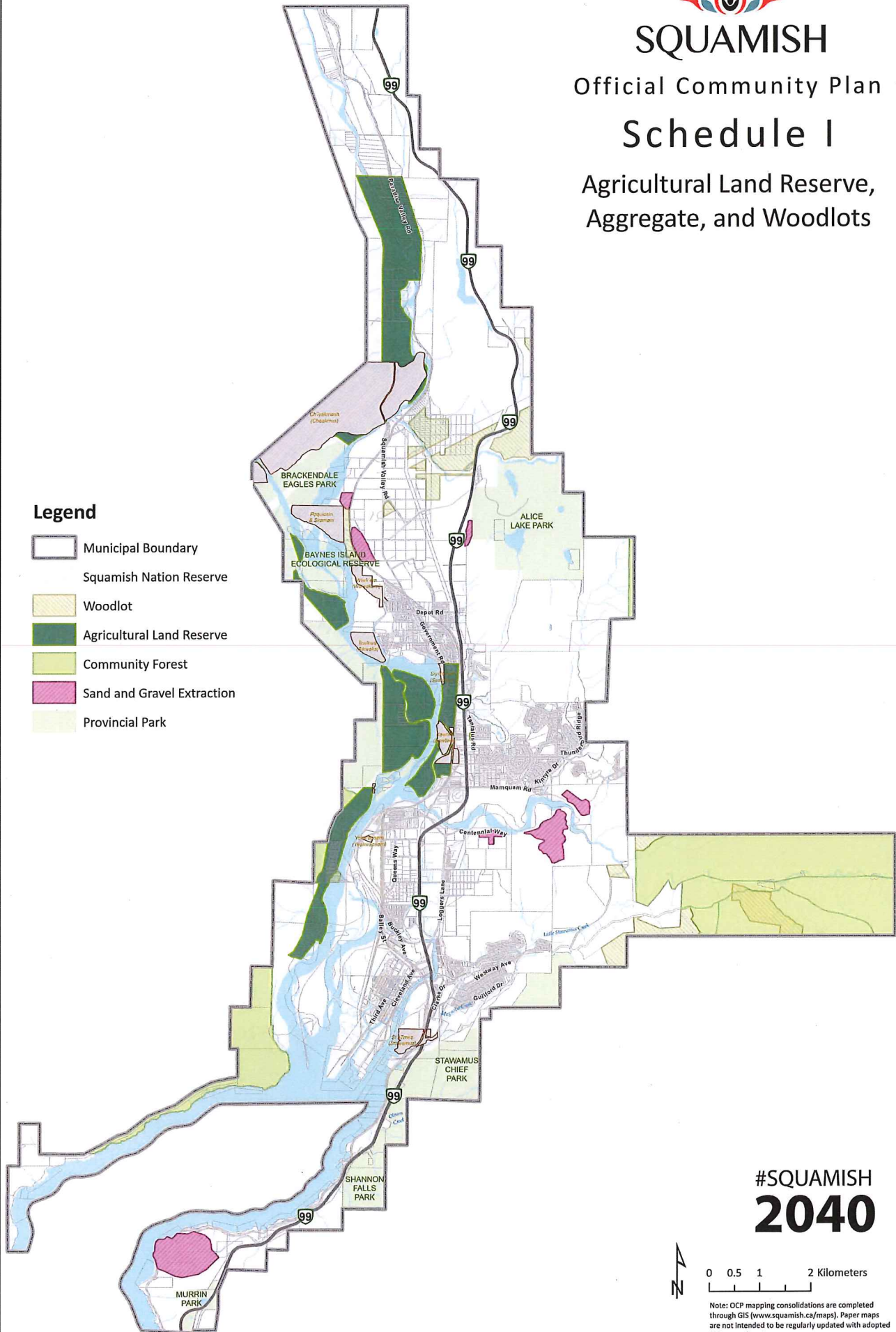


SQUAMISH

Official Community Plan

Schedule I

Agricultural Land Reserve, Aggregate, and Woodlots



Appendix "E"

#SQUAMISH
2040



0 0.5 1 2 Kilometers

Note: OCP mapping consolidations are completed through GIS (www.squamish.ca/maps). Paper maps are not intended to be regularly updated with adopted OCP amendments.



SQUAMISH

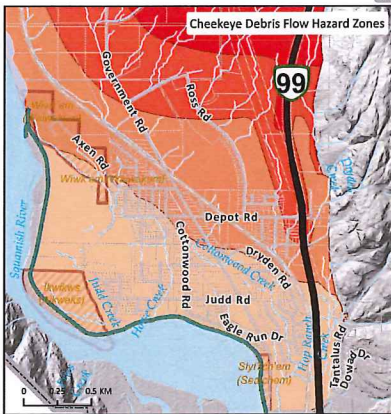
Official Community Plan

Schedule D-1

Flood & Debris Flow Hazard Areas

Legend

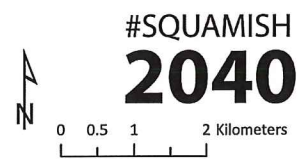
- Municipal Boundary
 - Squamish Nation Reserve
 - Dike
 - Debris Flow Hazard Area
 - Overland Flow Areas
 - Flood Hazard Areas
- Debris Flow Hazard Zone**
- C1
 - C2
 - C3
 - C4
 - C5



Cheekeye Debris Flow Hazard Area is also an Overland Flow Area

Cheekeye Debris Flow Hazard Zone C5 overlaps the Squamish River Flood Hazard Area (see inset for zone boundaries)

- Note:**
1. Creeks west of the Squamish River and creeks north of the Cheekeye River may be subject to debris flows but have not been mapped.
 2. Debris flow areas identified have been mapped based on a desktop review. A site-specific hazard assessment prepared in accordance with Provincial legislation may be required for specific development proposals at the discretion of the Building Inspector or Approving Officer in conjunction with specific land development applications.
 3. Overland Flow Areas are areas where shallow water may flow during a flood event but where water is not expected to rise to a significant depth.



Note: OCP mapping consolidations are completed through GIS (www.squamish.ca/maps). Paper maps are not intended to be regularly updated with adopted OCP amendments.

