

## Carly Simmons

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**From:** [REDACTED]  
**Sent:** Tuesday, October 17, 2017 12:58 PM  
**To:** Council  
**Subject:** No More Development in GREENSPACE

I strongly object if you open up the OCP and give in to these swindling Developers..... you have done enough damage to Squamish already.... listen to the people for a change... not the almighty dollar...  
Tim Cyr

Sent from Windows Mail

## Melissa Von Bloedau

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**From:** Jennifer Sale [REDACTED]  
**Sent:** Tuesday, October 17, 2017 11:59 AM  
**To:** Council  
**Subject:** Garibaldi Springs Proposal  
**Attachments:** Garibaldi Springs Cross Sections October 13, 2017.pdf

*Greetings Councillors,*

The Garibaldi Springs proposal has 3 councillors who strongly opposed receiving further information on it at the last COW and in turn against amending our OCP in order to offer a developer access to alter the greenway corridor into housing.

The developer has altered their proposal as expected as this is a business deal and all about negotiation. There is significant opposition even with the majority of the community not being aware of the magnitude of what is on the table. Should there be a vote in favour to go this route, which would be disappointing to many, there are still many areas that require attention even with the amendments they have made which were done solely due to opposition to this proposal not on their own accord in the best interests of the community.

Many of you campaigned on the platform of slow growth, concern for the environment and community collaboration. This is the time to recall those ideals and weigh the enticements against a path that cannot be reversed. How is 'donating' land that is not zoned for development considered saving it? How is passing the maintenance of said donation to future owners on this land equitable or realistic for liability reasons? Why are the interests of a large corporation and their ROI and bottom line at the forefront? Any reassurances given to the developer before they bought this land need to be set aside so that a proper response from the community, evaluation and assessment can take place.

Clearly there are several parties in this debate: the District, the developer and the community which includes all Squamish residents as well as the adjacent neighbours both immediate and in the surrounding area. There are obvious benefits to a developer who is putting their interests first when they come in, build, sell and leave to go to other communities where land is riper. They are professionals, this is what they do and they will ask for as much as you are willing to give. I do not fault them for doing their job. It is up to the council to decide what is right based on what their community wants and needs.

I do not see an overwhelming benefit to the community. The traffic into and out of this site both for daily and emergency use is not adequate. Tantalus Road heading south towards Garibaldi Way is already an issue. Perhaps the developer could provide an over pass for the highway off of Dowad Drive. Clearly for enough CAC's some councillors are willing to give this property up for development when there is no shortage of developments in the works.

The site is a well documented environmentally sensitive corridor with riparian areas. The initial plan to carve through the centre of that area with a road has been now changed but what if there had not been opposition to it? There needs to be an independent environmental assessment by a company not being paid by the developer.

The adjacent neighbours both at Rockridge and Skyridge are both affected by the zoning and density proposed. The 5 lots to the north of the existing RS1 zoned parcel are being set up for substantial loss of views and all are

subject to loss of privacy, value in their land and liveability of their site. The entire Lot C if allowed for development at all should be RS1 to remain consistent with both adjacent parcels.

The NE corner RS1 parcel had its zoning reconfirmed in March 2016 to correct an earlier omission. The lot owners to the north of this parcel have a 30 month window within which to build with a deposit at stake and are on hold waiting on their plans, financially carrying an empty lot and out of pocket for architect fees already paid. There is absolute hardship with what is being proposed on this parcel - the same height as a single family home with 3 - 4 times the density blocking what is a spectacular view and the reason people bought these lots in the first place.

The developer could sell the RS1 parcel as individual lots and recoup close to half the price they paid for the entire property just on that piece alone. There is no hardship here. How about one level ranchers to meet the growing demand of long time 40 year Squamish residents looking to downsize after raising their families here. Here is an opportunity for the developer to offer some new *senior's housing* options and provide the adjacent neighbours with a win as well. RS1 is not a losing business model as others are clearly succeeding.

It was explained to me by the developer that once they obtain their zoning they then figure out what they want to put where. I feel that this vagueness with a new proposed zoning only leaves room for more disappointment down the road.

There needs to be enforceable, defined restrictions on all three areas of height, setbacks and density throughout the entire parcel as outlined in the "Good Neighbour" outlined in the draft OCP:

- \* No changes to grades. The cross sections provided show areas being filled in to gain greater height and hence blocking others behind.
- \* References to 'detached' buildings clearly show some connected and others not which is not clear representation
- \* If strata zoned property the maximum height should be *well below* RS1 everywhere to compensate for this increased density
- \* Strata controlled landscaping - cross sections provided last week (attached) show trees taller than the houses behind them clearly blocking the view. Attention to detail of what is verbally offered yet not shown.
- \* Why should there be increased density and height in front of Lots 11 - 15 to the north? It should be noted that the current level of those lots is not the true grade and will actually sit substantially lower than if viewed in person.
- \* Offering an increased set back of 1.5 meters equates to a few inconsequential feet. How about 5 or more meters which would actually create a difference if that is the intent.

Yoga, face painting and appetizers does nothing but distract people from a very serious decision for the Squamish community and I trust that you are all focused on the real issue here.

There have been comments made by councillors open to supporting this proposal based on fear that a subsequent council may allow an even less desirable proposal to go through later which is likely not the best platform from which to make a decision. Would you not agree?

I look forward to some thoughtful discussion and explanations this evening on why this proposal on greenway corridor should go any farther especially prior to completion of our OCP.

Respectfully,

Dear Council,

We would like to raise concerns with respect to the Garibaldi Springs Development Proposal and voice our clear opposition to the project.

Our background:

We made an offer on 41120 Rockridge Place in April and moved to Squamish in mid-July. Our property is neighbouring the Garibaldi Springs. We really enjoy living in Squamish and wished we would have moved years earlier.

When we purchased the property we were aware of the development proposal. We studied the on-line materials as well as Squamish's OCP. The OCP showed a clear designation as Greenway Corridor and Recreation. Considering that Squamish's external focus is to be The Outdoor Recreation Capital of Canada and that the application is contrary to the existing OCP, as well as the newly drafted OCP, we decided it was worthwhile to take the risk in purchasing the property as we felt strongly that it would be rejected. We planned to attend the council meeting when the First Reading was to take place, but found out the First Reading was delayed when we arrived at city hall. We were initially surprised that the reading was withdrawn, but then heard that one of the councillors was absent from that meeting. The rumour had it that this particular councillor was in favour of the development, so the proposal would likely have been rejected. We must admit that this made us suspicious in regards to how decisions are made regarding this proposal.

Seeing that the proposal is moving forward, we would like the council to consider the following points:

1. The OCP is a core strategy document which was built with community input and we assume it would have full council support. Changing the OCP or acting opposite to the high level strategy outlined in the plan should be addressed with concern. In light of this, we were surprised at the lack of council presence at the last OCP community input session. As outlined above, the development is contradicting several OCP fundamentals. Our expectation is that local employment and profit will be reduced by moving housing supply from local builders to large scale developers. The OCP states: Encourage business growth and productivity in priority sectors to support good, well-paying local jobs and implement ongoing business retention and expansion to support existing businesses. Please consider the impact for local employment compared to what infill development would provide.



We are giving up on one of the very few areas zoned for greenway corridors and recreation which is at the core of this community, to give huge profits to an outside developer. The OCP states in the livability section: Natural areas and waterways are stewarded and protected, while outdoor recreation access is maintained. With this development we disturb significant waterways, despite what Polygon states. The Garibaldi Springs property has a notable amount of smaller streams and ponds which appear to harbour wildlife. Run-off change within the development will negatively impact the streams through changes in the path of run-off water and the pollution encountered in developments including salt during the winter season, oil from cars etc. Appropriate housing as outlined in the OCP should and can be achieved through infill development. While we realize that the council follows due process, not being upfront in the newly drafted OCP plan that this is a consideration while looking for input from the public for a decision of this scale is disappointing.

Greenway corridors are important for wildlife. The development will have a notable impact on wild life habitat and migration. Today you see a diversity of animals such as bears, cougars, coyotes, bobcats, ermine and otters along the Garibaldi Springs property. The OCP states to protect areas with high ecological and habitat values and look for ways to restore fragmented ecosystems. In this proposal we are breaking up a green space to provide huge profits to a non-local developer.

2. In the OCP, a clear focus is on infill development. Small parcel infill development is likely not something which is very attractive to Polygon. However, Polygon should be invited to participate in developing smaller infill properties as identified by the planning department. These developments are generally in the interest of Squamish and consistent with the overall OCP. Also note that the infill development will bring much better local employment benefits. More local construction workers and locally purchased material will likely be used in those developments. We anticipate only limited employment and materials will be locally purchased in the Polygon development as they will use larger crews they are familiar with and have negotiated lower rates with. Overall we expect that the Garibaldi Springs development is a hit on the local developers as Polygon will bring a significant number of units into the market and depress the infill development market drive.
3. In the Northern Plateau phase, there's a designated 'no go' zone, to avoid encroaching on Rockridge Place homes' privacy. Is this entire zone going to be fenced, close to the homes, to avoid that people look over the edge of the property? And what assurance is there that privacy isn't being encroached upon from the second and third floor of the Polygon homes? According to the Polygon drawings, there isn't much space between the homes and the edge of the property.

We are also very much concerned with more logging along slopes above Rockridge to improve views and destabilizing hill sides.

4. Polygon claims to be minimizing environmental impact by placing roads along current paved cart routes. One such road will be between Phase 1 and Phase 2. There's to be a trail along there as well, we assume next to the road. The impact will be substantial in that spot due to the fact that it is currently a very narrow corridor, with a creek, and that there's a significant elevation difference between the 2 phases. They might indeed be using a pre-existent path, but that path will need to be widened significantly.
5. We bought a Polygon townhouse as our first property. We owned the property for 5 years. I was on the strata council for several years, holding the treasurer position for a few years. Following, are a few key experiences and learning which I believe apply to the Garibaldi Springs proposal. The financial numbers presented by Polygon during the development/selling phase which included maintenance fees were artificially low. We had to raise strata fees substantially to create a real sustainable maintenance plan. We expect that the numbers for the Garibaldi Springs Development such as rental income are likely skewed. Long term funding for maintenance of trails and the "public" land would be our main concern. Even though buyers will be made aware of their responsibility to maintain trails and roads, most people won't have a very good picture of what that looks like and will assume that the strata fees proposed will easily take care of that.

Clubhouse rental and management is another concern. The development proposal calls for renting out the club house to raise funds. What is the contingency plan, if rental revenue is not high enough?

Streets and parking – The proposed development appear to have fairly narrow lanes based on the publicly available plans. Each home is to have a 2-car garage, but there doesn't seem to be driveways to park outside. The literature claims to offer some visitor parking, yet there doesn't seem to be any visitor parking, or space for it, in the plans. This raises multiple concerns. A significant number of the new property owners will have typically 2 or even 3 cars. From what we can see, most people in Squamish typically use their garage for outdoor gear storage. Assuming parking is allowed on the roads within the complex, this leaves a strata community crowded with cars. A good example of the expected neighbourhood feel is looking at some of the developments in the University Heights area. Polygon aims to put more parking on surrounding roads like Tantalus. Do they really expect people to walk 100s of meters to park their car? Even if there is sufficient parking for residents, where will guests park? We live on a street with

guest parking within 100m of all homes, yet people park on the road, which is prohibited, constantly, for various reasons.

6. We believe that Polygon is solely focused on making a profit, not on making Squamish a better community. Polygon is proposing a development on a very large property which was available at a low price, based on the current zoning. We can see how this particular parcel was very attractive, as opposed to others set aside for future development. Garibaldi Springs will be much cheaper to develop as much of the trees are cleared, the proposed building sites are already level and access is partially in place. Naturally, this means a much higher profit for Polygon. The property was purchased at a relatively low price (\$12,654,726), due to current zoning. By changing the zoning, Polygon stands to make a very large profit. Those 395 homes should likely be selling for an average price of \$750,000, in current market conditions. While there is obviously cost to developing the land, and all the 'repairs' to the ecologically sensitive areas, the profit for Polygon should be in the 10s of millions of dollars. Giving land back to the community which is environmentally sensitive or difficult to develop or is protected such as streams is a great scheme to look good to the community while avoiding the liabilities such as property taxes.

While Polygon is proposing some positives for the community, with protection to reserves, a clubhouse, additional parking, trail connections and such, is it worthwhile overall? For the benefit of all of Squamish? Is giving up an area zoned for greenway and recreation making Squamish a better place to live? From our standpoint, Polygon has much more to gain from this than Squamish does.

In conclusion we see this development as a negative development for Squamish. Please reconsider your position on this application and reject this proposal. We would be happy to address the council on the details as outlined in this letter.

Sincerely,

Andreas Albat & Susan Bourbonnais

██████████ Rockridge Place  
Squamish, B.C.

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October 17, 2017

District of Squamish  
37955 – Second Avenue  
PO Box 310  
Squamish, BC V8B 0A3

Attention: Mayor and Council

Re: Squamish 2040 Official Community Plan Update

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The Squamish 2040 Official Community Plan proposes certain changes which effect properties owned by Cardinal Concrete Ltd., Coast Aggregates Ltd., Diamond Head Land Company Ltd. (the Cardinal Group of Companies) and others which we find of concern.

Firstly we would like to address an error in the draft OCP, in that it does not recognize the existing residential zoning on a portion of DL 514. DL 514 has 2 distinct zoning designations; the north portion is zoned Resource (RE) and the south portion is zoned Residential 1 (RS-1). The “Squamish Long Term Growth Map” and Schedule B do not correctly reflect the existing Residential 1 zoning and indicates that Sub Area Planning is required for this zoned residential area. The requirement for Sub Area Plans should not include lands that are already zoned; rather the normal DoS development approval process should be followed and adhered to for these lands.

While we support reasonable staged development within the District the ever changing target for determining when a property will be considered for developed is creating unnecessary ambiguity as the new measure is not definitively quantifiable. The existing OCP included a population trigger of 22,500 be achieved before DL 513 would be considered for development which was a measurable objective target. The draft OCP (9.2.2(2)) now proposes substantial completion of 85% of all vacant or underutilized, available, developable land be developed before planning or development of Future Residential Neighbourhoods. The new metric proposed is not readily calculable as evidenced by the Development Capacity Snapshot (Schedule I); which estimates a remaining growth capacity in existing neighbourhoods of somewhere between 5900 to 9600 residential units. Using these criteria the owners of DL 513 (among others) can't propose further development of their lands until 'somewhere between 5015 and 8160 additional units' are built. This does not provide an objective level of certainty required to make sound planning and business decisions and highlights a significant shortcoming of the plan.

We further understand the District is considering approval of 'partial' development of a property designated as a Future Residential Neighbourhood, DL 510. While not opposed to this approval we would request the same consideration if Council moves ahead with this development approval.





The recent Integrated Flood Hazard Management Plan has identified some very critical risks of further development in the flood plains pervasive in Squamish, risks which also exist in many of the existing neighbourhoods. So we do not comprehend Policy 9.1.2 (4) which limits development to a maximum elevation of 200 metres. The stated purpose of this policy which is to 'reduce energy and cost demands for water' is totally outweighed by the costs of new flood proofing requirements for development in floodplain areas and the benefits of building outside of flood zones. We suggest this policy be reviewed and engineering solutions be determined to provide safe development opportunities out of flood prone areas.

The Cardinal Group of Companies commend the District in initiating this planning process, and as a company that has literally been building the foundations of the Squamish community for more than forty (40) years we will continue to work collaboratively with the District in realizing the full potential of Squamish. It is with ongoing consultation that we can better understand how the future OCP will be implemented and interpreted in the years to come.

If any of these points require further clarification I would be pleased to provide further information.

Sincerely

A handwritten signature in black ink that reads 'David Rittberg'.

David Rittberg  
Development Manager

Cc. Bob Fast, CEO Cardinal Concrete Ltd.  
Gary Buxton, GM of Community Planning & Infrastructure  
Jonas Velaniskis, Director of Planning  
Matt Gunn, Planner  
Sarah McJannet, Planner

## Melissa Von Bloedau

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**From:** Adam Smith [REDACTED]  
**Sent:** Saturday, October 14, 2017 8:18 AM  
**To:** Council  
**Subject:** Garibaldi Springs Proposal

Morning Council

As we approach the first reading of this proposal, I think we can all agree that the developer has jumped through many hoops in amending their proposal to address concerns raised during the committee process.

Although there are still many details of their proposal that require definition, clarity and careful thought – there is still the question of why....

### **Why are we entertaining development on lands such as these at this point?**

- Are we at complete build out in Squamish?
- Was there no other suitable development land to purchase for a project?
- Are we now forced to look at proposals out of residential and OCP supported zoning?
- Are there no other developments, playing by our own rules, that are solving the long term housing needs of our growing community?

### **Why would profits of developers or needs of future residents supersede those of the current community?**

- Are we making the right decisions for the good of the community as a whole?
- Does this project have overwhelming support (or even a majority) in the community?
- Is everything for sale?
- If so, is the cost some parkland.... a senior's center deal..... or?
- Is responsible development in our community one of the most important issues to current residents?

### **Why do we want to hear future proposals from the same developer over and over – is this best we can get?**

- If we don't, why isn't there a moratorium on sensitive land development?
- Why don't we put forward this motion and focus district time on responsible development?
- Why don't we impose a population (Cheema) or time trigger on looking at this type of land development in the future..... if it's even needed in the future?

Regardless of the number of people who have been openly verbal about this project in the public forum, a larger portion of the town is engaged and concerned about development of lands like these in our community.

There is a large petition and community group watching this closely and there are many others not accounted for in those two groups who feel that decisions on what we value and where we are headed as a community are reflected very closely in this upcoming vote.

Sponsoring a race, putting a bike rack on your SUV and engaging in the community when you have a project to get through does not make you the community as a whole..... and should not vault your needs above those of the community.

I look forward to this upcoming process and the opportunity for council to clearly define the responsible path for future development in Squamish.

Regards

Adam Smith

**Carly Simmons From:**

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Dwayne Kress [REDACTED]  
Friday, October 13, 2017 1:50 PM  
Council  
Garibaldi Springs Squamish

**Sent:**

**To:**

**Subject:**

Hello Squamish Council and Staff,

I am writing this e-mail in support of the Garibaldi Springs Development. I see this project as a community development and something that will add real value to the community of Squamish as a public place and a connectivity corridor that is needed at the north end of Squamish.

I am the Event Organizer of the Sp'akw'us 50 Mountain Bike Race and I feel quite lucky to have pulled off this event with the amount of challenges that I ran into along the way. Once I began to start promoting a replacement for the Test of Metal Mountain Bike Race it was very clear to me that I would not have a problem promoting the event or attracting participants. The problem would be, "**Where do I find a suitable venue to hold such an event**"? As you all know, the Test of Metal (TOM) was a driving force for recreation and recreation tourism in Squamish since 1996. TOM developed Squamish as a destination for recreation when Squamish needed it most. Squamish's two major industries (Forestry and Rail) were in decline. Squamish, to date, still has not found a suitable replacement for these two industries that can match the employment and community building clout that these two industries previously provided. Currently we are a tourist town that has been forever incubating "The New Economy". Squamish is certainly seeing this developing new economy unfold but these businesses are highly mobile and highly susceptible to relocate to another more "favourable jurisdiction" if the company principals find greater value in other communities. Many of the amenities that have brought these individuals and companies to Squamish are now at stake of being either lost or left to atrophy beyond its usefulness.

When I started race planning for the 2017 Sp'akw'us Event, I knew that I could no longer rely on the old volunteer force that upheld such and undertaking as TOM. I also knew that using Brennan Park for the Start/Finish was no longer feasible. The nature of this event is to attract people from out of town as this is foreign money that we as a community need to capture so that we can maintain our standards of living. Certainly, the BC Bike Race (600+ riders) continues to hold their starts/finishes at Brennan Park but the parking is limited as the competitors are Bused in and Bused out as part of the traveling caravan that the event is. With full build out of that area around Brennan Park, I am beginning to doubt the ability for BC Bike Race to continue using that area as well.

I was fortunate enough to secure a venue that was the ideal location to trails, main roads and with all the right amenities such as a Hotel and a Pub. My challenges only began from there! Countless hours of e-mails, coffee meetings, phone calls and government filings resulted in one massive bottleneck at the Cheema Lands. I continued to stay true to my original plan and kept pushing forward for the good of the community as I was most certainly not in this for the financial reward (NONE!), or for the matrimonial harmony (let's say my wife was less than thrilled at the amount of time I had to pour into this). Polygon Homes was right there with me from the start. Sure they are a development company just as I am an event developer. We both saw the value that the TOM event had on this community and that we both knew that Squamish needed a big mountain bike event to continue.

I got heavily involved with talking to anyone who would listen about how crucial the timing for the Garibaldi Springs and the Cheema Lands Developments IN TANDEM. I can certainly understand the philosophical objects to these two projects or separately but what we as a community will be missing out on is a once in a lifetime (Lifetime of the District) opportunity to build something unique. As it is now, there is NO LEGAL WAY from district land to gain direct cycling



access to the network of trails (In the Alice lake Area) that sit on the doorstep of the District. The Cheema lands, if closed will block all north access and the only way to legally access the trail network is by driving north to Alice lake or by driving east up the Diamond Head Access Road. Certainly driving is not a popular choice for most locals but due to time constraints, cycling around legal access issues may take away recreational opportunities for a great number of people. If Squamish loses this connectivity then other communities in BC will start looking like a better option.