Appendix "F"



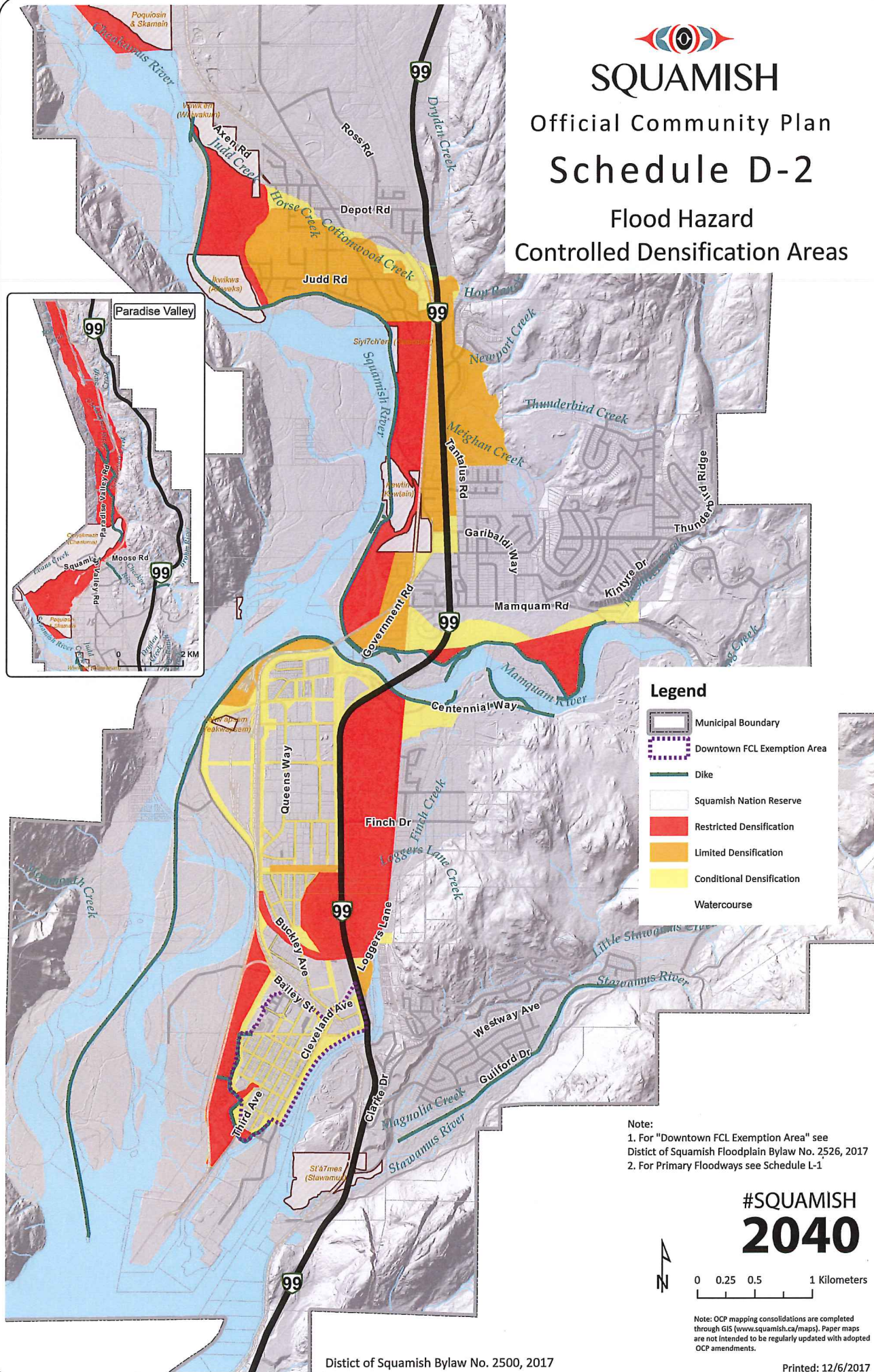
SQUAMISH

Official Community Plan

Schedule D-2

Flood Hazard

Controlled Density Areas



Legend

- Municipal Boundary
- Downtown FCL Exemption Area
- Dike
- Squamish Nation Reserve
- Restricted Density
- Limited Density
- Conditional Density
- Watercourse

Note:
 1. For "Downtown FCL Exemption Area" see Distict of Squamish Floodplain Bylaw No. 2526, 2017
 2. For Primary Floodways see Schedule L-1

#SQUAMISH
2040



Note: OCP mapping consolidations are completed through GIS (www.squamish.ca/maps). Paper maps are not intended to be regularly updated with adopted OCP amendments.

Appendix G

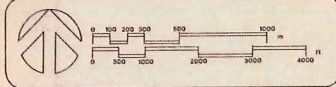
DISTRICT OF SQUAMISH
OFFICIAL COMMUNITY PLAN

schedule 1 LAND USE PLAN

legend NOTE: CONSULT PAGES 16-20 FOR EXPLANATION OF LAND USE DESIGNATIONS.

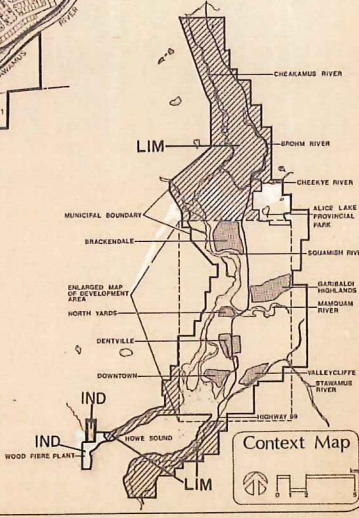
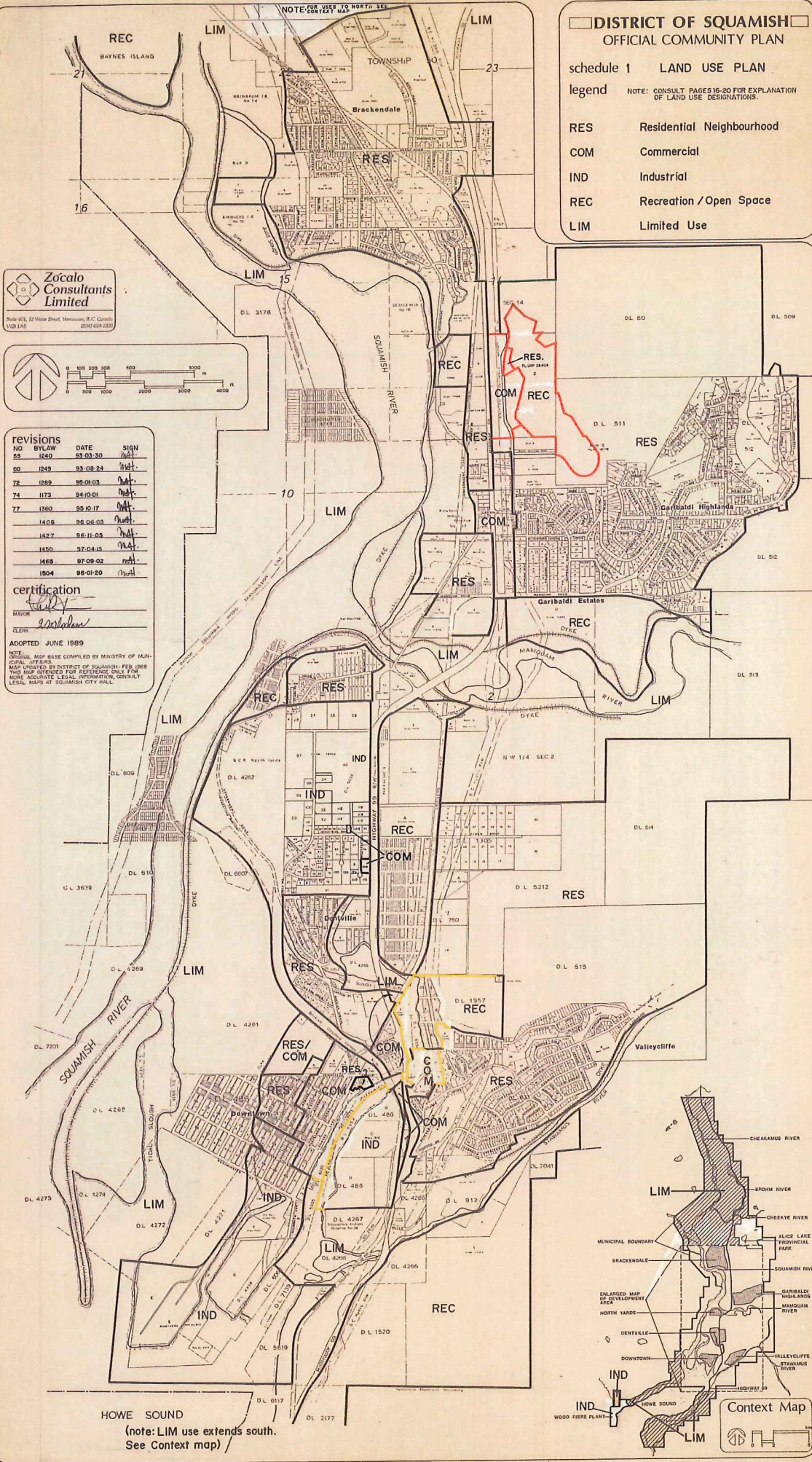
- RES Residential Neighbourhood
- COM Commercial
- IND Industrial
- REC Recreation / Open Space
- LIM Limited Use

Zocalo Consultants Limited
Suite 612, 22 Water Street, Vancouver, B.C. Canada
V6B 1A5 (604) 681-1333



NO	BYLAW	DATE	SIGN
55	1240	93-03-30	[Signature]
60	1249	93-08-24	[Signature]
72	1282	95-01-03	[Signature]
74	1173	94-10-01	[Signature]
77	1360	95-10-17	[Signature]
	1406	96-06-05	[Signature]
	1427	96-11-05	[Signature]
	1450	97-04-13	[Signature]
	1465	97-09-02	[Signature]
	1504	98-01-20	[Signature]

certification
MAJOR [Signature]
CLERK [Signature]
ADOPTED JUNE 1989
NOTE: THIS MAP IS BASED ON THE DISTRICT OF SQUAMISH OFFICIAL COMMUNITY PLAN. THIS MAP IS INTENDED FOR REFERENCE ONLY. FOR MORE ACCURATE LEGAL INFORMATION, CONSULT LEGAL MAPS OF SQUAMISH CITY HALL.



HOWE SOUND
(note: LIM use extends south.
See Context map)

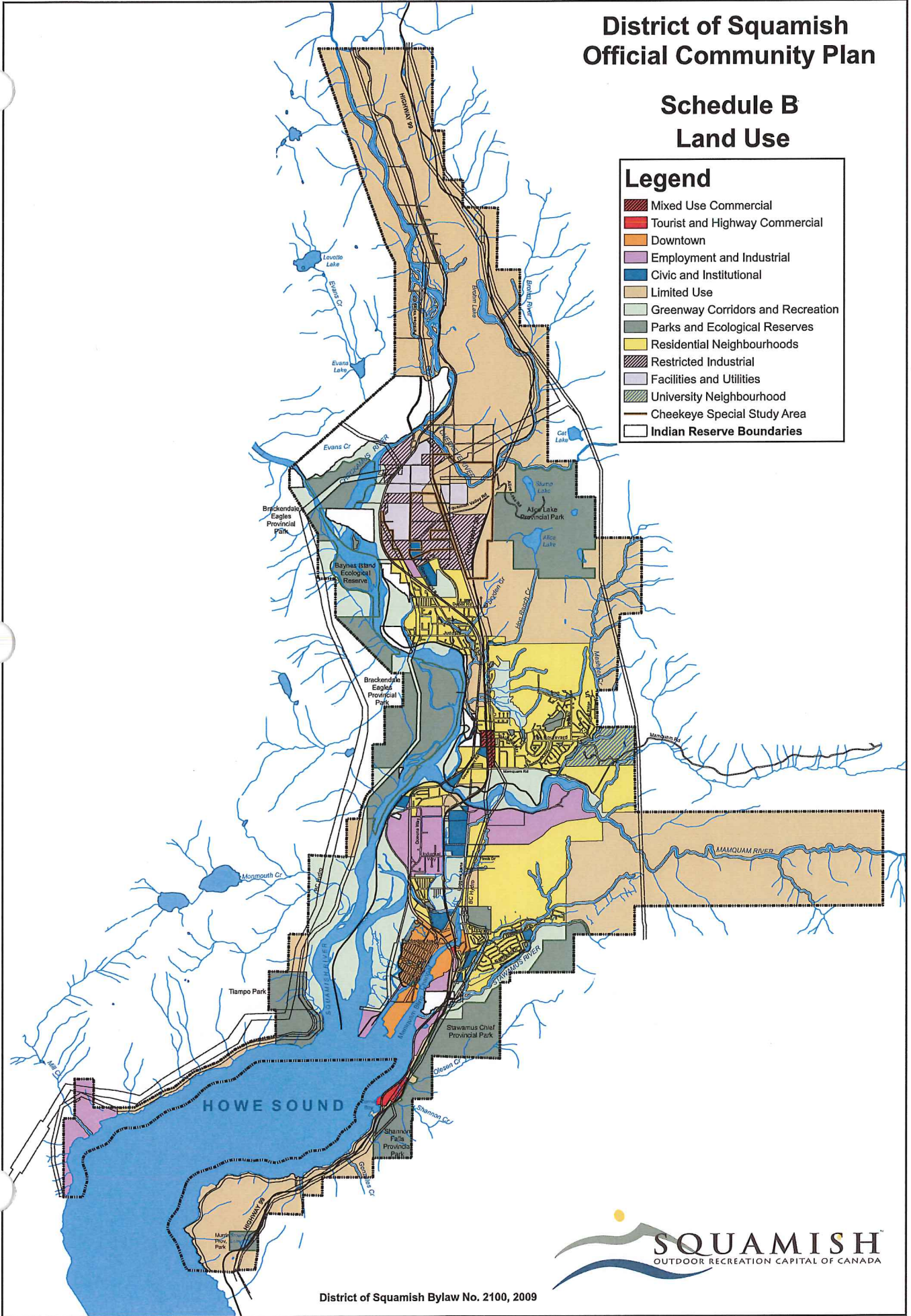
Appendix H - 1989

District of Squamish Official Community Plan

Schedule B Land Use

Legend

-  Mixed Use Commercial
-  Tourist and Highway Commercial
-  Downtown
-  Employment and Industrial
-  Civic and Institutional
-  Limited Use
-  Greenway Corridors and Recreation
-  Parks and Ecological Reserves
-  Residential Neighbourhoods
-  Restricted Industrial
-  Facilities and Utilities
-  University Neighbourhood
-  Cheekeye Special Study Area
-  Indian Reserve Boundaries