Many communities across BC have taken notice of this and Mission, Revelstoke, Fernie, Terrace, Williams Lake are some of the examples of Mountain Towns and remote or bedroom communities that have tapped into the mountain bike tourism economy. Revelstoke just opened up their wildly successful Frisbee Ridge Trail (Rossland, BC has The 7 Summits Trail and now Whistler has Into The Mystic/Lord of the Squirrels) and this trail is driving tourists from around the world to come and visit the town of Revelstoke. All of these locations lack one crucial element that Squamish has and it is the ability to get on a bike from pretty much any location in the district and be on the trail system within minutes. In fact, multiple rides and multiple days of riding can be achieved by leaving from the same rental or hotel location. Most other communities will require a shuttle service or driving to multiple locations to ride the trails outside of their district.

Destination BC pegs the tourism contribution for the Province at 4 Billion Dollars annually. This is equal to another pillar of BC's Industry, Mining! Mountain Biking has been a growing and major contributor to this Tourism Success throughout BC. The recent Economic Impact Study for mountain biking in Squamish and the Sea to Sky Region is well known but it should not be taken for granted. The trails around Squamish are a draw for tourists but also for businesses to relocate or for people with the ability to work remotely.

With Garibaldi Springs Development's proposal, the community of Squamish will be not only be gaining further connectivity to the trail network but a much needed community park for events such as the Sp'akw'us 50. Vancouver has Stanley park, Burnaby has Deer lake Park, Victoria has Elk Lake Park, Nanaimo has Diver Park and yet Squamish does not have a park that can not only hold large events but be a community gather place for simple social activities such as picnics or walks.

I can understand that some people feel that this could be a loss of "greenspace" but this is private land and a lot of it. During this recent forest fire season, it became very clear how exposed and vulnerable we are to areas this large within our community that are not maintained or even monitored somehow. Human activity will happen and unfortunately in areas that are not monitored or maintained, the wrong kind of human activity happens. Many times in my scouting missions for routes on this Garibaldi Springs Property I encountered the remains of an illegal outdoor fire. With this impromptu campsite there is also the trash that gets left behind. Polygon Homes is the that is paying to clean up after these types of human activity, will the District of Squamish take this on if Polygon no longer holds this property? What would be the maintenance costs of this space if not for some limited, thoughtful and strategic development were to occur.

I can also understand the issues that were raised upon the completion of the Sp'akw'us 50 Event. Park was a problem and a few individuals made their points known. I would of course be happy to address those issues in a properly thought out plan instead of cobbling together the ability to cross private land for a community event. In fact, so much of my time was taken up in a fight for access, that I was left to felt as if I was fighting for access to private for all the events in town that used these trails.

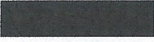
To sum up my points of support for this Garibaldi Springs Develop and for the Cheema Lands to get started on selected areas of their development (both projects will have phases), I feel that I need to point out that the District has benefited greatly because of these lands being vacant and recreated on. I feel and I have demonstrated that this community can benefit even further through a thoughtful plan for both developments to go ahead to add greater value to this



community by not only enhancing the each other's assets but creating a connectivity corridor that could be lost forever if we do not act on this crucial time frame. There is just far too much of a win out there for this community to just shelve both of these projects until the next council comes along. I feel that mishandling this opportunity now will alter the course that Squamish was headed in. The Momentum that Squamish built up over the years as a destination place for events and recreation took a long time to develop yet one major roadblock like trail access and fences can stall this momentum or send it off to another community.

*I personally have several more plans that involve the trails and this potential community space that Garibaldi Springs Development will donate, to further develop tourism and at the same time help to maintain the community park, community groups and vital assets such as the trail network.*

Thank you for your time in reading this lengthy e-mail,

Dwayne Kress  
Event Organizer  
Sp'akw'us 50  


## Carly Simmons

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**From:** Linda Glenday  
**Sent:** Tuesday, October 10, 2017 12:03 PM  
**To:** Vanessa Jenkins  
**Subject:** FW: Valleycliffe Proposed Affordable Housing Development.

**From:** colin rombough [REDACTED]  
**Sent:** October 10, 2017 8:50 AM  
**To:** Ted Prior  
**Cc:** Council  
**Subject:** Re: Valleycliffe Proposed Affordable Housing Development.

Hi Ted,

Thanks for your quick response. I was referring to this article in the Chief.

<http://www.squamishchief.com/news/local-news/district-identifies-two-potential-affordable-housing-sites-1.23050176>

-Colin

On Fri, Oct 6, 2017 at 5:20 PM, Ted Prior [REDACTED] wrote:

I have not heard about this development. The district does not allow any habitat disturbance

Sent from my Samsung device over Bell's LTE network.

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

**From:** colin rombough <[colinrombough@gmail.com](mailto:colinrombough@gmail.com)>  
**Date:** 10-06-2017 12:01 PM (GMT-08:00)  
**To:** Council <[Council@squamish.ca](mailto:Council@squamish.ca)>  
**Subject:** Valleycliffe Proposed Affordable Housing Development.

Dear Mayor and Council,

I recently read about a plan to clear land and build affordable housing along the banks of the Little Stawamus Creek in Valleycliffe. I believe strongly that this is a terrible location for any type of development. Any building in this area would require extensive clearing and most likely infilling of wetland areas around the margins of the Little Stawamus Creek. The Little Stawamus creek provides important Coho salmon rearing habitat and is an important spawning creek for Pink, Chum, and Steelhead. It is also a very important wildlife corridor for bears, cougars, coyotes, and many other animals. To develop this area would most likely extirpate these animals from the area.

Not only would this project have a serious impact on the ecological integrity and connectivity in Valleycliffe but it also runs contrary to at least 3 of the five main goals stated in the official community plan.

Resilient - Further constricting the Little Stawamus Creek through development of this land would reduce the capacity of the natural environment to absorb floods and high water. This would seriously impact the resilience of the existing community and potential put existing houses in Valleycliffe at an increased risk of flooding .

Livable - This development will further reduce greenspace and natural wildlife corridors within the Valleycliffe Neighbourhood. Reducing wild greenspace reduces the quality of life for all those living in Valleycliffe and Hospital Hill. I would also expect as you further constrict wildlife into smaller and smaller areas that you will increase the occurrence of negative human/wildlife interactions.

Healthy - This development will increase traffic on an already congested road. There is only one way in and out of Valleycliffe and adding more traffic will only reduce people's ability to travel around the community safely. Traveling by bike or on foot in this area is already dangerous due to the high volume of traffic already occupying the road. Increasing the amount of traffic would only make this problem worse and increase peoples reliance on cars and trucks. This proposed development will also significantly degrade high value ecological habitat. Disconnection from natural spaces has been shown to seriously impact peoples' overall happiness and health.

I would ask that Mayor and Council block development of this land and consider a different location for this type of development.

Please keep me abreast of any public hearings or meetings so that I can present my case against this proposed development

Sincerely,

Colin Rombough  
[REDACTED] Westway Ave  
[REDACTED]

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## Carly Simmons

---

**From:** Linda Glenday  
**Sent:** Monday, October 2, 2017 10:09 AM  
**To:** Vanessa Jenkins  
**Subject:** FW: Squamish Greenspace

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

From: Ranya Dube [REDACTED]  
Sent: October 1, 2017 7:39 PM  
To: Council <Council@squamish.ca>  
Subject: Squamish Greenspace

Hello,

I am writing with regards to the sale of the Squamish Greenspace.

Currently, the sea-to-sky is currently seeing a boom which has been great because let's face it, we live in the best place in the world. But as a local resident, I often feel like our town doesn't really have a long term strategy... One that especially focuses on protecting Squamish's culture and wildlife.

There are many people making a great deal of money at the moment and I often hear people telling me that anyone would do the same if they had the chance. I, on the other hand, would not because I know how great our local wildlife is and I would always make decisions with its best interests at heart. And we need to take a step back and start looking at long term goals and plans for Squamish. Business activities that will keep long term jobs in our town and not jobs that will make a lot of money for just a few.

I hope you consider protecting Squamish's interests and it's wildlife.

Thanks for your time,  
Ranya Dube

September 6, 2017

Community Planning & Infrastructure  
District of Squamish  
37955 Second Avenue  
P.O. Box 310  
Squamish, B.C.  
V8B 0A3

**Attention: Matt Gunn, Planner**

Re: 2040 Official Community Plan Comments

Please accept this submission as comments from Squamish Cornerstone Developments (“Cornerstone”) related to the Squamish 2040 Official Community Plan (draft dated May 2017). Cornerstone is a Squamish based development company which has invested in the community for over two decades being part of the following projects Amblepath, Riverstones, Mistral, Elements, Crumpit Woods and the Cornerstone Building.

Cornerstone was also the successful bidder for the development of the Oceanfront project and has been working tirelessly since the spring of 2016 to attract a major post-secondary institution and green tech industry consistent with municipal goals and objectives. As directed by the current OCP, Cornerstone is been in partnership with the Squamish Nation to address the potential risk of the Cheekeye debris flow with a realistic mitigation solutions required to protect not only new development but also existing Brackendale and Squamish Nation residents and infrastructure.

The 2040 Official Community Plan (“Draft OCP”) is a comprehensive document that establishes objectives and policies which inform decisions and land use management in the District of Squamish. An OCP provides certainty to residents, decision makers and land owners regarding existing and future land uses and development within the community. Cornerstone has prepared this submission for the District’s, to share our comments related to this new and significant land use document.

This correspondence provides comment on policies contained within the Draft OCP, however, due to the length of the document a detailed review of the Development Permit Guidelines has not been completed.

## **1.0 POLICY**

**GOVERNANCE CONTEXT** – The District of Squamish is within the Squamish Lillooet Regional District (SLRD) as well as the traditional territory of the Squamish Nation. The provincial and federal governments also have extensive interests in the land use within and surrounding the municipality.

The policy should recognize that the SLRD is in the process of updating the Regional Growth Strategy, which may introduce significant policy and land use changes. The policies should:

- clarify the relationship between the Urban Containment Boundary and the RGS Squamish Settlement Map.
- acknowledge a shared areas of interest with Squamish Nation in protecting existing Cheekeye Fan residents, businesses and infrastructure from the risk of debris flow.

**INTERGOVERNMENTAL COOPERATION** - The policy section should be amended to:

- recognize that the Squamish Nation is the current owner of the Cheekeye lands, and has had a development application before the District since December 2013;
- acknowledge that the District is working with the Nation and their development partners to resolve the debris flow hazard to their respective communities which particularly recognizes the efforts of the Cheekeye Neighbourhood to provide the required mitigation works.

**GROWTH MANAGEMENT** – The OCP continues to embrace Smart Growth principles, as well as phasing of new neighbourhoods and an Urban Containment Boundary.

- ❖ **Housing Needs** - The provincial government indicates that the OCP should include: *the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years and include housing policies... of the local government respecting affordable housing, rental housing and special needs housing.*

The draft OCP has provided corresponding policy and land use designations, however, the direction has not been informed by a current market housing needs study. The policies should:

- indicate the current unit count (tenure, type, size) in the District
- recognize the unit count for potential new developments (i.e. approved and not developed, in the development process or designated lands with housing potential).
- identify the limitations for future housing densities due to site constraints such as steep slopes, flooding, riparian buffers, etc.
- determine the market demand for housing types, in coordination with affordability indicators.

*As a comment, there have been statements from the District that single family development is no longer appropriate, which likely will differ from actual market demand. It is important that housing densities not be prescribed by unit type as single family lots/duplexes/tiny homes can often have densities greater than larger multifamily/ townhome developments, at more affordable purchase costs (home owner is home builder – sweat equity).*

- ❖ **Cheekeye** – The Cheekeye Neighbourhood development application has been active with the District for many years but there is little acknowledgement of the progress that has been made on the issue of debris hazard risk/mitigation and neighbourhood planning. As well, almost 50% of the Cheekeye lands are currently zoned and in part

disturbed (abandoned strata subdivision). It is understood that the Cheekeye is an extension of the Brackendale neighbourhood surrounded by existing residential uses, a school, church and airport. Clearly the Cheekeye is infill development and always anticipated for development as defined in the draft OCP, as well as the Regional Growth Strategy.

The direction pursued by the applicant on the Cheekeye development is entirely consistent with the policies of the existing OCP, however, the policy should:

- be updated to reflect more recent information regarding the mitigation opportunities for the debris flow, the risk to existing residents as well as recognition of the current rezoning application.
- be amended to include reference in the OCP that a community of approximately 1215 units could be a possibility if the mitigation efforts are achieved; and
- provide recognition by the District that although the Cheekeye is not approved, it is very far along in the development approval process.

In addition, there policies related in the Growth Management section of the policy should

- recognize that new “Smart” development can also help transform a “suburban” neighbourhood design by introducing a range of land use and densities and a more walkable/cycling friendly community.

The Cheekeye Neighbourhood as directed by staff and Council has incorporated these features including unprecedented contributions for public access parks.

- ❖ **Compact Infill Development and Long-Term Growth Phasing** – It would be helpful to understand the delineation of Major Growth Areas, for example is Cheekeye part of Brackendale? Is the zoned area of Crumpit Phase 3 part of Valleycliffe? It appears that some of the growth area delineations are established based on land ownership, rather than good planning principles of neighbourhood planning (i.e. in and around the University/Garibaldi Highlands).

The requirement for 85% of substantial completion is problematic, first because it is very ambitious (I would suspect downtown Vancouver is far below 85%) as well it could hold other landowners ransom due to inactivity of other landowners. The application of this requirement should be defined and tested to see the possible impacts.

- ❖ **Extraordinary Benefit** – The policy recognizes that new growth areas need to have “extraordinary benefit” or “substantial benefit” to the community, but this term is not defined – how does it relate to the criteria Council will apply in considering new development?
- ❖ **Urban Containment** – What does the term “*well within*” get interpreted as? Alternatively, could it be aligned with other policies that use terms such as “contiguous”?



- ❖ **200 m Elevation** – What is the rationale for restricting development below 200 m, this seems like a policy contrary to the desire to move development out of the flood hazard? Is there an alternative engineered solution?
- ❖ **UCB** – The landfill is currently outside the Urban Containment Boundary (UCB) and the policy should:
  - include *“Facilities, Utilities, and Transportation Corridor”* in the definition of UCB.
- ❖ **Sub Area Plans** - The policy indicates that a Sub Area Plan is required. During the past 3.5 years the District has indicated that a formal Sub Area Plan is not required for the Cheekeye Neighbourhood. The applicant has previously submitted all the information required for a Sub Area Plan, and as a result Council has supported initial bylaw readings.
  - This is a new “eleventh hour” policy requirement for a Cheekeye Sub Area Plan for the current Cheekeye Neighbourhood should be removed.

If the Cheekeye is to proceed, a boundary extension would likely be desirable by the District to ensure that the mitigation works are entirely within the municipal boundary. The current policy appears to preclude such an initiative. The policy should:

- include a condition on the boundary expansion that indicates that the extension would be considered for life/safety considerations only (such as the mitigation).

#### **ENVIRONMENTALLY SENSITIVE AREAS**

- ❖ **Designations** – The mapping is the result of a coarse data set and is misleading. The designation currently provided is only an indicator. The policy should:
  - clarify this status whereby ESAs are to be determined by a Qualified Environmental Professional (QEP) through more detailed analysis. For example, the Oceanfront and the Cheekeye have more prepared detailed environmental assessments by a QEP that are clearly contrary to the designations identified in the draft OCP; and
  - better define the metric for degrees of environmental sensitivity.
- ❖ **Estuary** – The policies related to the Estuary should:
  - Include new landowners of property affected by the Estuary Management Plan in the stakeholder group to recognize the OCP’s directive for new development of the Squamish Oceanfront.
- ❖ **Green Shores** – There has been more recent work completed by Newport Beach and the District as it concerns Green Shores – particularly in lieu of the extensive flood protection works that are required. Effectively flood protection works severely limit environmental protection and enhancement. The policy should:
  - recognize that many of the coastal lands are contaminated and require significant remediation (as recognized in the Oceanfront Sub Area Plan).

- clarify what “*additional compensation*” refers to (i.e. greater than what DFO permitting will require?).
  
- ❖ **Competing Interests** – What happens when environmental protection and flood protection policies are not consistent? What is the process for resolving these challenges?
  
- ❖ **Wildlife Corridors and Attractants** – This policy section has many of the same objectives and policies as the ESAs and it may provide clarity if the policies were consolidated to reduce the overlap.
  
- ❖ **Site Alteration** – Are these policies in line with the proposed Tree and Soil Removal Bylaw? The policy should:
  - consider if flood protection works require tree and soil removal for public safety and property protection.

**HAZARDS**

- ❖ **Hazard Lands** – The policy has been written quite definitive to “*prohibit development*”, yet in some cases mitigation can protect new development as well as existing development (win-win).

It would be helpful to overlay all the various hazards on a single map as to prioritize areas that are either outside of such hazards or can be effectively mitigated in the OCP policy making process.

- ❖ **Operation and Maintenance of Dikes** – A policy should:
  - recognize that this does not apply to Oceanfront flood protection and Cheekeye mitigation works (not dikes).
  
- ❖ **IFHMP** – At this time the Management Plan has not been an adopted policy of Council. It would be helpful to clarify the provincial regulations that are referenced as for development projects like Oceanfront there have been certain agreements in place that were are not subject to, yet need to recognize the IFHMP. A case in point is the variance by Council to the provincial guidelines as they consider future dike increases due to climate change.
  
- ❖ **Updates to Coastal Hazard Mitigation Strategy** – The process of the methodology of collecting this information should be indicated and the recognition that effected stakeholders will be engaged.
  
- ❖ **Cheekeye Debris Flow Hazard** – The information used in Schedule D is not reflective of the most recent work reviewed and accepted by the District. Will the District mention any alternative initiatives to the Cheekeye Neighbourhood in addressing the current hazard risk to their residents in Brackendale?

The policies also are not current with the status of the Cheekeye mitigation investigations (resolutions by Expert Panel and Council/KWL). As well, this policy section should:

- include policies and objectives where there is no mitigation and where there is approved mitigation; and
  - clarify that the existing Cheekeye Neighbourhood development does not require a Sub Area Plan.
- ❖ **Dike Upgrades/Densification** –The policies should consider the following questions:
- Is it the intent that the upgrades be done by the District?
  - How will that impact the “*substantial completion of neighbourhoods*”?
  - Is there an opportunity for a qualified professional to identify the lands safe for intended use and then allow the densification?
- ❖ **Steep Terrain** – This policy should be clarified to:
- indicate whether it is the unaltered grades of a development site, or following site improvements. The current policy, as worded, could be interpreted to sterilize a property that has only a small component of steeper slopes. Further proactive approaches as used by other BC municipalities (and the province) in approving development on steeper slopes should be developed.
- ❖ **Wildfire Interface** – Although the policy is to finalize the Wildfire Protection Plan, perhaps in the interim there could be a DPA designations that provides more guidance on what is required for a wildfire assessment and what development sites are required to comply.

#### COMMERCIAL

- ❖ **Day to Day Needs** – Day to day commercial needs are typically within walking distance, it is the weekly commercial needs that should be focused at Garibaldi Village and downtown.

#### INDUSTRIAL LANDS

- ❖ **Port Facilities and Marine Activities** – Cornerstone attended a District session on coastal and marine planning. This meeting provided viewpoints from a range of waterfront stakeholders and their needs. It would be proactive for the District to work with these marine interests and develop a land use plan that will serve the long term needs of the community and business. For example, there is a desire to retain industrial businesses, facilitate the growing recreational enthusiasts while also providing services such as boat launches, marinas, fueling and other coastal transportation needs.

What does “*very limited water residential*” reference, and in a town that needs housing, what is the rationale (i.e. other priorities?). How would a policy restricting float home development impact the existing approvals for Sirocco and Oceanfront?

Are there other noxious materials other than coal that should not be permitted or is this regulated by the federal government?

The policies should:

- mention existing contamination on the coastal site around Howe Sound and the need to (and ongoing works) remediate these lands.

#### **DOWNTOWN SQUAMISH**

- ❖ **Downtown Plans** - The District has prepared numerous plans for the downtown, it would be helpful for the OCP to clarify the status of each of these plans for land owners. Section 15.3.2 4) is this a new downtown park?

#### **PARKS AND RECREATION**

- ❖ **Parks** - There is no mention of BFI park (Brackendale)) but it is indicated on the land use plan. What are the District's plans to improve and/or acquire these lands if the Cheekeye Neighbourhood does not proceed.

#### **CLIMATE CHANGE AND ENERGY**

- ❖ **Carbon Capture** – The policies should:
  - include carbon capture and the plans to do the First of A Kind (FOAK) plant whereby the bus system would run on synthetic carbon fuel. A pre-application has been submitted for FOAK.
- ❖ **Sea Level Rise** - Perhaps this should be included as part of the flood protection policies.

#### **ARTS, CULTURE AND HERITAGE**

- ❖ **Public Art** – The policies should:
  - include both historical and First Nations' reference.

#### **COMMUNITY FACILITIES AND SERVICES**

- ❖ **Cemetery Buffer** – The policy should:
  - clarify the location of the buffer (on the cemetery lands – what is the purpose?).

### **3.0 SCHEDULES**

#### **B. Land Use**

- ❖ At this time the Cheekeye Neighbourhood OCP amendment bylaw is at second reading. Ideally it would be preferable that the new OCP provide a new designation that is specific to the current status of the project (potential new neighbourhoods) subject to addressing the debris flow and other land use considerations). It would be helpful to understand how the District will transition from the Cheekeye Neighbourhood OCP amendment currently in process and the new OCP (which even if it receives third reading prior to the new

OCP's adopting, it is anticipated that the Cheekeye Neighbourhood OCP amendment will not be adopted until the detailed design of the debris barrier has been prepared and approved).