Appendix H - 2009





SQUAMISH

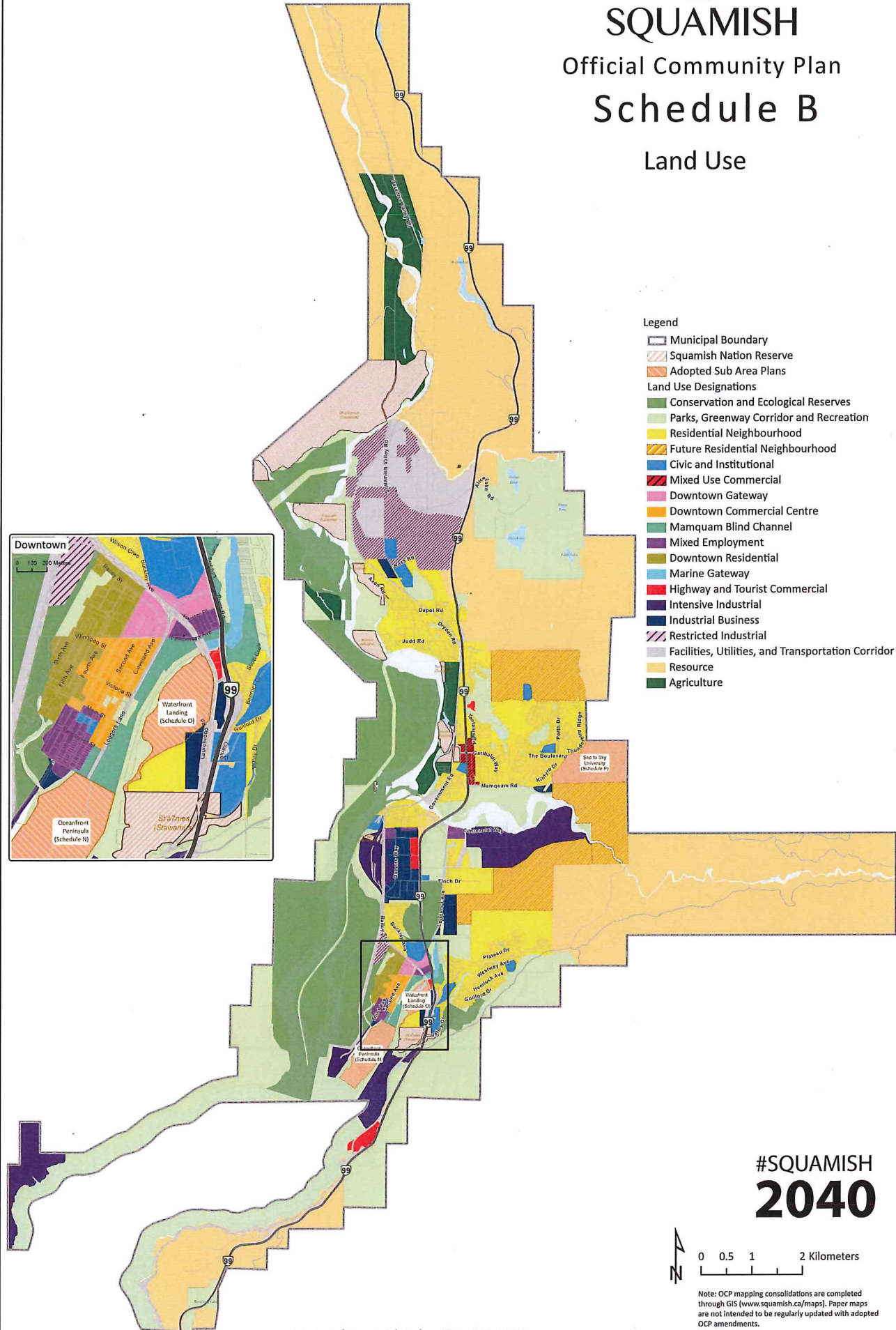
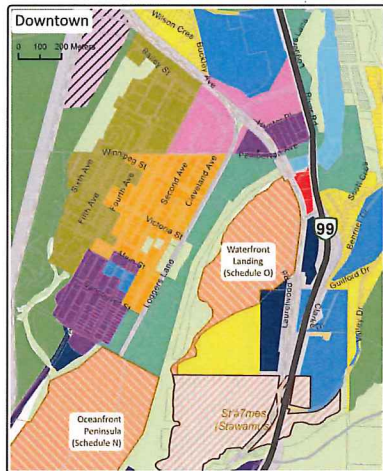
Official Community Plan

Schedule B

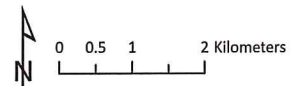
Land Use

Legend

- Municipal Boundary
- Squamish Nation Reserve
- Adopted Sub Area Plans
- Land Use Designations**
- Conservation and Ecological Reserves
- Parks, Greenway Corridor and Recreation
- Residential Neighbourhood
- Future Residential Neighbourhood
- Civic and Institutional
- Mixed Use Commercial
- Downtown Gateway
- Downtown Commercial Centre
- Mamquam Blind Channel
- Mixed Employment
- Downtown Residential
- Marine Gateway
- Highway and Tourist Commercial
- Intensive Industrial
- Industrial Business
- Restricted Industrial
- Facilities, Utilities, and Transportation Corridor
- Resource
- Agriculture



#SQUAMISH
2040



Note: OCP mapping consolidations are completed through GIS (www.squamish.ca/maps). Paper maps are not intended to be regularly updated with adopted OCP amendments.

Appendix H - 2017

From: [Caroline Lamont](#)
To: [Hearing](#)
Cc: [Matt Gunn](#); [Sarah McJannet](#)
Subject: OCP Bylaw No. 2500, 2017
Date: Tuesday, March 6, 2018 2:45:28 PM

Please accept this correspondence in reference to the upcoming public hearing related to OCP Bylaw No. 2500, 2017, as follows:

At the recent Committee and Council meetings related to the Growth Management policies proposed in the new OCP, the District indicated that (despite the population threshold and policy precursors) Council always has the discretion to entertain a development project that is not within the Growth Management Boundary.

- To capture this direction in the OCP, it would be helpful to include a policy that explicitly recognizes such a process/opportunity. Any review and subsequent public process would continue to be subject to the statutory development approval legislation.