- ❖ The Cheekeye Neighbourhood, if approved, will facilitate the dedication of approximately 50 acres of the Brackendale Farmers Institute Park to the District. OCP Schedule B (Land Use) should be updated to reflect the current Crown land ownership/zoning of the proposed park.

### **C. Growth Management**

- ❖ The northern portion of the Cheekeye Fan property is not included within the Urban Containment Boundary. It is understood that the intent of the UCB was to identify the boundary for growth within the next 20 years. Not including the Cheekeye Fan property (subject to debris flow mitigation) is contrary to the District's Employment Strategy. The UCB should:
  - Include the entire Cheekeye Fan property.
- ❖ Given the considerable land development constraints in Squamish, has the District explored any sites currently not within the municipal boundaries that would be suitable for new growth without significant development impacts?

### **D. Flood and Debris Flow**

- ❖ Schedule D1 indicates that the Cheekeye Neighbourhood is within a Debris Flow Hazard and within Zones 3 and 4. The mapping of the debris flow hazard is not consistent with the BGC report that was approved by the Expert Panel and District consultants (KWL).
- ❖ The Zone references in both the policy and schedules should not be part of the new OCP as they are relying on information that is not current.

### **G. Major Trails**

- ❖ There are several privately owned parcels (i.e. Cheekeye) that are no longer provincially owned/managed.

### **K2. Watercourses and Wetlands**

- ❖ This mapping is not consistent with the environmental assessment that has been prepared for the Cheekeye lands or the Oceanfront.

## **3.0 IMPLEMENTATION**

It took considerable time to review the draft OCP due to its size. It was also a challenge to cross reference policies to see if there was consistency. In particular, the Draft OCP includes within the policy statements:

- ⇒ general and more subjective directions (i.e. "*discourage*", "*may incorporate*");
- ⇒ definitive and actionable items (i.e. "*the District will initiate*", "*Plans must be prepared*");
- ⇒ specific deliverables (i.e. "*Review and update...*", "*Implement the Directions of ...*"*Adopt...*").

To achieve a more user friendly OCP, additional attention could be given to the implementation section which give particular attention to the more specific actionable items and deliverables . A good example is a recent (award winning) OCP done by Abbotsford (see link: <https://abbotsford.civicweb.net/filepro/documents/49179?preview=49181> and click on "**Building the City**"). Abbotsford's approach was to confirm that the OCP was consistent with all applicable District policies and the budgetary process and also ensure the implementation of the OCP is measurable.

It is important to Cornerstone Developments to work within the policy framework of the District and therefore considerable time has been spent reviewing the Draft OCP and compiling these comments. We would like to continue to work with staff to better understand how the new OCP will impact our land holdings and the overall fabric of the Squamish community.

We trust that you find the information helpful and please contact the undersigned if you need any additional clarification.

Sincerely,



Caroline Lamont, MCIP  
Land Development Manager

Copies:

Mayor and Council  
Gary Buxton, General Manager of Community Planning & Infrastructure  
Jonas Velaniskis, Director of Planning  
Sara McJannet, Planner





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

August 3, 2017

**Re: 2040 Official Community Plan – Growth Management**

Dear Mayor and Council,

The Squamish Chamber of Commerce would like to commend the efforts of staff, officials and community partners in producing the draft 2040 Official Community Plan (OCP). We recognize the complex nature of creating such a plan and applaud the creative strategies used in recent community engagement. We would also like to thank staff for their collaboration in hosting a Chamber feedback session, which was valued by our members and helped the Chamber understand the sentiment of our membership.

As the voice of business, the Squamish Chamber has been reviewing the 2040 Official Community Plan, with a specific interest in economic and business development opportunities. It is our intention to provide feedback on a number of areas. With regard to this letter, we would like to provide specific feedback on one area: Growth Management.

The OCP Growth Management Policy Guide suggested three potential options, as summarized below:

1. Infill Priority (Status Quo)  
Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 22,500. Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas.
2. Infill Priority Plus  
Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 34,000. Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and substantially build out major growth areas (Oceanfront, Waterfront Landing, and University Lands).
3. Limited Peripheral Expansion  
Allow for some limited development in a small portion of Future Residential Neighbourhoods next to existing developed neighbourhoods where significant community benefits can be achieved.  
Substantially increase the population threshold and make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas before expanding into any other surrounding lands.

The Squamish Chamber has reviewed the above three options and while we understand the principles of densification and the desire to manage growth, we have concerns regarding the impact of the above options on employment lands and wildlife habitat. Squamish needs a thriving economy, one where residents can both live and work. Supply of employment lands is constrained. To a large extent, they are best suited in the valley bottom. Wildlife corridors and green spaces in the valley bottom are also essential to maintain our natural environment and manage wildlife-human contact.

Further, Squamish's unique geology creates restrictions on the type of housing suitable for development in many of the areas identified in the above options. Flood hazard zones are not suitable for ground-level homes, which can be more appealing for the elderly population. There is also a risk of creating an artificial lack of supply of single family homes, which will impact the affordability for residents who desire this type of property. Growth management should incorporate the ability to develop a diverse range of accommodation, including one-level homes and single family homes.

Infrastructure costs are a legitimate concern. However, flood protection is also infrastructure which must be paid for by municipal and provincial taxpayers and ratepayers, including businesses.

The Squamish Chamber would like to suggest a fourth option, which removes the population cap and is not specific to District Lot numbers, existing or future residential neighbourhoods. This recommendation is not intended to undermine growth management but rather ensure the long term sustainability of our community by alleviating pressure on employment lands, protecting wildlife habitat and creating a diverse range of accommodation which meets the needs of all our residents.

The Chamber endorses a strict set of criteria to assess potential developments, including connection to existing infrastructure, community benefits and impact on community assets and ratepayers. The sub area plan process for new subdivision developments provides opportunity for rigorous assessment.

In recent months, the Squamish Chamber has been approached by a number of developers and we are deliberating our own set of evaluation criteria, which will incorporate a number of factors, including the impact on economic development (e.g. Local Supplier Policies) and options for affordable housing.

We welcome the opportunity to discuss our suggested "fourth option" and evaluation criteria with the District's planning department.

Sincerely,


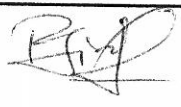






Louise Walker  
Executive Director, Squamish Chamber of Commerce

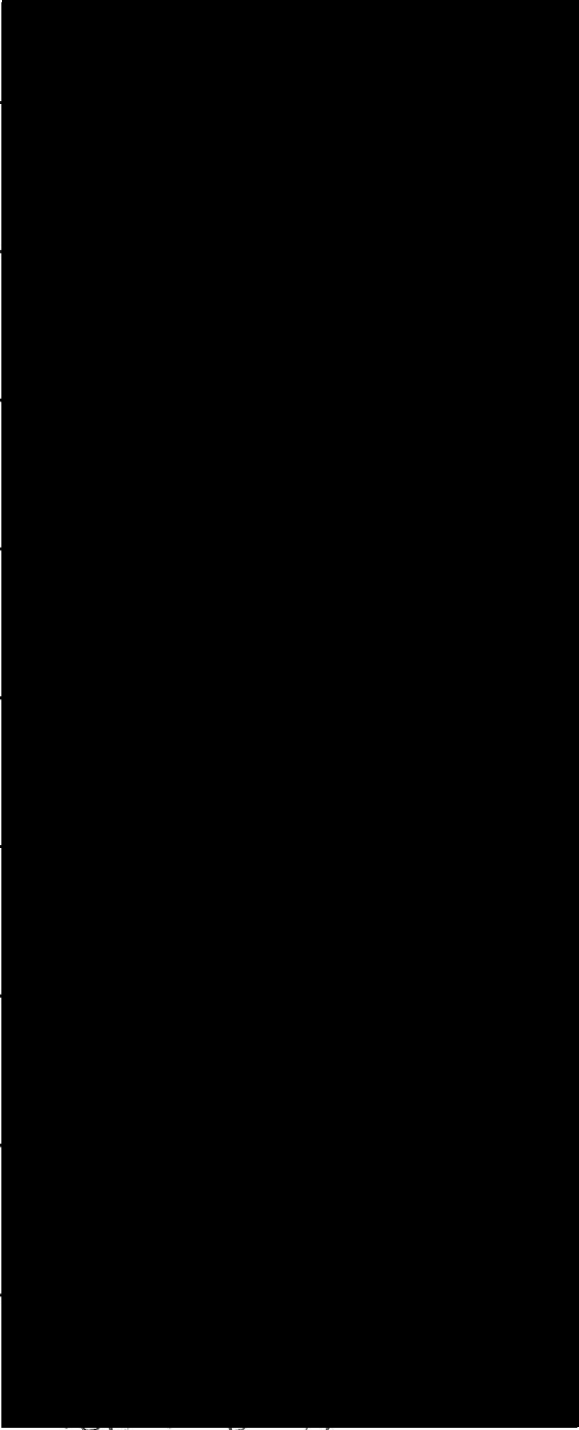


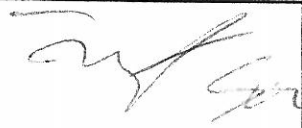

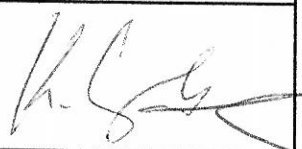

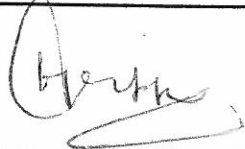
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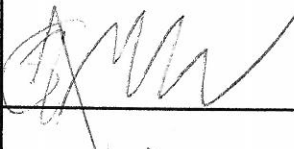
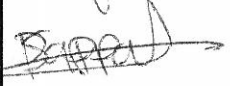

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Doward drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Harjeet		Harjeet
Harjeet call		Harjeet's call
GURMANN TOUR		G.S. TOUR
Rupinder Singh		
SUKHMER Singh		
J.P.		
MANRAM		
Palwinder		Palwinder
Sanyit		S. Dhindsa
Vijay		

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.

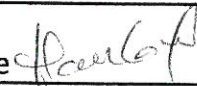


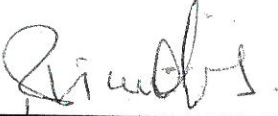



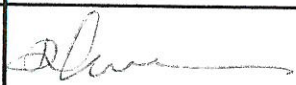
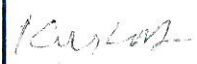


Name	address	signature
Manojit Singh		
Malchou Shmyer		
Kulwant Kour		K. H
Badri Singh Singh		BBS
Jashwant S. Virk		
		K. S
Kuldeep Singh		
DEVIINDER DIPLIAR		
Haminder		
JATIN DEBZ		Jatind 6048054747

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.

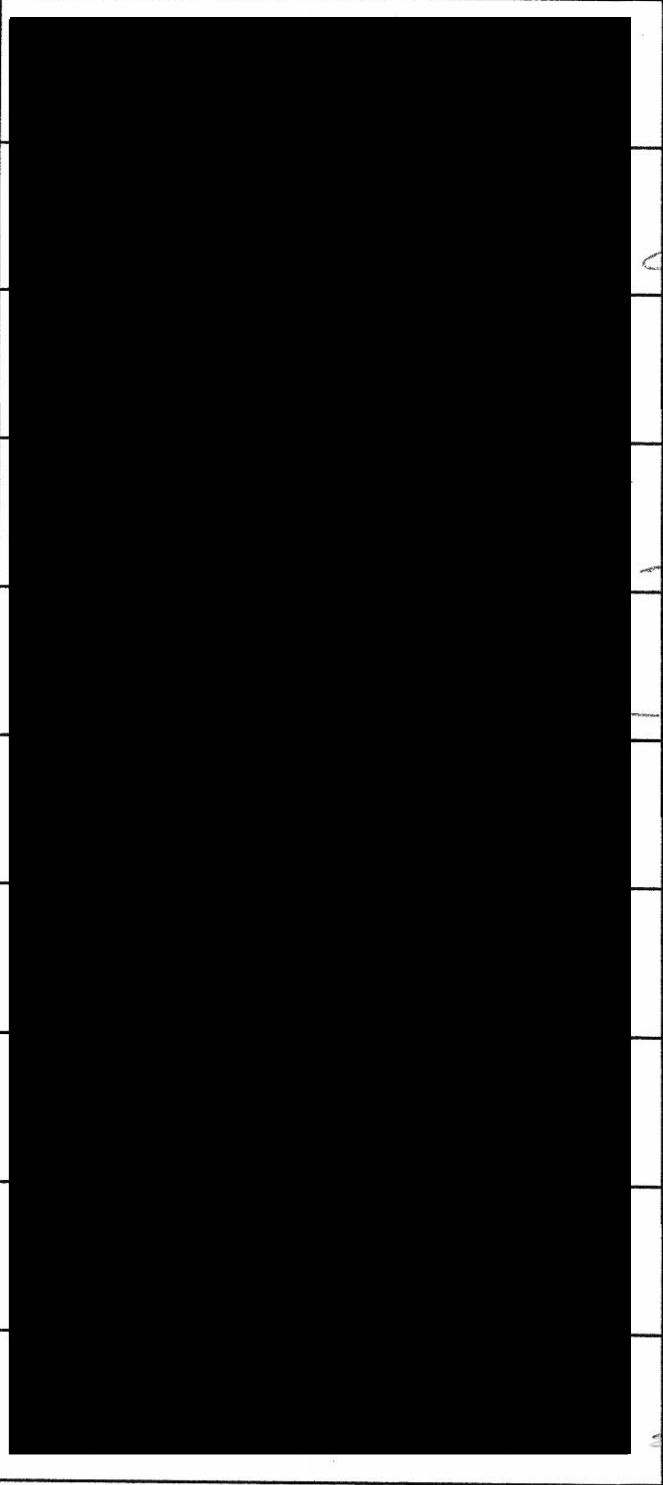





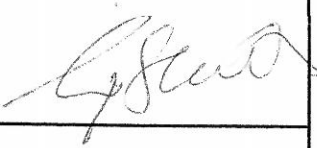

Name	address	signature
Sateet Singh		Sateet Singh
Karnaljit Sappal		Karnaljit Sappal
Nicole Pederson		N Pederson
Alex Guycuz		
Parminder Sappal		
Anur Rai		An R
Bavisher Dhadwal		Bavisher Dhadwal
Pinky Jhal		P Jhal
Sulchi Haer		Sulchi
SARJIT TAD		



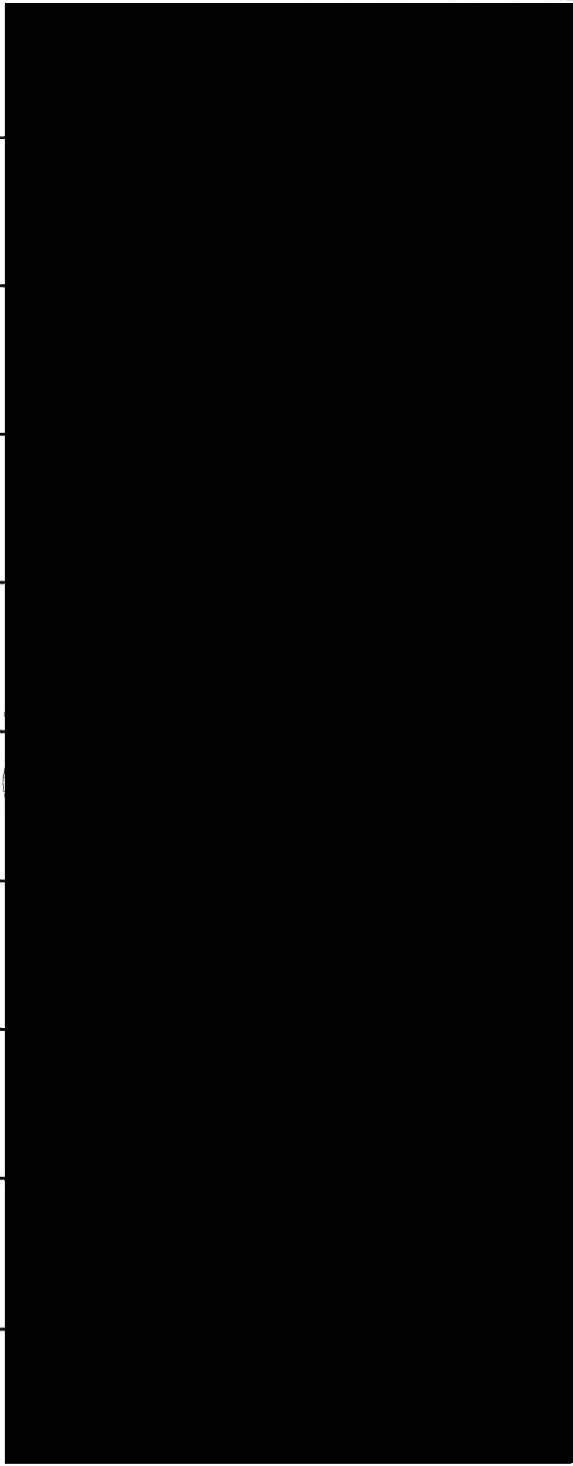


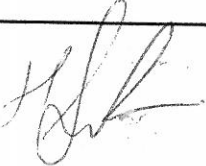







Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	addr		signature
Hansel Green			
NIAMAL KAIWATH			
Rajinder Grewal	83		
Ravinder Saini			
Rajinder Singh			mark 
Bruce Lomas			
Jasvinder Singh	1		
Daranth Singh	37		
Kulpreet Singh	20		
Hayar Rana	4		
Karam	150		

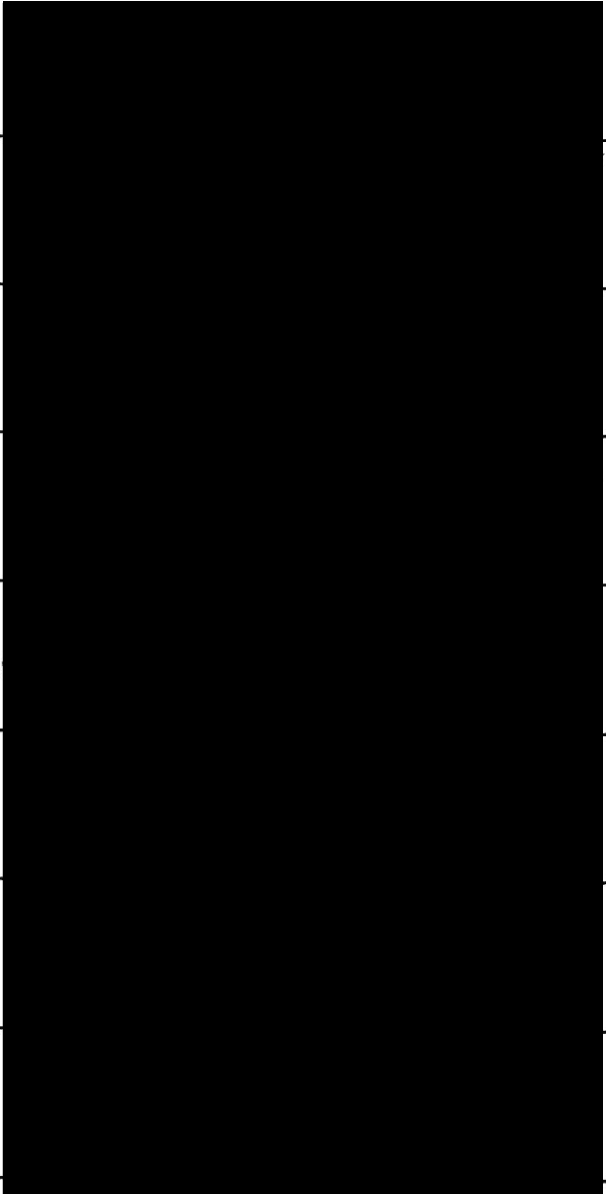
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Raveena Dhindsa		
Harkamal Bui		
GURMAL		GURMAL
Harj Aher		
NAMAL		Namal
Kuldip Shergill		
Janku Rr		J.B
Subler		
Gurnail Loo		
HARSINDER		

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.

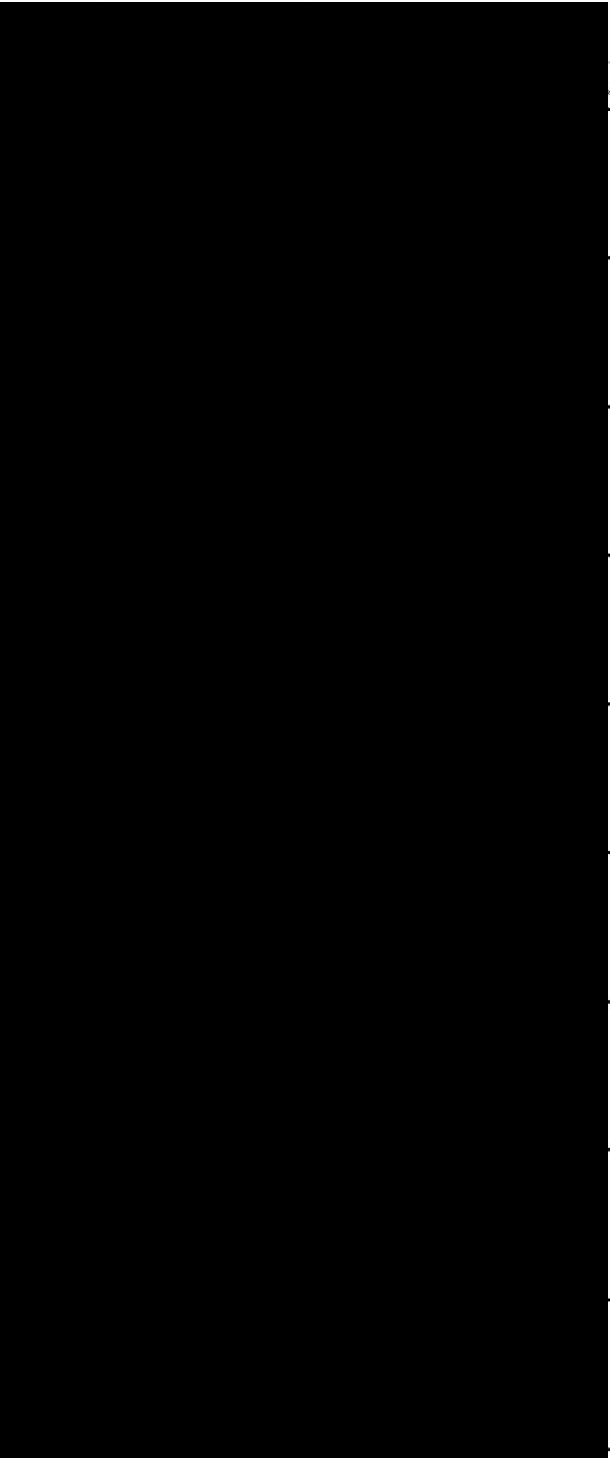
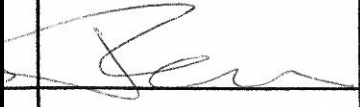







Name	address	signature
JASPREET KUNDA		
Kuldeep Singh mangat		
NARMINDER BIRING		
<del>Jagjit Singh</del>		
Sharanjit		
Imtooj		
Gurbhinder		
GURBHEETS MANI		
GURBETS MANI		
Jasvinder		

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.

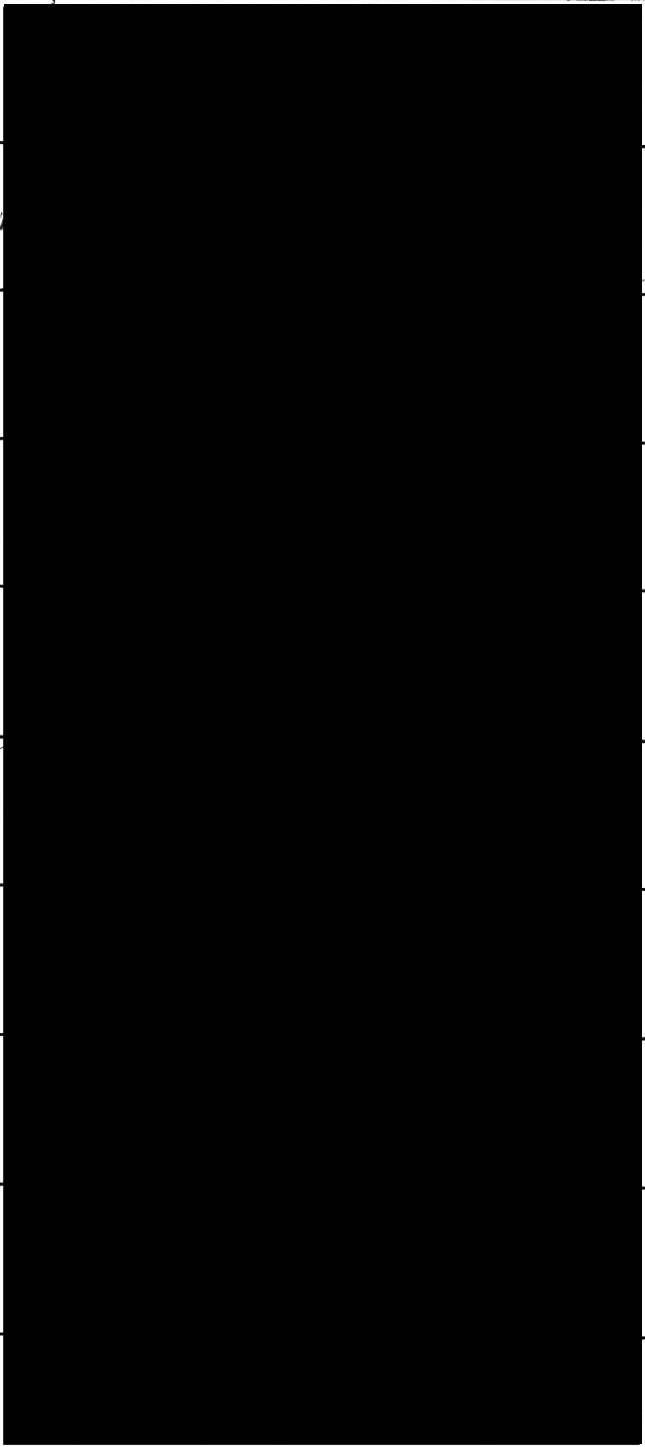





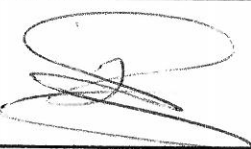

Name	address	signature
Tarlochan Sidran		Tarlochan
Rajiv Suresh		Rajiv Suresh
Ashwin Sandhu		AS
Arsh Heer		Arsh
T.J. Thandi		TJ
Rajiv Sahota		Rajiv
Sahota		Sahota
Kirth Sahota		KK



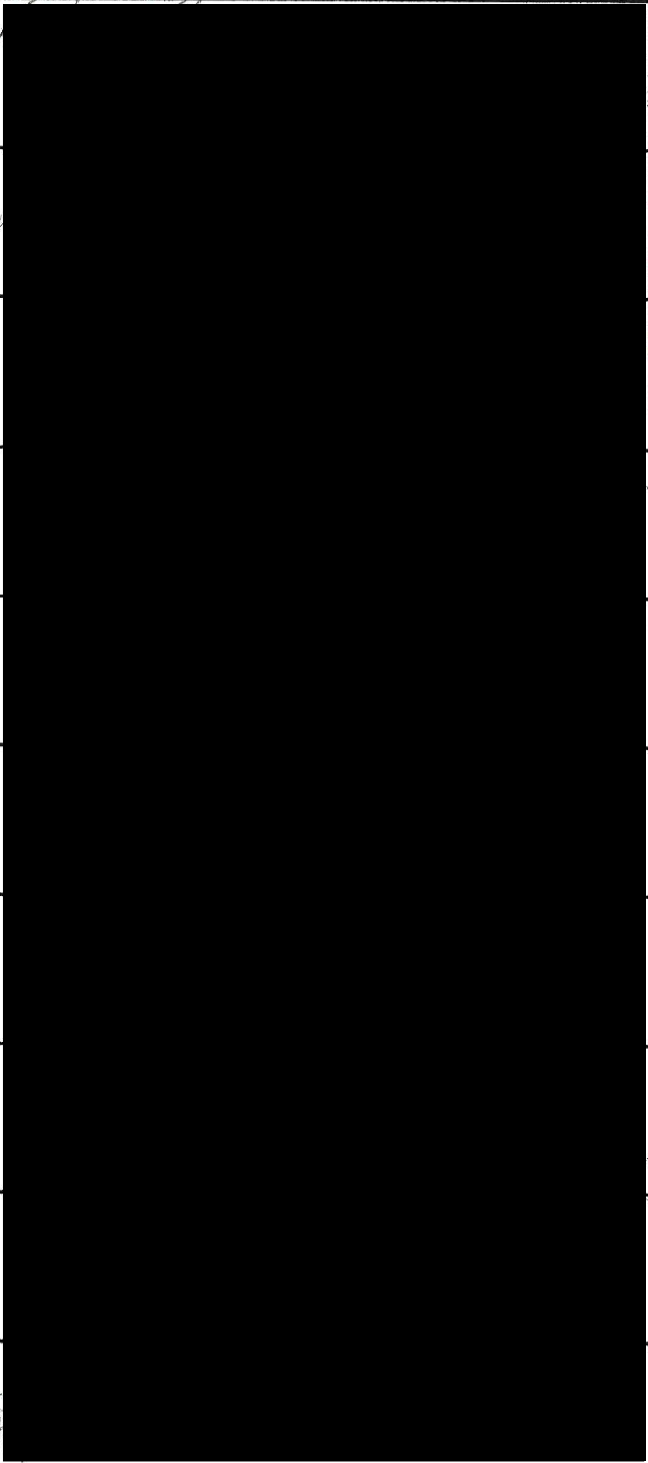


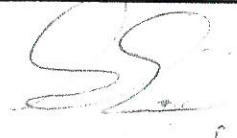




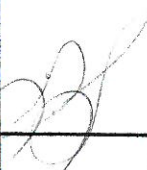
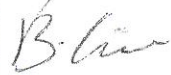

Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Ravi NIGAR		
Ravinder Bini		UK
Amaynt Singh		
AMRINDER SINGH		
Ravinder Sidhu		RS
mandeep Pappat		
Kamabdeep cherna		
Harmit Kaur		
Tamara Bajaj		
Deeljit Kaur		










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		
Tanson Tatta		T. Tatta
SIDHU CHAMKAR		C S SIDHU
Surjit Sidhu		
Gill Jagdeep		J. Gill
Mohinder Gill		
JATINDER DHANWAL		
Malwinder		
Sachdeep		
Harpreet		




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
Rajon		
Devs		
Sunny		
Amra		
Justin		
Mike		
Dul		
Sukhdeep		
Bahadar		
TAJINDER		

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.


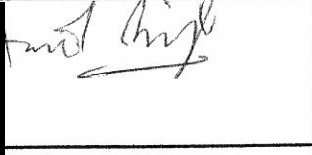
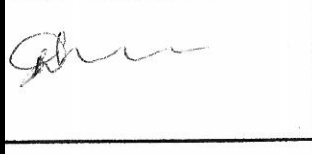
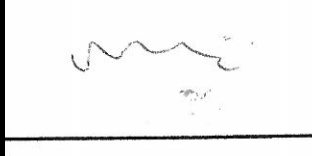
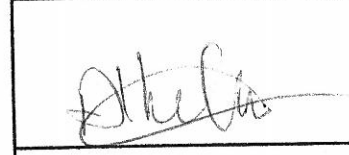
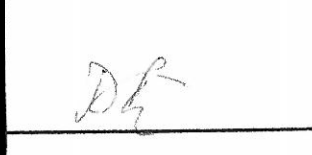
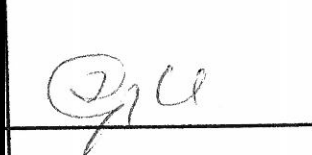
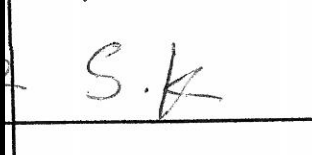
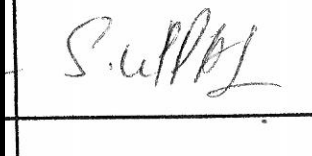
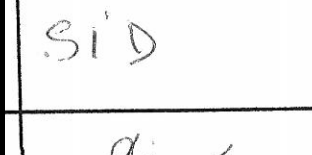
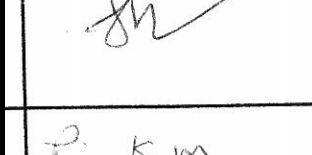
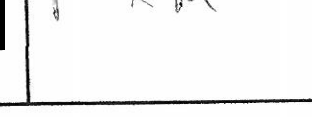
Name	address	signature
Haginder Sangha		
Jason Haer		
HARJIT HAER		
DyA GREWAL		
KARTAR BADYAL		
Kabir Poonia		
DEVINDER SEHRA		
Anwar Binnim		a b
RAMANDEE PSIDU		
Gurdeep		

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.

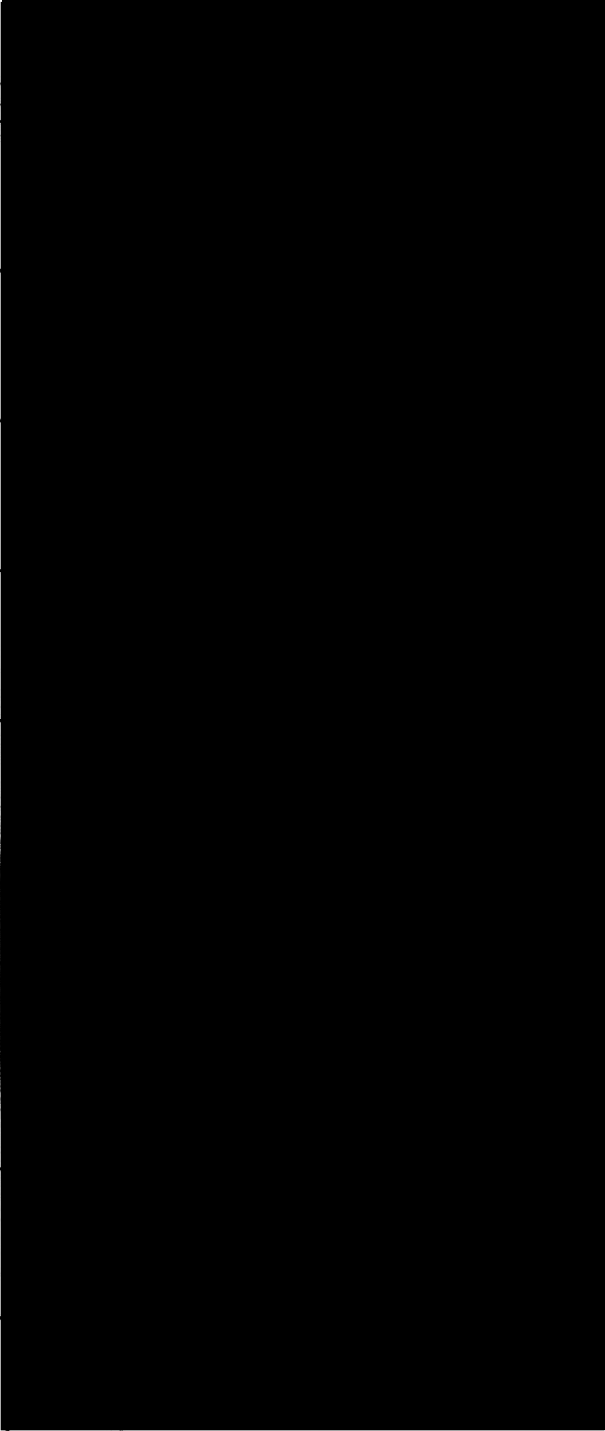




Name	address	signature
Manisha		
JASwind es.		S. J. Swind es.
Manjit Shergill		
Amrita Shergill		A. Shergill
Kamdeep Arora		K.C. Arora
Hardeep Malik		H.M.
Daljit Sahota		D.K.
Balwinder Gill		B.K.
Soni K Singh		S.K. Singh
Balwinder Gill		B.K.



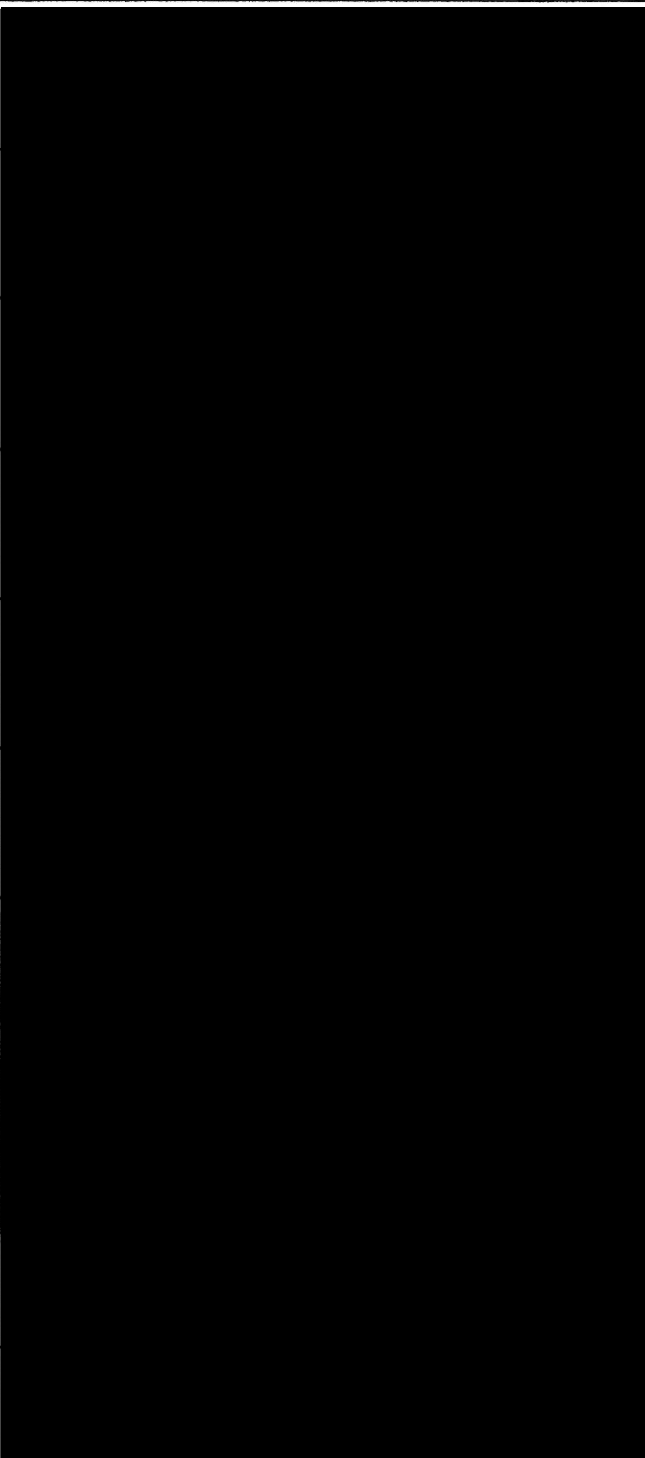
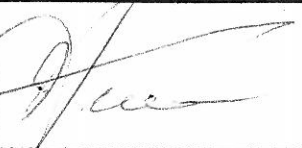

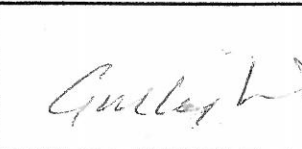
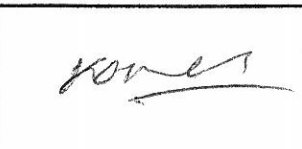
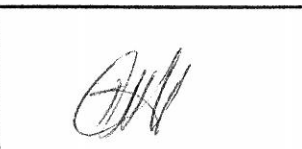
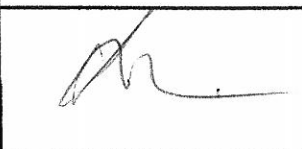
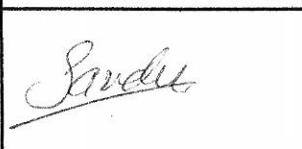
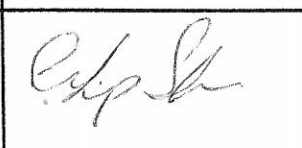
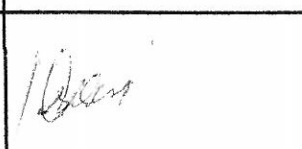
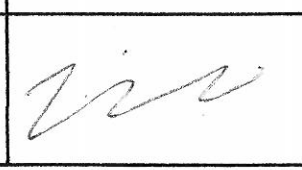
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Amot Singh		
Dewinder kaur		
Navneet Thandi		
		
JASBIRGILL		
Shinderpal		
Sukhinder Uppal		
DEVINDER SIDHU		
Shelly Singh		
Palwinderjitka		

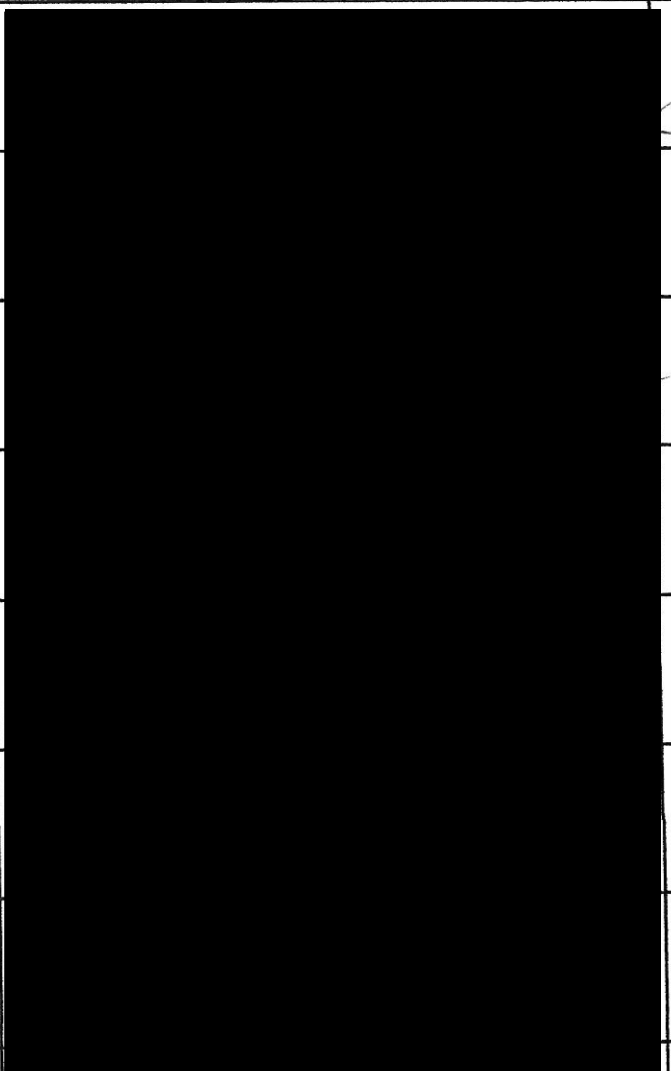







Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Manjinder		Manjinder Brar
SARANJIT KHANNA		Saranjit K
DALJIT K SINGH		D.K S
Kuldip Khanna		Kuldip
JASPREET GILL		Jaspreet Gill
Amardip Gill		Amran Gill
Sukhinder		
manjeet		
JASWANT BRAR		
Satnam		