It is my understanding from attending several OCP meetings, Council prefers to review site specific OCP amendments through the application's own approval process rather than with the larger OCP process and adoption.

Thanks,

Caroline Lamont | [Land Development Manager](#) | Bethel Land Corporation | [604-898-1901](#) | clamont@bethelcorp.ca

Office of the Medical Health Officer

Vancouver Coastal Health – North Shore
5th Floor, 132 West Esplanade Ave.
North Vancouver, BC V7M 1A2
Telephone: 604-983-6701
Facsimile: 604-983-6839

February 6, 2018

Ms. Sarah McJannet,
Planner
District of Squamish
PO BOX 310
Squamish, BC V8B 0A3

Dear Ms. McJannet,

The *District of Squamish Official Community Plan Schedule "A"* was reviewed by the Medical Health Officer, Population Health, Healthy Built Environment and Environmental Health teams.

A letter outlining our feedback was sent to Mayor and Council. The attached document includes additional and specific comments from the reviewers.

VCH looks forward to continuing to work closely with the DOS in the final revision of *Squamish 2040* and its implementation. If you have any further questions regarding these comments, please contact Medical Health Officer, Mark Lysyshyn at Mark.Lysyshyn@vch.ca or 604-983-6701.

Sincerely,



Mark Lysyshyn, MD, MPH, FRCPC
Medical Health Officer
Vancouver Coastal Health, North Shore & Sea to Sky

Section	Policy No.	Comments/Questions
PART 1: Foundations		
4. Goals	4.2 Healthy	Great definitions of health, well-being and built environment; there has been a good identification of who are the most vulnerable populations
	4.3 Connected	Observed that there is a focus on active transportation more specifically to build connections, not only increasing movement
PART 2: People + Play		
	6. Truth & Reconciliation	Appreciate that Reconciliation is present early in the OCP
	7. Intergovernmental Cooperation	<i>7.2 Policies</i> h. Good opportunity for connection with First Nations and First Nations Health Authority (and AANDC); they may have specific health data for the First Nations community May be helpful to specify what is meant by health in this section (e.g. spiritual, physical, mental or social?)
	8. Community Engagement + Collaboration	Information Access + Citizen Engagement <i>8.2 Policies</i> c. very supportive of a movement towards obtaining open data for the purposes of not only intergovernmental cooperation, but also to better connect with research agencies. This can help facilitate development of improved data and research specific to mid-sized communities
		<i>8.3 Objectives</i> d. It is encouraging to see that underrepresented groups are emphasized
		<i>8.4 Policies</i> d. Great to see the endorsement of the Children’s Charter. e. Support the initiative to increase voting in younger demographics
		Inter-Agency Collaborations <i>8.6 Policies</i> a. The DoS does not always work with VCH on priority planning areas, including HBE; They tend to refer development projects to us on an adhoc basis, typically we receive very small ones. While Section 4.2 describes what DoS views as it’s objective for a “healthy community,” it may be beneficial to also describe what each of the expectations for health might be in each subsequent section; the definition of health changes in the OCP depending on what is asked in the section
Part 3: Objectives + Policies		
	9. Growth Management	-The introduction to Growth Management notes a potential population of 30,000 by 2031. At what point does the DOS project additional water volumes will be required beyond the sustainable yield of the current supply from the PHS aquifer.

		<p>-Care must be exercised to avoid development in the absence of appropriate infrastructure</p> <p>Growth Management Boundary <i>9.2 Policies</i></p> <p>b. (vii) Ensure care is given to new construction on underutilized lands does not adversely affect traditional neighbourhoods values</p> <p>g. (iii) Ideally these assets would foster enhanced public access to greenspace/environment for a broad cross section of the population while balancing protection for sensitive wildlife areas</p> <p>h. The Santa Monica Land Use & Circulation Element document has some really excellent ways to handle housing affordability and land use issues, particularly in response to improved transportation options (chapter 3.3 in particular); while the District doesn't have rapid transit, the Santa Monica document has really taken some really bold approaches to the creation of affordable housing</p> <p>k. In addition to transfer of crown lands to SFN, VCH would strongly recommend the DOS acquire ownership or governance for control of the PHS aquifer to the maximum extent permitted- using the projected 5 year time of travel radius, to preclude contamination risks</p>
		<p>Sub Area Planning <i>9.4 Policies</i></p> <p>a. Good to acknowledge decreasing conflict; would consider identifying conflicts with land use (e.g. conflicts that come with increased density); an example might be noise, air quality or odour complaints that come from non-industrial sources but result from mixed land use (e.g. restaurants)</p> <p>d. Additional consideration for inclusion:</p> <p>ix. Thought be given to removing barriers to walkability (i.e. private residential fencing that has been erected across dyke trails which prevent access)</p> <p>-locating residential development away from industrial areas to minimize exposure to poor air quality and noise</p> <p>-locating residential development, schools, etc. away from potentially contaminated areas (e.g. over old landfills, contaminated sites) and possibly radon hot spots</p> <p>-explore opportunities to encourage remediation and redevelopment of privately owned contaminated sites</p> <p>-evaluate existing contaminated sites for potential risk based interim use (ie. public plaza, community garden, parking) until the site is remediated and new development occurs</p> <p>-consider designing new buildings to a green building standard (e.g. LEED)</p> <p>Inventory of natural hazards should not be limited to wildfire interface and fuels management strategy but include flood plains (coastal and fluvial), geotech hazards, etc.</p> <p>Would like to see watercourses included such as sloughs and the Squamish estuary in this section</p>

		<p>Extension of Servicing 9.5 <i>Objective</i> From a public health perspective, VCH recommends that all new development should proceed via connection to the DOS municipal water supply system. VCH is concerned the policies that follow would result in a proliferation of small systems that are not economically sustainable, and prone to failure unexpectedly. This is problematic not only from the viewpoint of increasing health risks, but may also negatively impact the DOS brand when failures occur e.g. media may not draw the distinction between small private systems and the DOS supply</p> <p>9.6 <i>Policies</i> b. and c. VCH is not clear what criteria would be used for developing public health reasons to support connection to municipal services. It would be better to provide for rare circumstances where an independent source and supply would be acceptable as the exception to the norm.</p>
	10. Natural Environment	<p>Any consideration regarding the incorporation of natural features within new developments</p> <p>10.3 Strongly support the protection of environmentally sensitive areas; ideally would include reforestation of greenspace where appropriate</p>
		<p>Ecologically-Sensitive Development 10.6 <i>Policies</i> d. Good foreshadowing regarding how to handle water issues related to increased development; aquatic health is more than just water quality; aquatic health should include physical characteristics such as temperatures (which is why we like to reforest- it achieves cooler temperatures and less sunlight around tributary drainages- thus reducing algae growth); adjacent groundwater and aquatic habitat are also key e. Guidelines may be required</p>
		<p>Coastal/Marine Planning</p>
		<p>10.12 <i>Policies</i> Add policy that allows for a bylaw which requires marinas be equipped with grey and back water disposal facilities to service both live aboards and recreational users Add policy that discusses and requires marine water quality monitoring; the lack of sanitary waste disposal services is likely to contribute to fecal contamination of the estuarine environment; VCH recommend that DOS take a leadership and/or coordinating role especially for the harbour area; ideally including a monitoring plan</p>
		<p>Wildlife Corridors + Attractants 10.14 <i>Policies</i> f. May be good to discuss wild life attractants within the development/construction best practices</p>
		<p>Water Quality 10.16 a. VCH wishes to be included with all assessment/direction with sections a. to d.; furthermore the DOS</p>