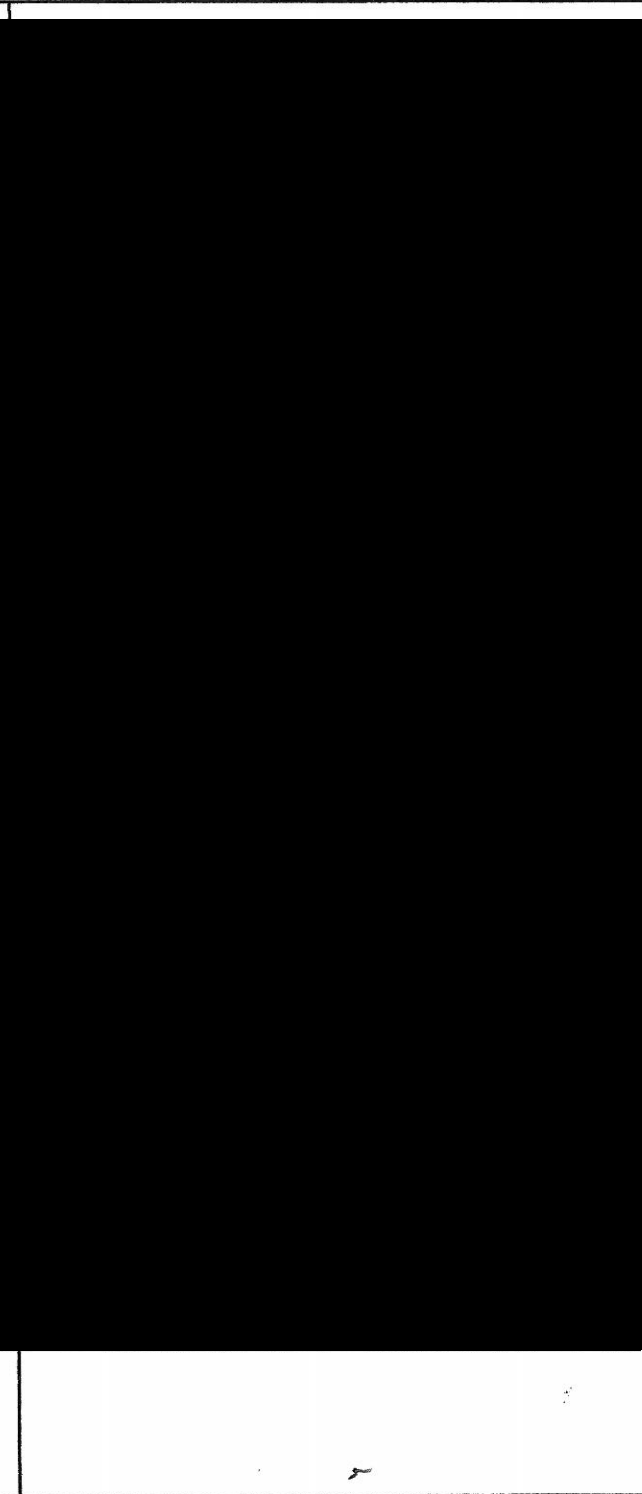
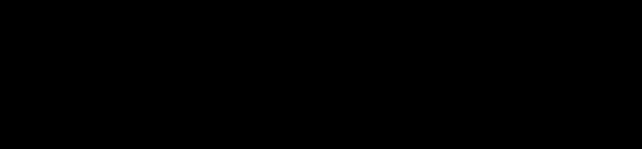

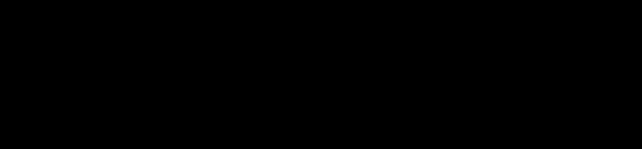

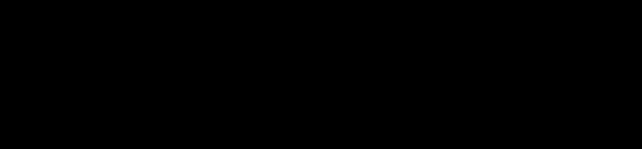

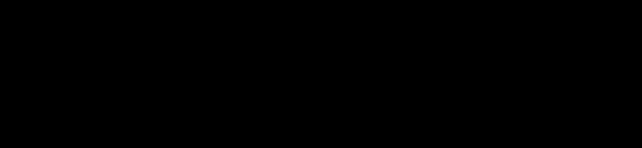
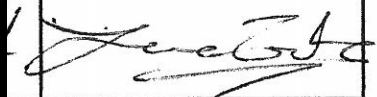

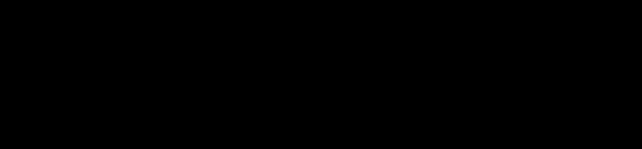
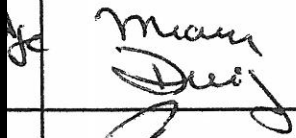
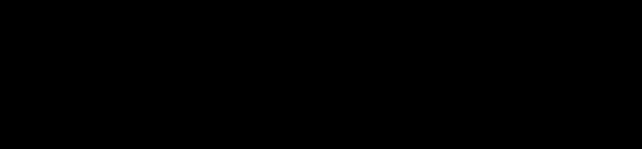

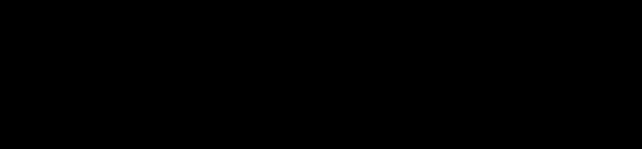

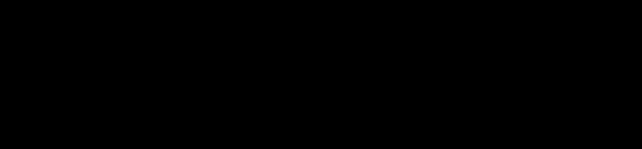


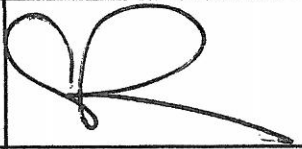
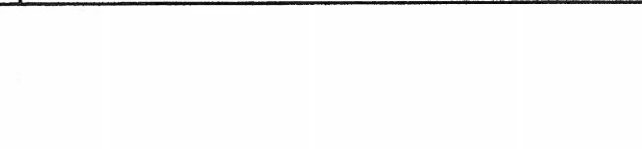
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
TRIPAL HOMAS		
JASPREET GILL		
CHARTES PANDAV		
GULJINDER KUMAR		
Harpreet Gill		
Harpreet Gill		
Surjit Biana		
Sanjeev Sadeep		
Kuldeep Banger		
Malik Kaila		

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.

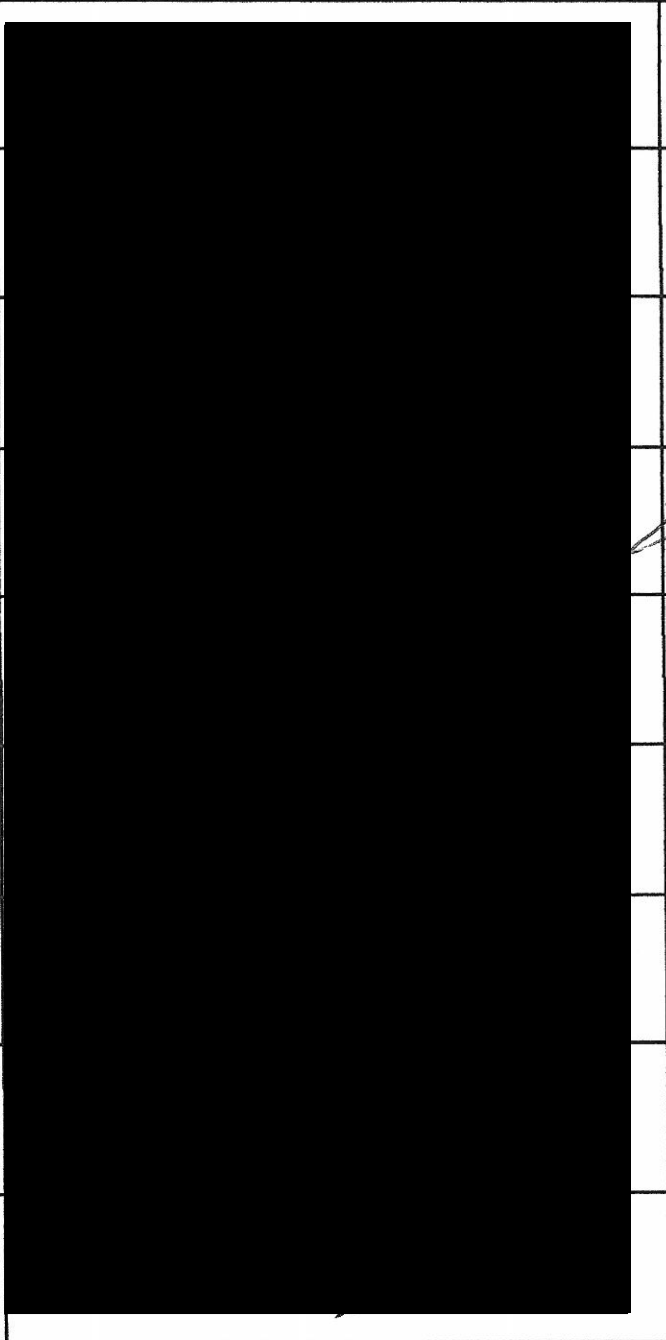



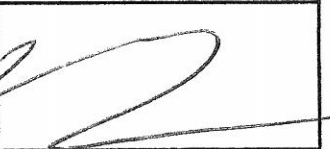
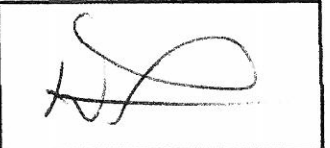
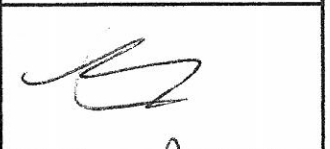


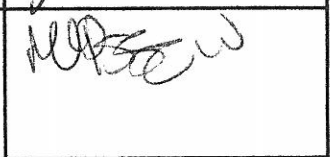
Name	address	signature
Iqbal		
Surbhinder		
Gurpreet		
Karanjit Singh		
Jaspreet Singh		
Harmandeep Kaur B200		
TAGIT		

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.









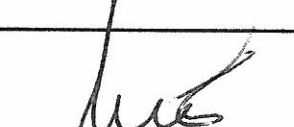
Name		signature
ART HALBERT		
Name		
Anne Koubel		
Megan Lussier		
		
MARY DURIG		
James Grass		
Ivan Hawlor		
DON MACINNIS		
Anna Peterson		



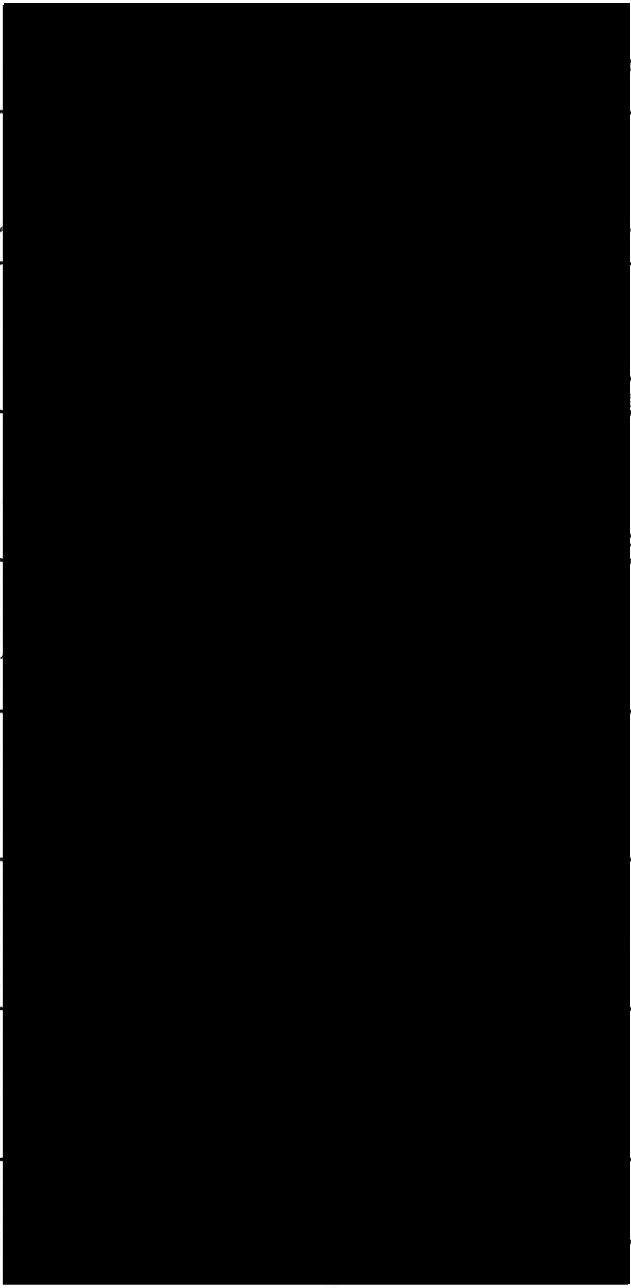
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Caitlin Forster		
CHRISTIANI		
E. Batsko.		
Dean Tern		
Daniel COSTA		
Paul Gosak		
BRIAN SUMPE		
Steve Orang		
Melissa Walley		

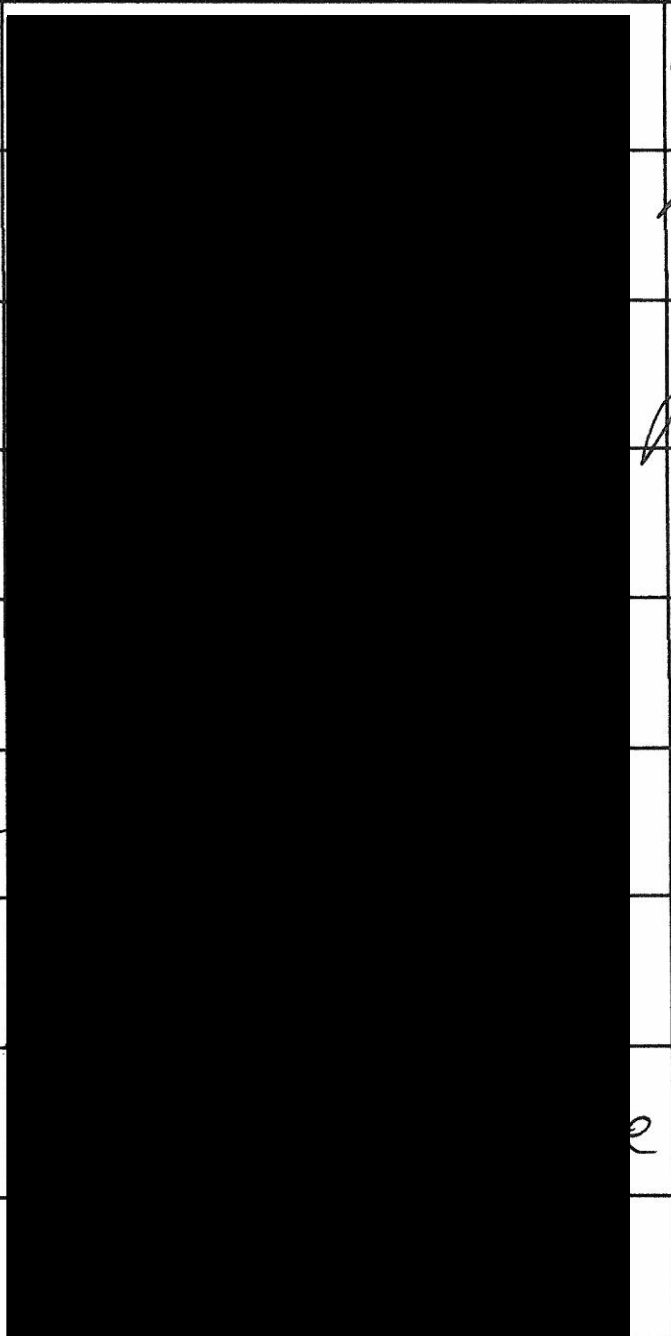
Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

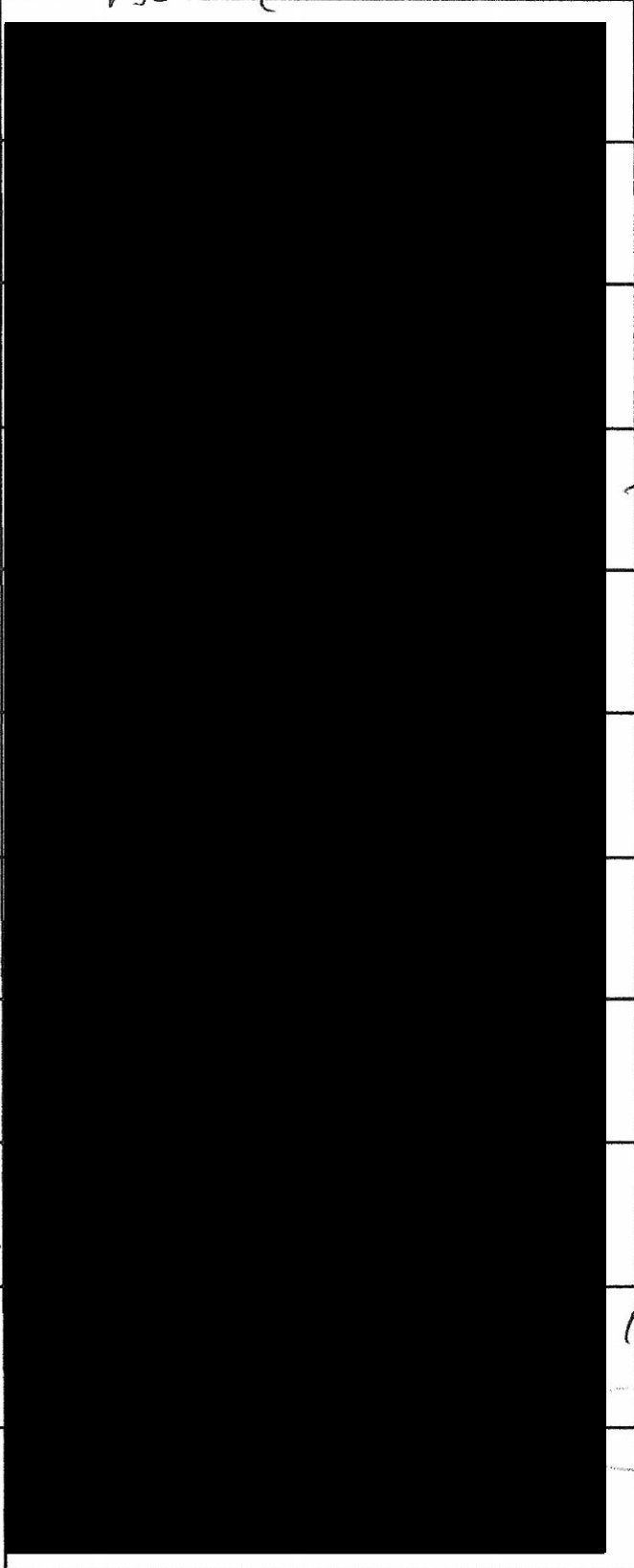
Name		signature
C. Greely		C. Greely
R. Dufurme		
M. Perry		
S. M. Quade		
P. Perry		

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		Rita Milie
JAY LYONS		J Lyons
Suey Rappard		Suey Rappard
Brian Frusoz		B. Frusoz
Catherine Fleming		C Fleming
Daniel Gude		D Gude
Erika Saeger		E Saeger
Belinda Grant		B Grant
GRANT DOUGLAS		G 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.

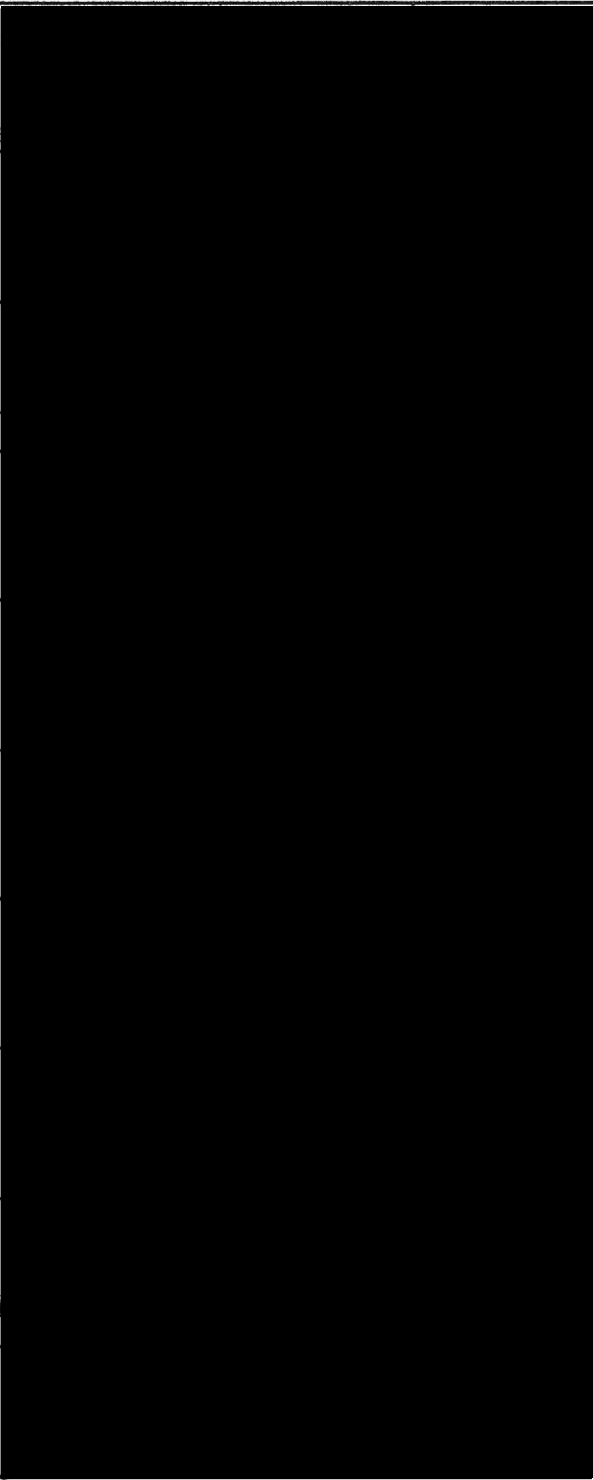
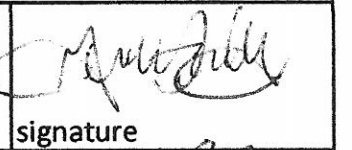
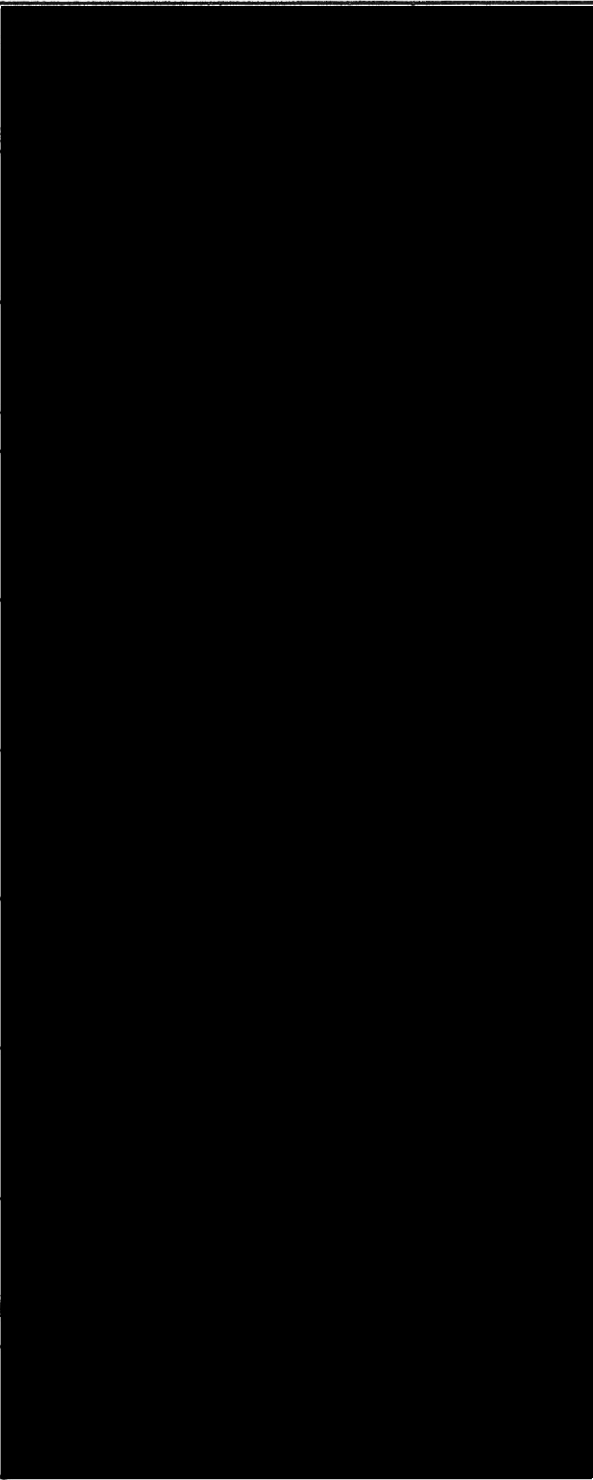
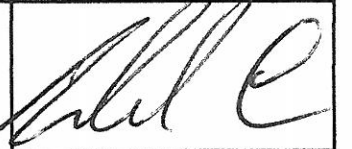
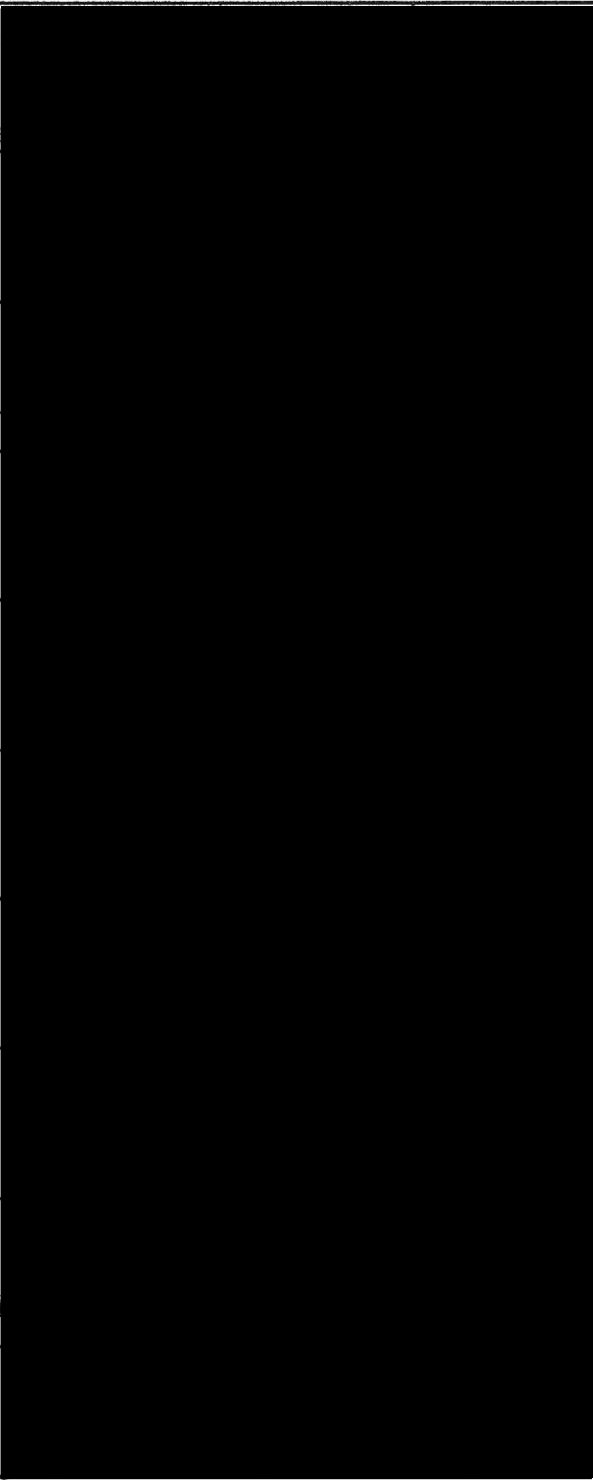

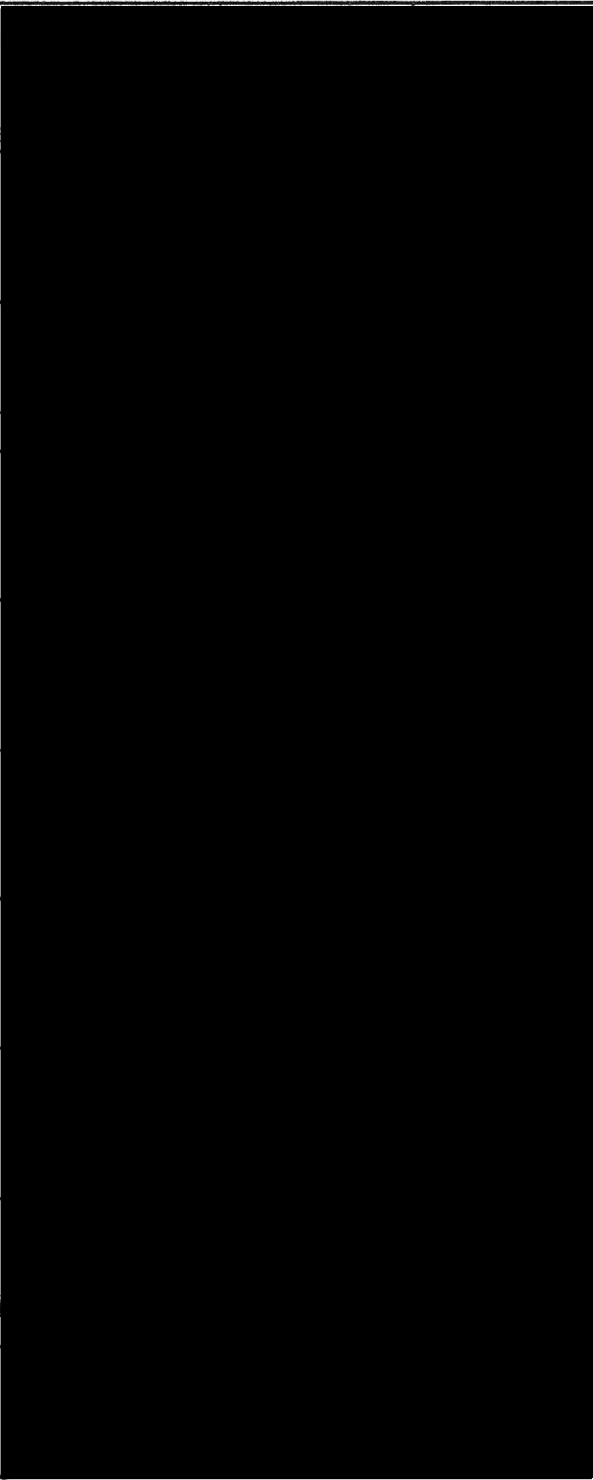

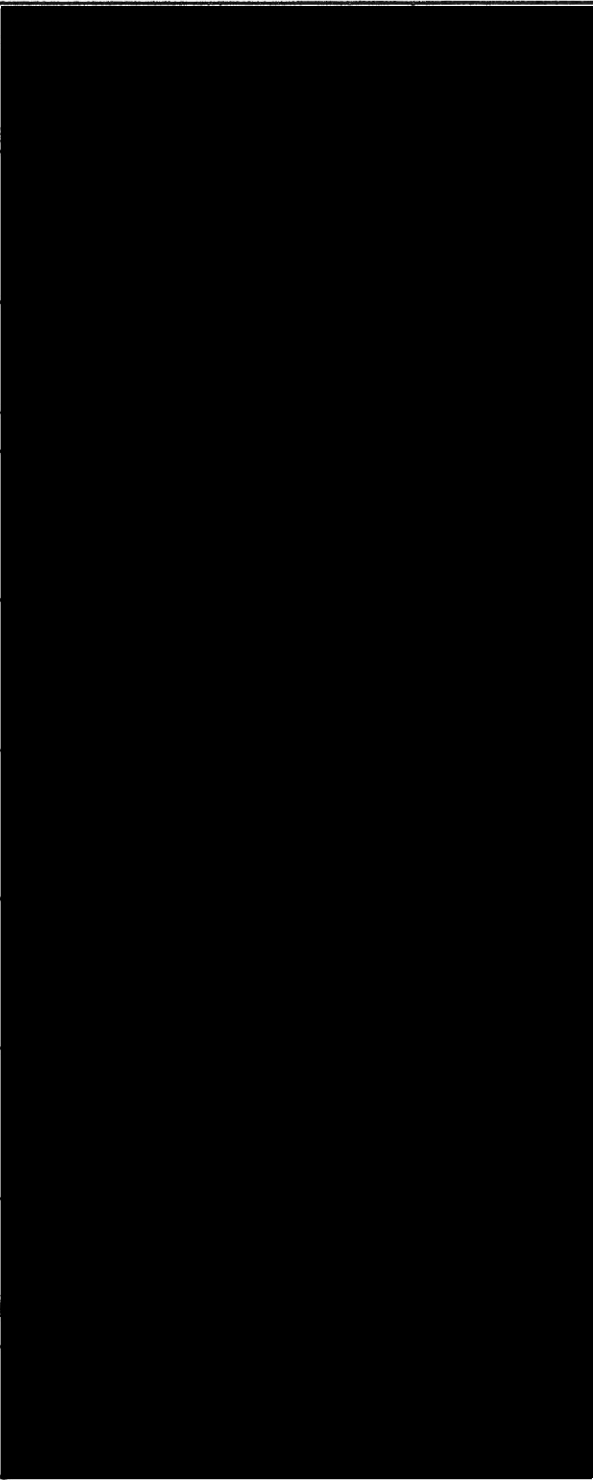
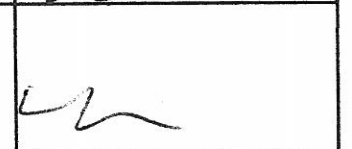
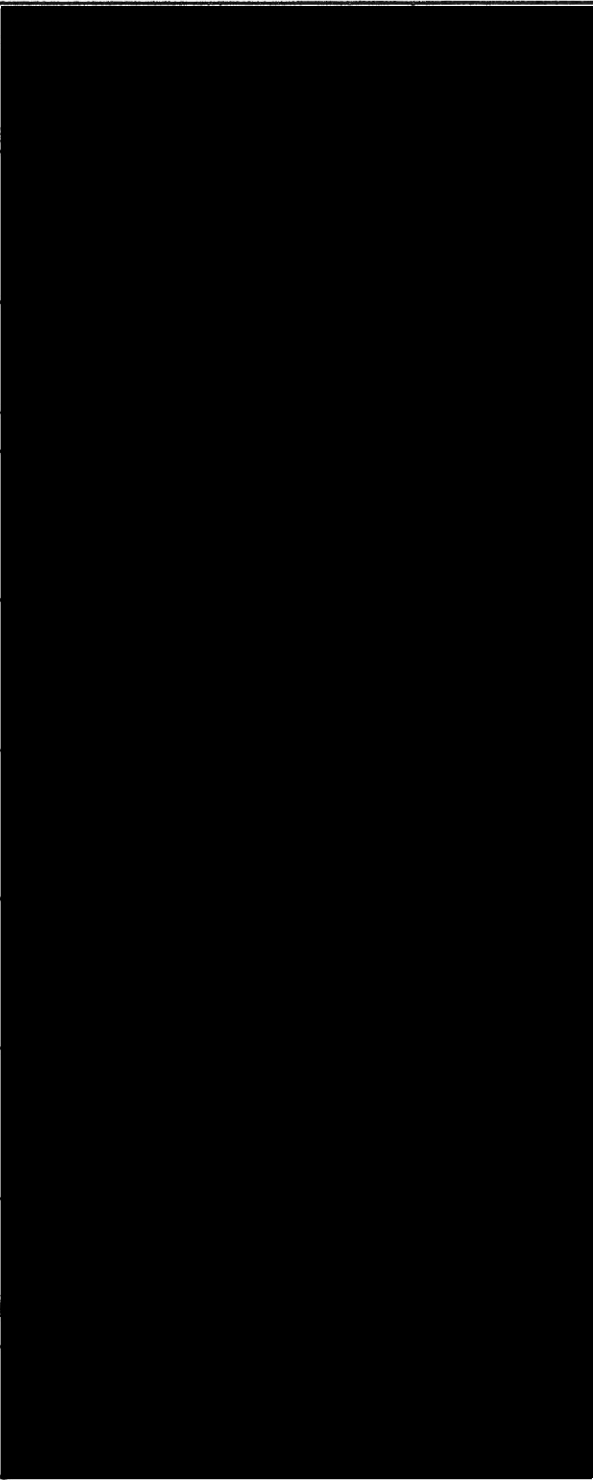
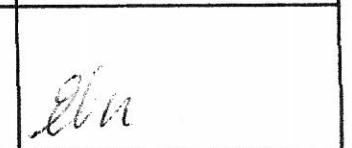
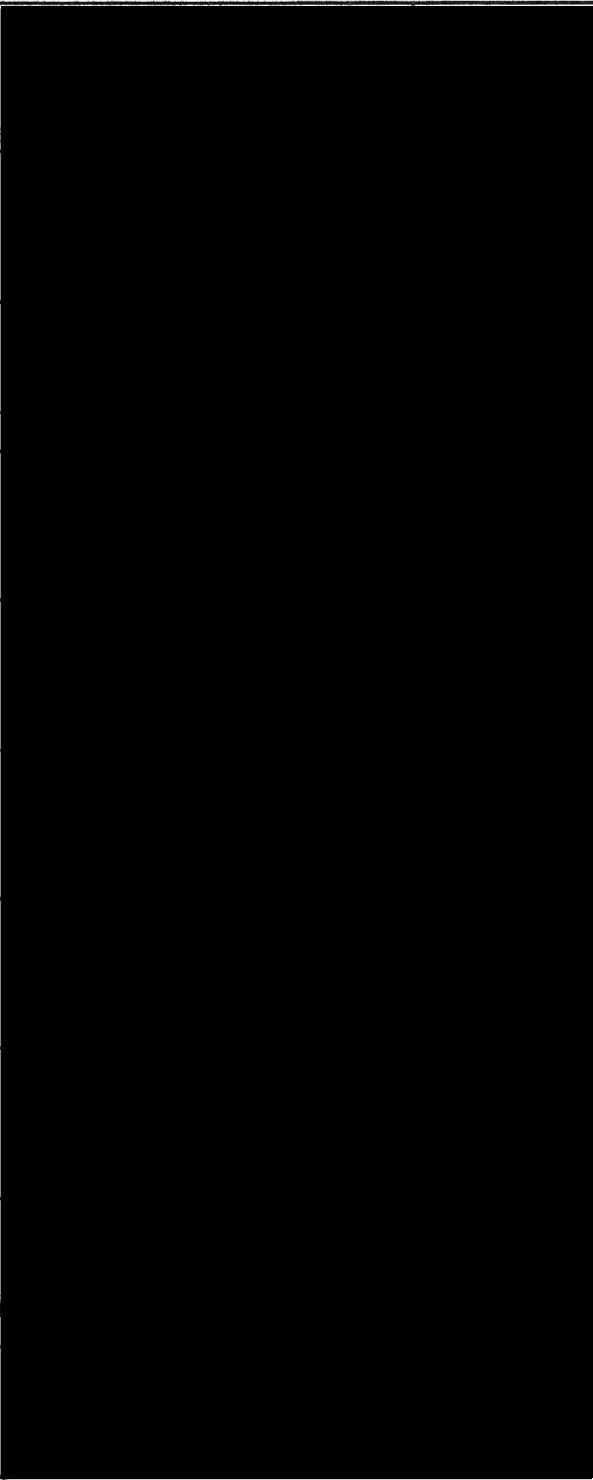
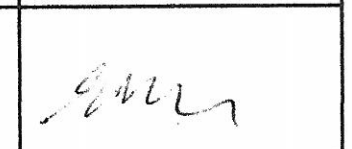
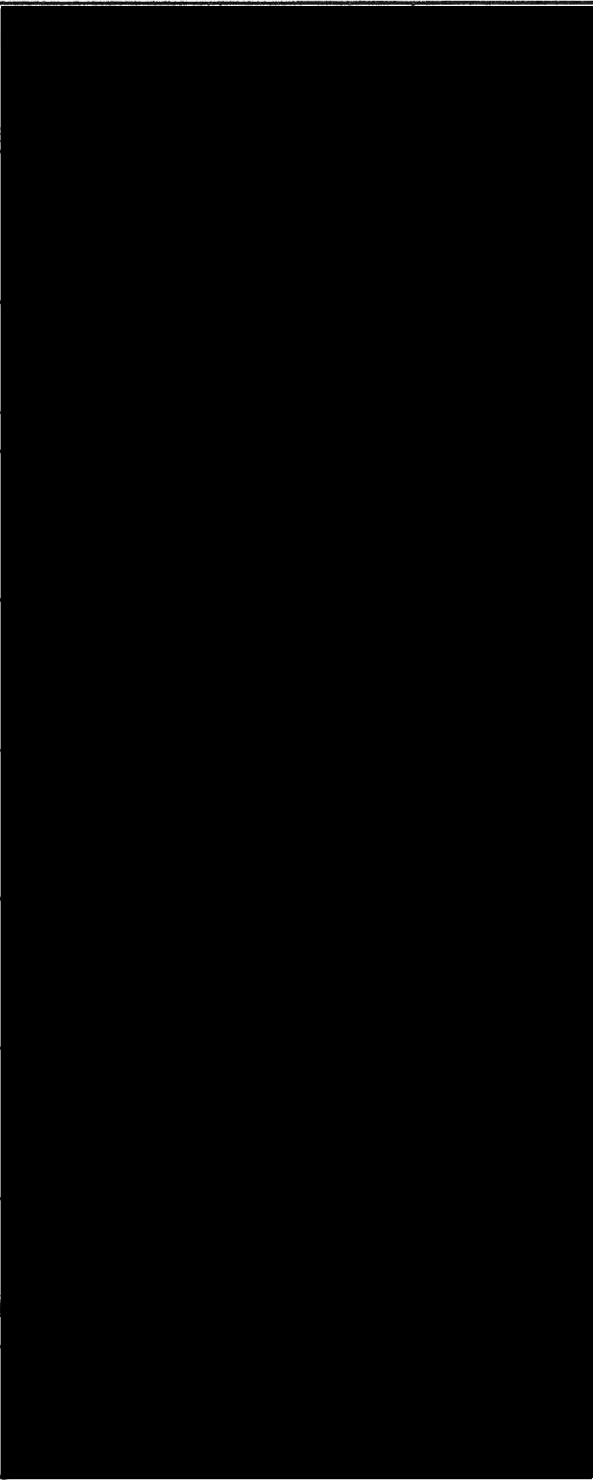
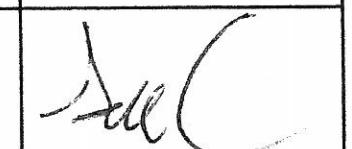
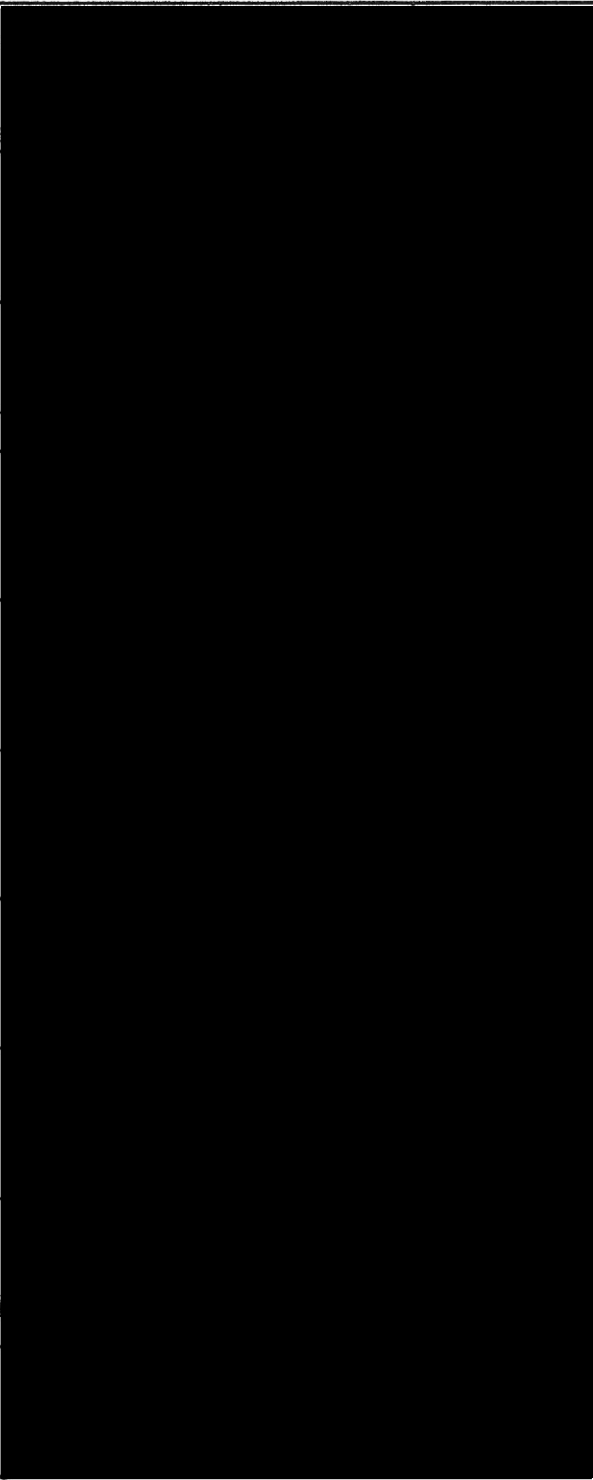