		<p>should seek partners, especially those involved in recreational activities, to assist with community engagement and surveillance of activities in the areas of concern</p> <p>c. Development over domestic water supply aquifers should not be permitted; both the Mamquam and PHS aquifers are comprised of unconfined sand and gravel materials and are vulnerable to contamination; a precautionary approach to preventing contamination is best practice and complies with the multiple barrier approach for protecting drinking water safety; remediation can exceedingly expensive- not only for capital infrastructure but also for ongoing operation and maintenance</p> <p>10.18 Policies Consideration should be given to development of a monitoring plan to evaluate success/compliance with the GCRWQ; reconsider the need of a chain link fence around the storm water recharge basins (which may have become entrapment hazards)</p>
		<p>Air Quality 10.20 Policies -Would consider also the exposure with respect to development adjacent to major road networks and their impact to health such as traffic related air pollution</p> <p>f. With respect to clean air initiatives, it is recommended to convert to natural gas instead of use of wood stoves, which produce dangerous particulate matter- often in close proximity to neighbouring housing</p>
	11. Hazard Lands	<p>General Natural Hazards + Constraints 11.1 Objectives The first objective mentions “managing multiple natural hazard risks within levels acceptable to the public”; may wish to reword this statement to “managing the multiple natural hazard risks in Squamish to ensure these risks are not harmful to the general public</p>
		<p>11.2 Policies Do vulnerable populations require additional consideration? (e.g. where do they congregate/where are they living/are they more susceptible in the event of a flood or emergency)</p>
	12. Diverse + Affordable Housing	<p>Recommend specifying what the District of Squamish will consider as “affordable” for its targets. While 30% of a household’s gross income is a general definition, it would be beneficial to place some additional context around finances (e.g. 20% above / below median or average income = middle income – see Neighbourhood Change as this is how they defined middle income)</p>
		<p>12.2 Policies Ensure micro-units and tiny homes are serviced with appropriate water and sewerage requirements</p>
		<p>12.4 Policies Should consider how housing and the neighbourhood might be modified later on as well as potential demographics will change (e.g. senior will age and the number of seniors will eventually decrease as Generations X and Y age)</p>

		<p>d. may wish to include steps in this section e. It is encouraging to see this section incorporated into the OCP</p>
		<p>Residential Infill 12.6 <i>Policies</i> c. Good job was done on integrating housing needs and development with neighbourhood transportation infrastructure to develop complete neighbourhoods; would like to see a little more incorporation on increasing neighbourhood greenness (i.e. parks shouldn't be the only source of "green"; increase urban tree canopy f. Consider the implications of mixed land use or conflicting land uses e.g. air quality, noise or odour</p>
		<p>Affordable Housing 12.7 <i>Objective</i> Would recommend (similar to section 12) to be specific about whom "affordable housing" is meant for</p>
		<p>12.8 <i>Policies</i> f. Great to see that DoS is promoting the development of secondary suites and carriage homes l. replacement of 1:1 for affordable housing is great</p>
	13. Commercial Land Uses	<p>13.2 <i>Policies</i> Great addition to the OCP; further information that would support this section:</p> <ul style="list-style-type: none"> • Provide affordable public amenity space for needed community services • Appropriately distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services) so that all neighbourhoods have convenient access • Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults and seniors and those with visual, mobility or cognitive challenges • Consider incentives to promote construction and renovations which foster accessibility • Support low cost community recreation, leisure programs and services
	14. Industrial Land Uses	<p>Land Use Compatibility 14.4 <i>Policies</i> b. Where residential (existing and proposed) developments border or approach industrial activity properties VCH would like to be involved with discussions regarding setbacks, screening, monitoring, etc.; recommend Ministry of Environment also be involved as they are responsible for issuing the emissions/effluent permits</p>
		<p>Heavy Industry Monitoring 14.8 <i>Policies</i> Support the statement that Dos participates in the process of monitoring impacts from proposed heavy industrial activities; also include in the policy that DoS monitor their own facilities: for example, the waste water generated at the marina and the sewerage treatment outfall</p>

	<p>15. Civic & Institutional Lands Uses</p>	<p>Institutional Uses 15.2 <i>Policies</i> Good idea to have mixed land uses with residential, retail, business, educational, cultural and recreational facilities; reminder to consider encouragement of good building design to mitigate possible influx of noise and air quality complaints</p>
		<p>Educational Facilities 15.4 <i>Policies</i> d) This is a great way to try to get ahead of the population needs (e.g. ensure that DoS doesn't run into the same issue as parts of Vancouver where there are not enough schools) Don't forget to maximize pedestrian/cycling connectivity; emphasize the following:</p> <ul style="list-style-type: none"> • School travel planning (http://www.saferoutespartnership.org/resources/report/vision-zero-and-safe-routes-school) • Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments; including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes • With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes and large activity areas
	<p>16. Downtown Squamish</p>	<p>Downtown Land Uses 16.1 <i>Objectives</i> May wish to incorporate design guidelines for the downtown core e.g. inviting culturally diverse facades, windows and parking features 16.2 <i>Policies</i> May wish to include "indoor and outdoor" gathering places; Squamish has relatively few indoor gathering places; look at an all seasons approach to public realm</p>
		<p>Downtown Public Realm a. May wish to emphasize the arts and culture of Indigenous pieces</p>
		<p>Float Homes Good to see a separate section on float homes</p>
	<p>17. Squamish Business Park</p>	<p>Business Park Transitional Areas 17.6 <i>Policies</i> a. If buildings are to be constructed on municipal land between Highway 99 and the Business Park frontage, then a minimum set back of 150 metres is highly recommended but with hepa filtration due to traffic related pollutants: https://www.publichealthontario.ca/en/eRepository/OHP_infog_TRAP_2016.pdg or</p>