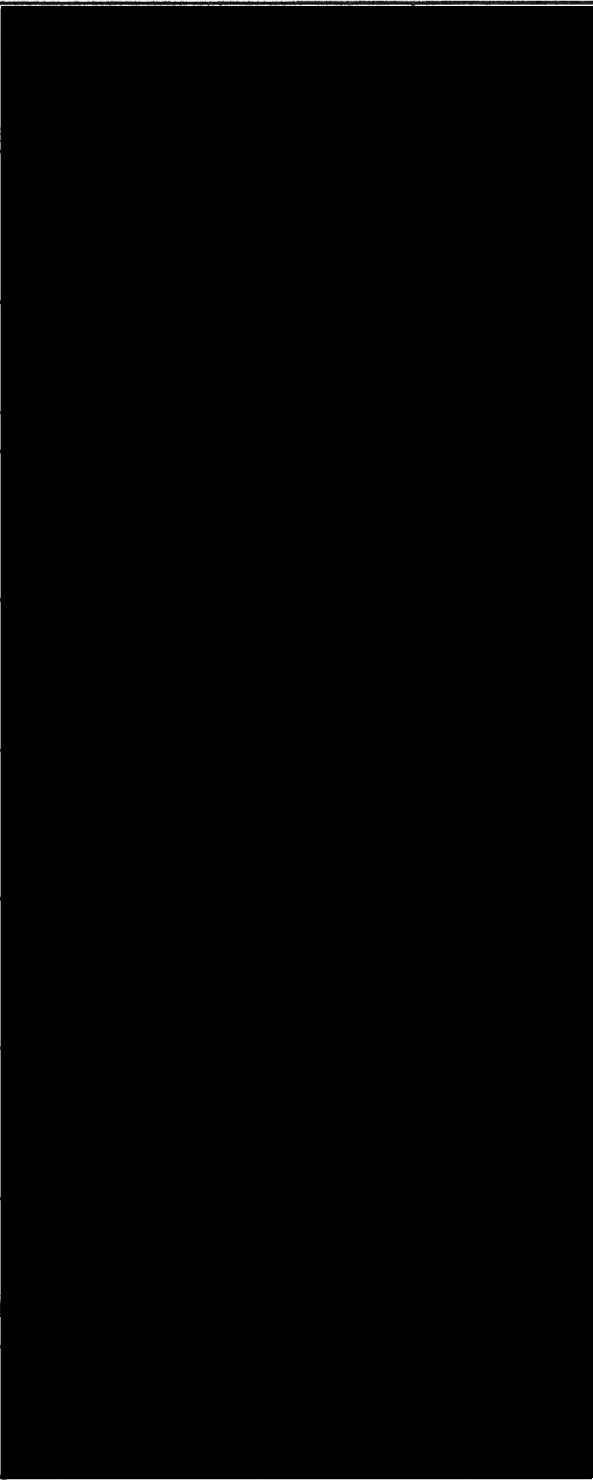

Name	address	signature
GORD ADDISON		Gord Addison
Nathan Rivait		Nathan Rivait
Iain Clark		Iain Clark
Kim Fleetwood		Kim Fleetwood
Jack Wragg		Jack Wragg
Larissa Daase		Larissa Daase
Mitchell Moore		Mitchell Moore
Lawson Gill		Lawson Gill
MIC Beautiful		MIC Beautiful

Name	Address	Signature
Bruce Wilson		Bruce Wilson
Christie Peck		Christie Peck
Lisa Brian		LJB
Tim Stanley		T Stanley
Norma Primiani		N Primiani
Sarah McCaw		SMC
Karl Newkild		K Newkild
Maren Brunn		M Brunn
Jim Vanderhook		J Vanderhook
BOB VERSLUIS		B Versluis
SHAEE VERSLUIS		S Versluis

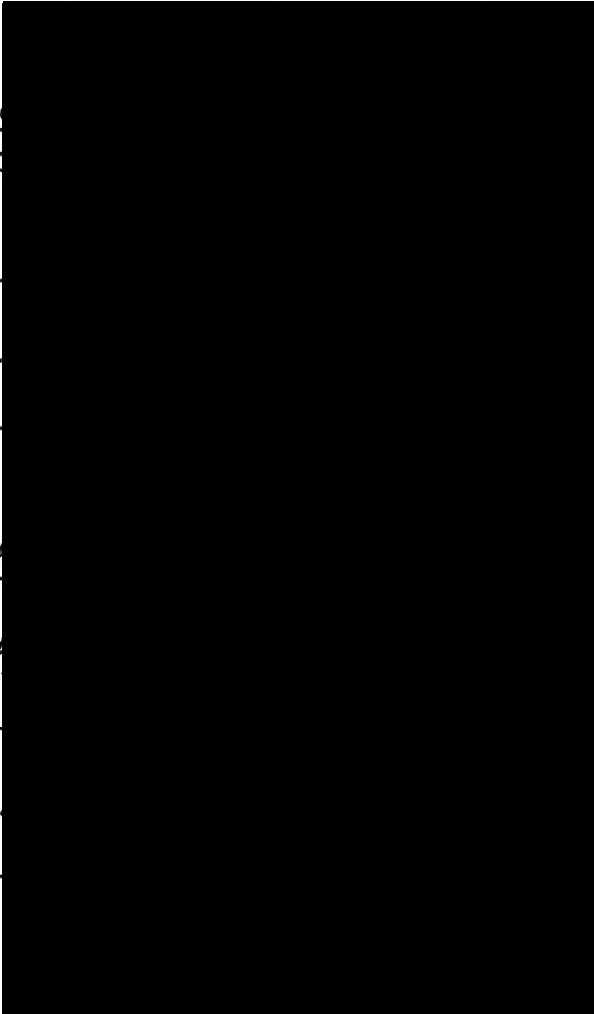
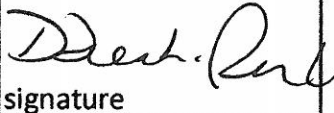
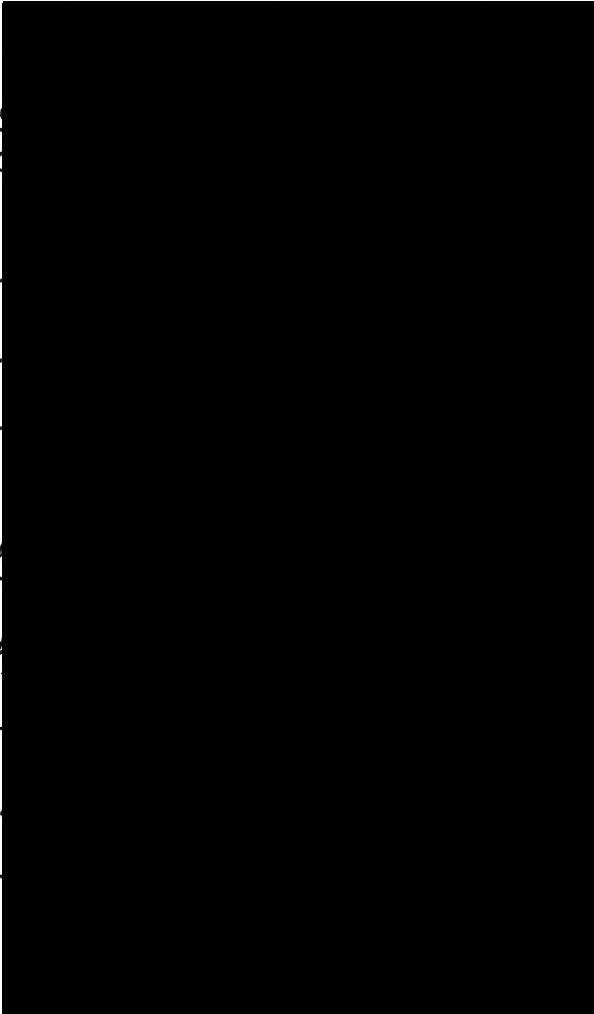

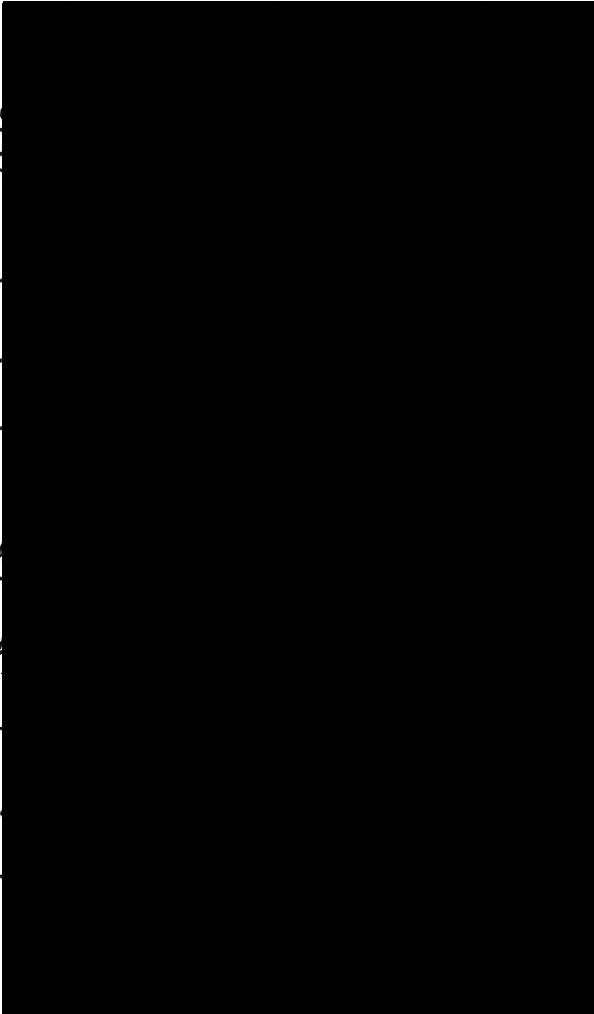
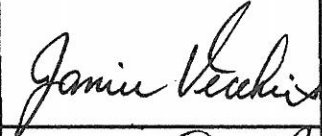
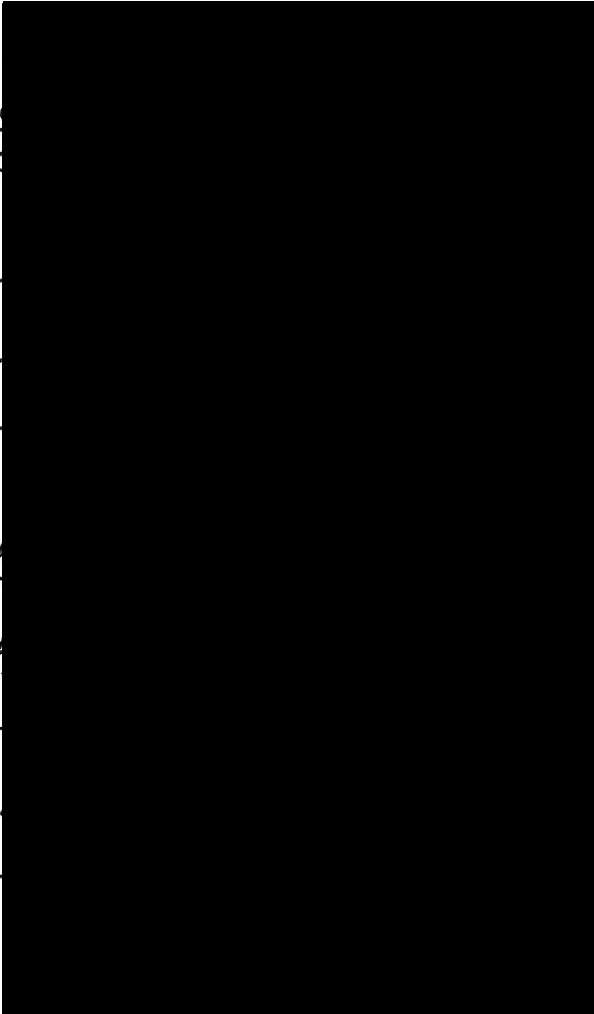

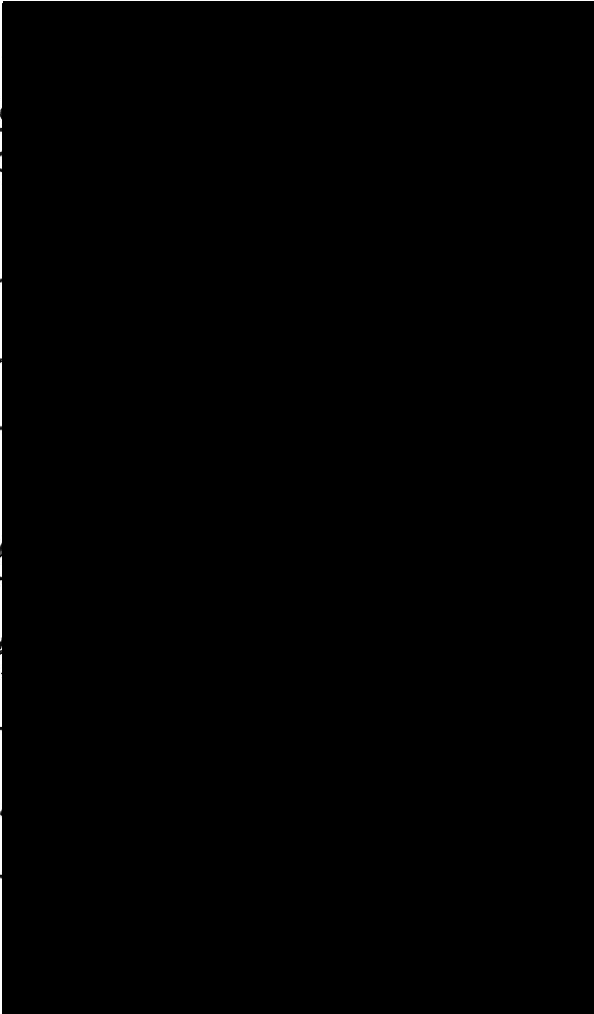

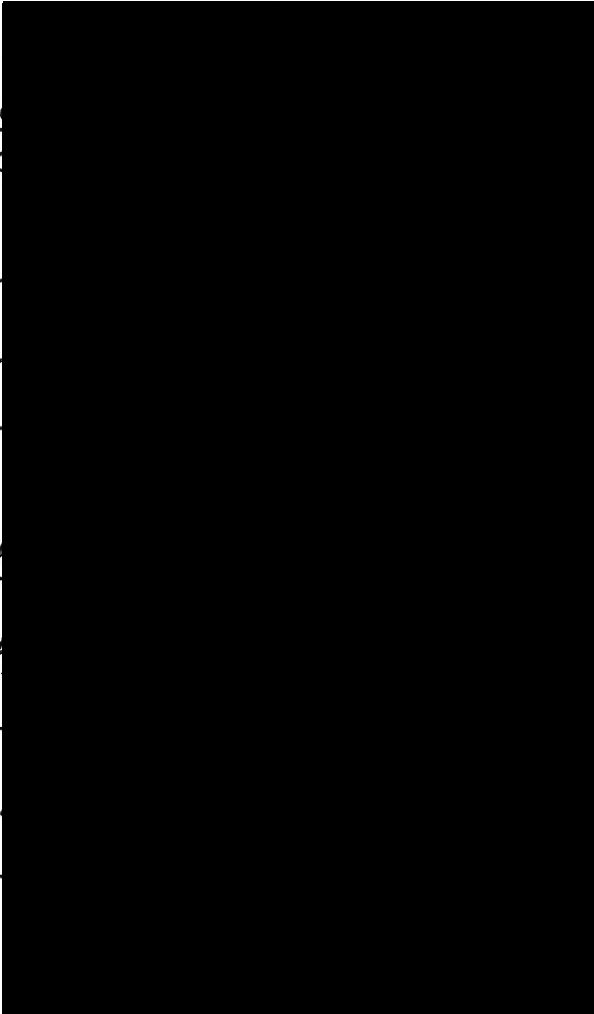

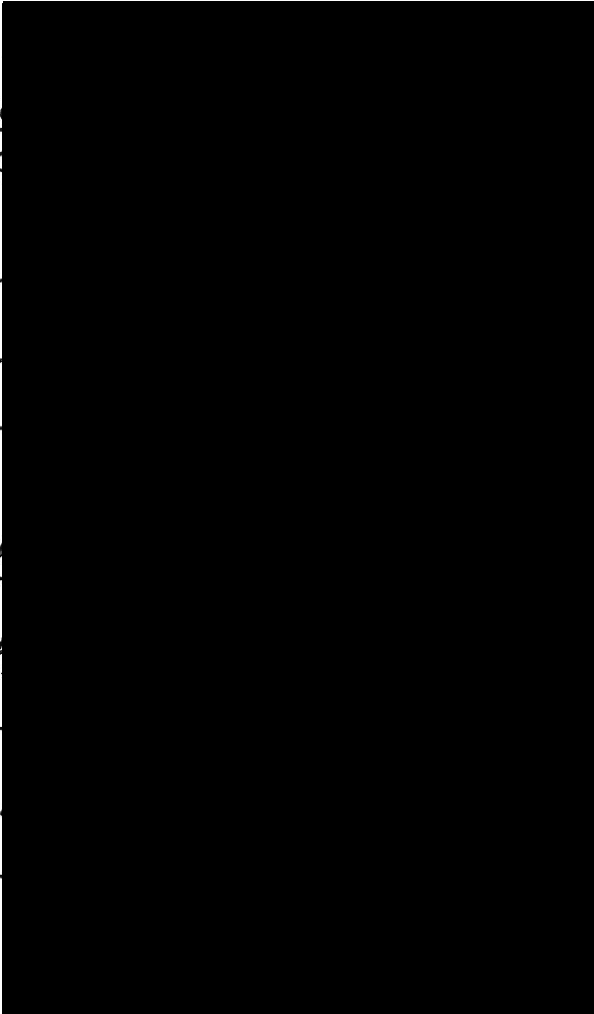



Dana Swanson		Amador
Kim Lawrence		Lawrence
MARICÉ NASSCH		Ulloa
MARK SETHI		Sethi
Dom Scorda		Scorda
Kristy Scorda		Scorda
Frank Jordan		Jordan
G.A. VERBS		Verbs
JANNICKE KITCHEN		Kitchen
Cory Balano		Balano
MARIE CURTIS		Marie Curtis