		http://www.transportation.alberta.ca/Content/docType233/Productions/schlpgnd.pdf
	18. Parks + Recreation	<p>Natural Open Spaces, Parks + Greenways 18.1 <i>Objectives</i> How is 10 minutes used as a measurement of distance from existing and new residential developments?</p>
		<p>Trail Network 18.6 <i>Policies</i> Ensure wayfinding of trails or making it more accessible for all, especially with ages 8 to 80 in mind</p>
		<p>Water-based Recreation 18.10 <i>Policies</i> Monitor water quality of recreational water areas in accordance with the Canadian Recreational Water Quality Guidelines</p>
		<p>Camping 18.12 <i>Policies</i> Develop a camp ground bylaw c. Do not support development of campgrounds or other mass gathering places unless it is served by community sewerage and water systems</p>
	19. Climate Change Mitigation + Adaptation	VCH is concerned with the potential of cross connections; care is required whenever consideration is given to using non-potable water, especially when reclaimed “grey water” is used within a building; the building/plumbing codes may not be protective against hazards that are created after construction or related to improper maintenance; additional concerns exist for human exposure to pathogens from reclaimed wastewater arrangements
	20. Transportation + Mobility	<p>May wish to incorporate My Health My Community data here to further support the evidence. Observed typo in third paragraph, “andsidewalk”</p>
		<p>Major Transportation Network 20.2 <i>Policies</i> c. Perhaps this section could specifically include snow and ice removal. Squamish does not clear sidewalks when it snows; sidewalks become treacherous when rain falls on compact snow and ice forcing people to walk on roadways; it is safer to drive then walk in these conditions f. Ensure truck routes are separated from residential areas and/or where highly vulnerable populations reside e.g. hospitals, child care centres 20.4 <i>Policies</i> Is the reduction of the level of speed (km/hour) on local road or incorporation of traffic calming measures to be used for road safety measures in DoS?</p>
	21. Municipal Infrastructure	<p>Drinking Water Quality 21.5 <i>Objectives</i></p>

		<p>Recommend replacing a. with: Adopt a multi-barrier approach to assure reliable production and delivery of safe drinking water in a comprehensive source to tap approach; DOS leadership undertakes to adhere to best practice in operations and future designs of the water supply system and maintain compliance with the VCH Permit to Operate, in collaboration with VCH staff</p> <p><i>21.6 Policies</i> d. Assessment of vulnerabilities should include surveillance for contamination risks and develop /maintain a source protection plan with annual activities; evaluate status of the Mamquam Aquifer for which the DOS has an EAO project certificate to develop as future supply, and timing estimates as to when this will be required by growth; maintain and enhance monitoring and reporting plans as required</p> <p>Include the following: -Exercise the Emergency Response and Reporting Plan in partnership with VCH, SFN, and other key stakeholders. -Maintain the unidirectional flushing program annually to address strategic service areas. -No policies around implementing the liquid waste management plan- the sewerage treatment plan is in need of an upgrade; no mention of liquid waste in this section, only water and solid waste was noted</p>
		<p>Water Conservation <i>21.8 Policies</i> Advocating for higher efficient usage of appliances for water conservation</p>
		<p>Solid Waste <i>21.10 Policies</i> Consider how solid waste is picked up e.g. pick up organics first to decrease wildlife attractants and try to reduce wildlife interactions</p>
	22. Public Safety	<p>Community Emergency Preparedness + Mitigation <i>22.6 Policies</i> c. It is very important that communications are broadcasted to the most vulnerable Encouraging neighbourhood community development and connections to increase resiliency</p>
	23. Natural Resources	<p>Sand + Gravel Deposits <i>23.4 Policies</i> f. Great to see this section incorporated into the OCP</p>
	25. Community Health + Wellbeing	<p>Great to see this section include equity, accessibility and health linkages with a collaboration with VCH</p> <p>Accessible + Age-Friendly h. Good to see that youth and children are involved in the planning and design process</p>
	26. Food Systems	<p>Food Processing, Distribution + Storage <i>26.8 Policies</i></p>

		<p>b. May wish to include VCH in this section</p> <p>26.10 <i>Policies</i></p> <p>a. May work with VCH dietitians to implement the DoS food asset map for the district; other food asset mapping have been created throughout Vancouver Coastal (http://www.vch.ca/public-health/nutrition/food-asset-map)</p> <p>c. VCH would like to be included in discussions regarding reuse of foods/food packaging; it is great to see such as wide variety of options that increase the access to healthy foods</p>
		<p>Community Food Hubs</p> <p>a. Continue to emphasize how these types of venues increase social connections and also educate the general public in the preparation of healthy meals at home</p>
	27. Arts, Culture + Heritage	<p>First Nations Culture + Heritage</p> <p>27.1 <i>Objectives</i></p> <p>It's great to see how the DoS has worked very hard to integrate and show how they wish to work with the local First Nations within the context of the OCP</p>
	28. Community Facilities + Services	<p>Library Services</p> <p>c. May wish to incorporate more digital hardware to better inform lower socioeconomic groups</p> <p>Quality Affordable Child Care</p> <p>28.2 <i>Policies</i></p> <p>c. Both of the options regarding child care amenities are great. Unsure how developer will be incentivized to provide child care facilities; may be of interest to see what policies exist so that developers aren't demanding too much in return e.g. similar to provisions with affordable housing</p> <p>Municipal Facilities</p> <p>28.8 <i>Policies</i></p> <p>a. May wish to rent out municipal facilities to the community in order to emphasize social interactions and/or neighbourhood connections</p>
Part 4: Land Use + Development	29. Land Use Plan	<p>Land Use Designations</p> <p>29.8 <i>Downtown Gateway</i></p> <p>Is there a way to integrate natural wood designs into the downtown core e.g. Banff/Canmore, which enhances the local architecture</p>
	30. Development Approval Information Areas	<p>30.1 <i>Flood + Debris Flow Hazards</i></p> <p>b. Rationale</p> <p>Reiterate the importance of the Squamish Integrated Flood Hazard Management Plan</p> <p>Would like to see unserviced areas to be included in the list of areas requiring development approval information; DoS has been encouraging the development of a campground bylaw for all local governments (and the regional district) as we are seeing an increase in the demand for and development of campgrounds</p>

		and some of these places are non-compliant with the Public Health Act
		<p>30.4 <i>Railway Proximity</i> b. Rationale ii. Good to see this section incorporated into the OCP; diesel particulate matter has been identified as a toxic air contaminant and represents 70% of the known potential cancer risk from air toxics; Diesel particulate matter is an important contributor to particulate matter air pollution; particulate matter exposure is associated with premature mortality and health effects such as asthma exacerbation and hospitalization due to aggravating heart and lung disease</p>
		<p>30.5 <i>View Corridors + Solar Impacts</i> Don't forget to take into account the equinox shadows during different times/seasons of the year Shadow Analysis (at the Equinox-September 21 or Mar. 21) e.g. sun access, sensitive transition to neighbours, making important public places, supporting transit Please review Shade Guidelines from City of Toronto: http://www1.toronto.ca/city_of_toronto/toronto_public_health/healthy_public_policy/tcpc/files/pdf/shade_guidelines.pdf</p>
	31. Temporary Use Permits	<p>31.1 <i>Objective</i> Potential air quality impacts or traffic related pollutants 31.2 <i>Policies</i> This section states that an application for a temporary use permit will be considered in relation to provision of adequate servicing. Please be more specific e.g. DoS issued temporary use permits for campgrounds and special event sites contrary to our objections (sites not serviced by compliant water and sewerage systems) which has resulted in enforcement actions and expenditure of energy and resources to mitigate health hazards</p>
Part 5: Development Permit Areas	34. Development Permit Area 1 Environmental Protection	<p>Guidelines 34.7 <i>Aquatic Guidelines (Riparian Areas + Wetlands)</i> Good to see Table 34-2 method to determine riparian SPEA; which includes various examples and setbacks required 34.8 <i>Marine Shoreline Guidelines</i> Good to see m. section v. to reduce environmental impacts (this has been contentious in other areas of VCH)</p>
	36. Development Permit Area 3: Universal Guidelines	<p>Guidelines 36.6 <i>Parking, Transportation + Loading</i> c. Fantastic policy regarding pedestrian safety; would recommend to also include the need for good visibility of pedestrians and cyclists when enter/exiting parking e.g. no obstructions by planters or other possible barriers</p>

		<p>36.11 <i>Building Roofscape</i> d. May wish to incorporate “white” roofs in order to deter urban heat island effect (Aug. 2017 temperatures were recorded as high as 33 C in DoS)</p>
	<p>38. Development Permit Area 5: Commercial Centre</p>	<p>Background 38.3 <i>Objectives + Justification</i> a. Ensure that the “high street” character and identity isn’t alienating to the more vulnerable; in other areas retail has a way of providing service directly back to the community; depending on where real estate values sit and where populations want to settle, it might be reasonable to consider the types of actions or policies that might limit super high scale retail; this may not be a specific issue in Squamish at this time, but should consider what is meant by “high street” character and identity</p>
<p>Part 6: Implementation</p>		<p>Noticed that the HIA reference has been removed; but in doing so, it doesn’t then require that health is considered for larger infrastructure or development projects; while conducting a formal HIA would likely be too time-consuming for a small municipality to conduct for all projects; it would be nice to have some reference to evaluate the health impacts to ensure that health is considered</p>
	<p>47. OCP Implementation Framework</p>	<p>Table 47-1 OCP Performance Indicators 8 <i>Growth Management</i> May wish to include Census Data from 2016 19 <i>Active Living & Mobility</i> There are other measurements that VCH had measure in My Health My Community that might be able to be included here e.g. proximity to bus stop or condition of sidewalks</p>

From: [Charlene Pawluk](#)
To: [Hearing](#)
Subject: FW: OCP Comments
Date: Friday, March 9, 2018 11:42:15 AM
Attachments: [Screen Shot 2018-02-18 at 3.21.32 PM.png](#)

From: Nick Westeinde [REDACTED]
Sent: February 18, 2018 3:31 PM
To: Council
Subject: OCP Comments

Mayor and Council,

It is a serious, some would argue, impossible challenge to set the rules for Squamish's future for the next quarter century. Although there needs to be a plan, any attempt to impose limitations and constraints based only on what you can see today is doomed to get it wrong. Certainly the risks that exist should be acknowledged and managed, infrastructure needs to be responsibly paid for and not all development proposals would necessarily be a benefit to this growing community. But you cannot promote a healthy and growing community by building walls and other restrictions on growth.

The iPhone is barely a decade old; no one could have predicted where we would be today back in 2006, just 12 years ago, yet the OCP wants to impose restrictions and limit opportunities for the next 25 years.

Squamish may be a bit behind the rest of the Lower Mainland but is nevertheless facing a housing situation that appears about to become a crisis. The message to take from this clear demonstration that past policies and actions have had the wrong impact is to learn from the mistakes and not repeat them. Unfortunately, this OCP treats housing as something to be constrained and controlled and caged rather than the great opportunity to make Squamish the better community that it should be.

Instead of proposing solutions, instead of providing more flexibility and opportunity, the new OCP proposes more District control, greater restrictions, caps on release of land for housing and slower and fewer approvals based in large part on historical growth rates rather than future demand, all of which will exacerbate the shortage of housing, create higher housing costs, will guarantee that the affordability crisis will get worse and will stagnate the local economy.

These policies will also reduce the number of potential employees and employers that will move to Squamish and will retard business and economic growth.

It is the new developments, developments for Squamish's future residents, residents that are not yet here but who are vital to Squamish's future, that the District will restrict and curtail with its proposed OCP.

Squamish does not have an unlimited supply of land but much more of its land can be developed than the OCP plans to allow.

For example, while it is a fact that much of Squamish lies within a flood zone that carries enhanced risks for development, through sound engineering these risks can be managed and reduced to well below what most of Squamish's existing housing actually faces. It is the existing development that is most at risk as new developments can be constructed and fortified to withstand the risks listed in the IFHMP while the existing housing that lacks the flood mitigation protection of new construction, could be severely damaged.

Below is part of an email between the writer and the District that indicates the arbitrary designation of lands as less or non-developable.

Why would anyone recommend DoS policy to insist on significantly different "erosion and

scour protection measures”, different “engineering requirements/costs” and designate lots located right beside each other, and in some cases actually surrounded by lots, with a different rating, to be lots with “extreme water velocity” while the surrounding lots have a lower water velocity rating? This approach clearly fails to follow a logical or reasonable engineering or scientific approach, is flawed and needs to be corrected.



None of this is new, in fact the comments that have been provided to the District in response to the OCP draft are overwhelmingly critical of the current housing situation and of the OCP’s impact on future housing and the economy of Squamish and unanimously request that the OCP be changed and improved from the current proposal. Mingled within these comments are some well articulated recommendations that council must include in a professional planning exercise to set a housing and development policy that meets the needs of its existing and future community.

I would like to add my voice to the overwhelming number of demands that the OCP proposals with respect to future housing in Squamish be improved to provide more land for housing development, sooner, that the District approvals process be made less onerous and expensive and that a variety of development restrictions that lack a sound scientific basis be removed. All of which will make more housing available and reduce the cost of future housing.

The Mayor and Council have been elected to represent the will and the needs of their constituents, not just the existing community but the future as well. The OCP should be amended.

Thank you for this opportunity to provide comments.

Nick Westeinde

From: [REDACTED]
To: [Hearing](#)
Subject: Mountain bike trails Perth drive
Date: Thursday, March 8, 2018 6:11:20 PM

Dear Mayor and Council,

As a mountain biker I encourage you to keep access to mountain bike trails from the top of Perth drive.

The OCP should have growth management policies that are fair and equal to DL 509/510 compared to all the other landowners in town.

The land owner should be encouraged to donate a significant portion of their land as public asset with a mountain bike trail reserve to the City of Squamish for mountain biking, trail runners, and the general public

Sincerely,

Jon Foan

Sent from my iPad