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
Jenna Handley		
Michael Law		
Annet Samhu		
Manoet Saus		
Fajbal Sando		
Espeth M. Idrell		
Ewanore Mckunze		
Sam Condy		
Gerhard malher		
Cain Songlan		

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		
GREG PORTER		
JANICE VECCHIES		
LUCIANO VECCHIES		
MARYLYN JONES		
JOHN PAUL JONES		
Fran Salar		











	←		
	BIACI		
	K. HADEN		
	PJ MITCHELL		
	S. WENTWORTH		
	J. WENTWORTH		
	CHRIS KAMMIS		
	APRIL POMMEL		
	ZOE GUILLETTE		

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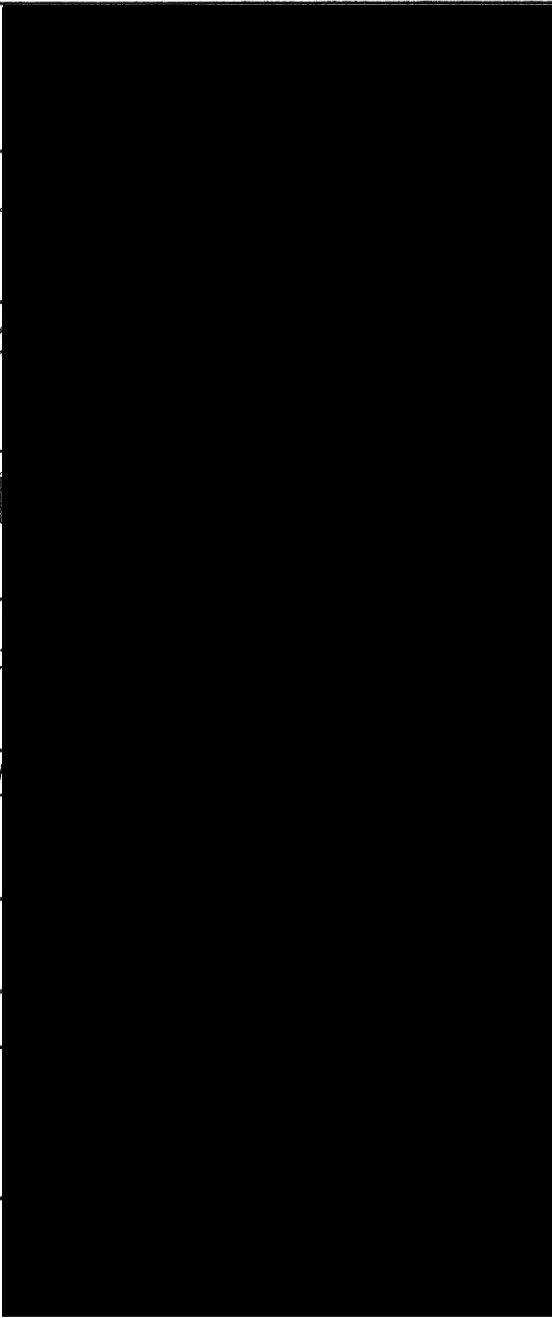



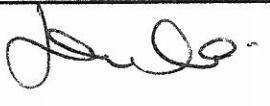
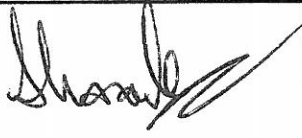
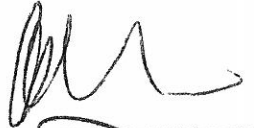
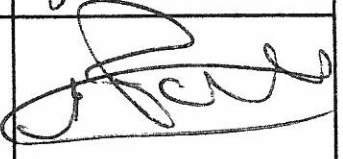
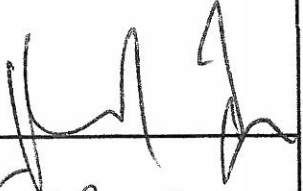
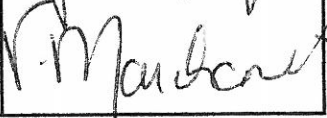
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Petition to reduce traffic in our neighborhood by supporting new access roads to HWY 99 at Dowad drive and Tantalus Rd. through properties DL 509 and 510 and create more parking space.

Name	address	signature
Nadene williamson		
Brandon williamson		
CHRIS MCCRUM		
DAN MERLO		
Shana Murray		
Christine McLoyd		
Eowen Fitzey		
Hammish Fraser		
V. Marchant Victoria		

## Carly Simmons

---

**From:** Linda Glenday  
**Sent:** Tuesday, July 25, 2017 6:33 PM  
**To:** Vanessa Jenkins  
**Subject:** FW: Memo re today's Marine Strategy Presentation (Council Chambers) & Marine Industry OCP Feedback Session (Library)

For Council mail, thank you.

---

**From:** Eric Andersen [REDACTED]  
**Sent:** Monday, July 24, 2017 10:17 AM  
**To:** Gary Buxton  
**Cc:** Patricia Heintzman ; Karen Elliott ; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Memo re today's Marine Strategy Presentation (Council Chambers) & Marine Industry OCP Feedback Session (Library)

## Squamish & District Forestry Association

P.O. Box 390, Squamish B.C. V8B 0A3

to: Gary Buxton  
cc:  
Mayor and Council  
Linda Glenday, CAO  
Marine Industry OCP Feedback Session participants

Gary,

This memo is prompted by two sets of uncertainties arising in connection with today's **Marine Industry OCP Feedback Session** being held at the Public Library and the **Squamish Marine Strategy (Phase II) Scope** being presented to today's Council Committee of the Whole meeting.

Squamish Marine Strategy (Phase II) Scope link:

<https://squamish.civicweb.net/FileStorage/A229F6D0D66D422390093B94CA8C7C3D-Marine%20Strategy%20Phase%20II%20draft%20scoping%20July%202017.pdf>

Firstly, since Marine Strategy (as addressed in the draft OCP) is a key topic for the marine stakeholders' meeting with Planning staff, the purpose of this session becomes unclear when a proposed Marine Strategy scoping is being presented to Council in the neighbouring building during the same time slot.

Secondly, the contents of the draft Marine Strategy (Phase II) Scope lack emphasis on matters of longstanding concern to marine stakeholders.

The forest industry and other commercial marine transportation interests, in particular, have made numerous presentations to the District on a Marine Strategy since at least 2008 – through four elected councils and significant turnover of staff.

We will offer some brief points on the draft Phase II Scope document to you here, as we are uncertain what the process will be for including input from our marine stakeholder session today.

1. We are, of course, very pleased to see the Marine Strategy Phase II moving forward.
2. We strongly support the proposed geographic scope, clarified to include the entire SEMP area and Howe Sound facilities (incl. Darrell Bay, Watts Point, Woodfibre) within the District.
3. The “KEY OBJECTIVES” do not, however, address explicitly enough the “Purposes” that were proposed for a District Marine Strategy back in September 2008:

***“To identify in a systematic manner the optimal use of waterfront properties to ensure harmonized use of neighbouring lands while encouraging investment attraction to those intended uses.”***

<https://squamish.civicweb.net/FileStorage/CODE14849E764938A49C3203AC289798-Marine%20Development%20Strategy%20Proposal%20Report.pdf>

In the “POTENTIAL STRATEGY FRAMEWORK” section of the present scoping report, several issues marine stakeholders have been emphasizing to the District relating to this above purpose are not accounted for: safety and emergency preparedness and related facilities; coastwise marine vessels and facilities; avoiding neighbourhood interface issues; etc.

4. Most striking is that shipping facilities, water dependent industries and economic development are missing entirely from the section titled, “SCOPE – Situation / Problem / Opportunity” (page 5). Again, this missing theme was captured quite well in the 2008 Marine Strategy “Purposes” statement.
5. The new draft OCP Policies and the September 2016 *Economic Development Review and Action Plan* offer, in fact, more up-to-date and inclusive interpretations of Marine Strategy issues and opportunities than the present draft Phase II Scope document. This is a credit to your District team members who have worked on those documents.
6. The Squamish Estuary Management Plan and the Estuary Management Committee are too much neglected in the in the scoping document. A District Marine Strategy can only be built upon the foundation of the SEMP. Perhaps the Plan is being overlooked as a set of tools.
7. The District received input last January from several SEMC members stating concerns regarding OCP engagement processes, and more recently on the overlap with the proposed Marine Strategy working group. SEMC was intended as an entity to foster estuary co-management – Collaboration. The IAP2 Spectrum of Public Participation is referenced in the draft Phase II Scope, yet only “Inform” and “Consult” rather than “Collaborate” (for example, with Estuary Management Plan stakeholders).

We look forward to these above issues being discussed at both meetings today.

Sincerely,



Eric Andersen  
Squamish & District Forestry Association



July 18, 2017

District of Squamish  
37955 Second Avenue  
P.O. Box 310  
Squamish, B.C. V8B 0A3

**Re: District of Squamish Official Community Plan (OCP) Discussion Draft – Flood Zones**

Dear Mayor Heintzman and Councillors,

We write this letter to express our concern regarding the new flood zone map contained in the OCP Discussion Draft and its impact to Capilano University lands. The University received the attached drawing from a third party which indicates that a majority of the University's current land holdings would be negatively affected by the proposed mapping and regulations contained in the OCP draft. We understand that the District of Squamish is in Phase 3 of the Official Community Plan update and has requested continued community input. **Please accept this letter as our official input to the OCP Discussion Draft process.**

As you are likely aware, Capilano University owns six parcels of land in Squamish, BC: one parcel located at 1150 Carson Place and five separate parcels located on the waterfront areas off 3<sup>rd</sup> Avenue.

Our original parcel on Carson Place was purchased in 1981 upon which we built our campus building; subsequent to that, we assembled lands in 2008 with a long-term vision of using this newly acquired and undeveloped land to enable future campus expansion. This land assembly for future campus expansion was supported by both the Province of BC and the District of Squamish at that time. We also worked closely with Nature Trust to



help them purchase 13 acres of adjacent wetlands that would be kept in perpetuity as a natural site and potentially as a learning laboratory for future generations of students.

The University has now been in the Squamish region for over 40 years and, like many organizations, we too have reorganized and reassessed our programming based on many factors. The University is excited about the future and the opportunities in Squamish and the Sea-to-Sky corridor, as well as the potential for Capilano University to create a truly remarkable learning model in the downtown core for the Squamish region.

Over the years, the District of Squamish has identified downtown revitalization as a key initiative to enhance social, economic, and cultural benefits. Our campus lands have the potential to directly support this initiative, in particular by developing a knowledge-based strategy with potential partners and creating a strong and dynamic post-secondary education sector in Squamish. Capilano University is able to provide key resources to support interactive new/digital media, recreation technology and other sectors of the economy that are desirable for Squamish and the University.

The University's future development potential, specifically our waterfront lands, would provide a transitional area between the main downtown area and the industrial port to the south, which would encourage live-learn-work and other appropriate mixed uses, and would also fit well with the proposed future development of the adjacent lands now being developed by Newport Beach Development Limited Partnership.

More than ever the ability to continue to explore non-government sources of capital, and to minimize or negate government debt, is of utmost importance to the University in order to move future projects forward. In order to ensure we maintain the potential for developing relationships and partnership opportunities (with the future re-establishment of the Capilano University Squamish campus and future development of the University's lands in mind) the value of our lands and the ability to develop and expand our campus presence is paramount. It is on this front that the new flood zone map is causing tremendous concern.



The University lands are designated to have some flood hazard risk; however, as noted in the OCP discussion draft, nearly all other lands in the downtown district are also at risk of flooding. The issue for the University is that it appears the flood zones identified in red have excluded most, if not all, other land owners in the downtown core area; however, Capilano University lands remain impacted by the flood zones. These red-zoned areas appear to pose a significant threat to the University's ability to develop its current land holdings in order to participate in the growth of Squamish and provide public post-secondary education.

For example, our land parcel at 1150 Carson Place has a small section denoted in red and by doing so this impacts the whole site and devalues it and would restrict future use/development. This same condition also exists on our waterfront properties, thereby devaluing and potentially rendering those land assets unusable for future development and/or expansion.

**This letter is a formal request from Capilano University that the District of Squamish revise the boundaries of the new flood zone map to remove the University lands from the red zone and place our lands outside of the hazard zones, as you have done with all other private land holdings in this area.**

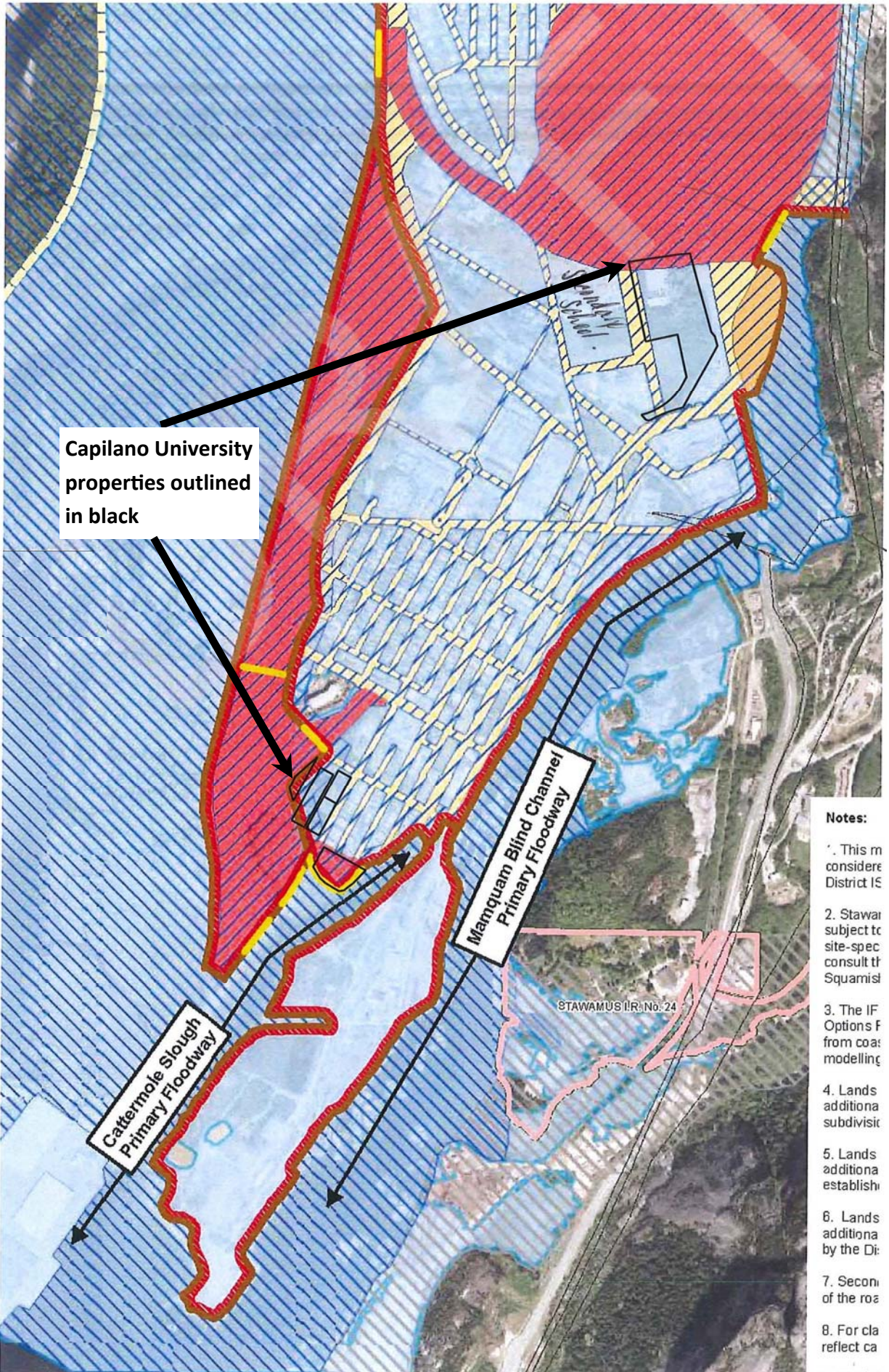
Sincerely,

Paul Dangerfield  
President and Vice-Chancellor

cc: Linda Glenday, CAO, District of Squamish  
Soon Kim, Board of Governors Chair, Capilano University

/jn









Box 219, 1350 Aster Street  
Pemberton, BC V0N 2L0  
P. 604-894-6371 TF. 800-298-7753  
F. 604-894-6526  
info@slrd.bc.ca www.slrd.bc.ca

July 11, 2017

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

Dear Matt Gunn,

**RE: District of Squamish Official Community Plan Discussion Draft**

---

Thank you for the opportunity to review and provide input on the District of Squamish Official Community Plan (OCP) Discussion Draft. Overall, the Squamish-Lillooet Regional District (SLRD) is supportive of the objectives and policies laid out in the Discussion Draft.

**Urban Containment Boundary** – The SLRD strongly supports the introduction and use of an urban containment boundary (UCB) to manage growth and limit sprawl; the use of UCBs are supportive of the vision of the RGS in general and particularly *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*.

**Phased Growth/Development** – The SLRD is supportive of option 1 Infill Priority (status quo) and option 2 Infill Priority Plus as *the best approach for managing and phasing medium to long-term growth in Squamish*. These options are aligned with the Smart Growth Principles that guide the RGS.

**Climate Change & Energy** – 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 18.3.

**Transportation** – The SLRD notes the alignment under section 19.4 Alternative Transportation Options and the directions the RGS Review is proposing around encouraging and prioritizing alternative modes of transportation. Further, the RGS Review is proposing the prioritization of exploring high-speed passenger rail service. It is noted that rail is only lightly mentioned in the policies under section 19.8.



**Affordable Housing** – The SLRD RGS is supportive of expanding affordable housing policies, targets and tools to increase supply, availability and access to affordable housing. Specifically, the RGS Review is proposing the use of inclusionary zoning requirements and targets. It is noted that this could be highlighted to a greater extent in the Discussion Draft. Section 24.2.2 8) mentions inclusionary zoning but remains vague in terms of requirements or targets.

**Food Systems** – The SLRD is supportive of the efforts put forth around food system planning, as this is an area of regional and increasing importance. The SLRD RGS Review is proposing a Food Systems Goal; the objective and policies under section 26 are aligned with the strategic directions proposed for the Food Systems RGS Goal.

**Mapping** – It would be helpful for the SLRD to understand how the District of Squamish sees the Schedule B and Land Use Designations relating to the existing RGS Squamish Settlement Plan Map 1a. Are there any changes anticipated to the RGS mapping as a result of the new OCP Land Use Map? It is noted that a large section of the Squamish Settlement Map is designated as Rural Residential in the RGS, but designated as Resource (formerly limited use) on the Schedule B Land Use Map. This may not be a conflict, but we thought it worth drawing attention to the difference.

The SLRD looks forward to commenting further during the formal bylaw adoption referral process. Of particular interest to the SLRD is the District of Squamish OCP Regional Context Statement - as this statement sets out the relationship between the RGS and member municipality OCP and is the main implementation tool of the RGS.

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](mailto:cdaniels@slrd.bc.ca) or 604-894-6371 ext. 235.

Sincerely,



Claire Daniels  
SLRD Planner

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



June 10, 2017

Attention:

**Squamish 2040/ Official Community Plan Update**

c/o Planning Department  
District of Squamish  
37955 Second Avenue/ P.O. Box 310  
Squamish B.C. V8B 0A3

We are manufacturing companies and leaseholders in the BCR Squamish Yards. This letter is copied to business participants in the December 19, 2016 meeting with Mayor Patricia Heintzman and MLA Jordan Sturdy concerning issues of the BCR Yards.

We wish to comment on two key policy and land use designation changes proposed in the May 2017 OCP Discussion Draft:

(1) NEW LAND USE DESIGNATION FOR BCR YARDS:

**16.1.2 Policies**

**3) The former BCR North Yards property** (District Lot 4262, Group 1 New Westminster District, Except Portions In: (1) Reference Plans 2511, 2518, 2530, 2651 and 19103 (2) Plan 4820) identified in Figure XXX **is intended for Intensive Industrial uses. Light industrial uses and commercial uses are not supported in this area to ensure that the land remains suitable for medium to heavy industrial activity that produces acoustic, visual or other nuisance disturbances and to ensure land uses do not develop on this property that are incompatible with medium and heavy industrial activity.**

<https://squamish.ca/assets/OCP-Review/OCP-Discussion-Draft.pdf>

We strongly support this Intensive Industrial designation initiative and very much appreciate the considerations reflected in this proposed policy.

(2) PROPOSED INCLUSION OF BCR YARDS IN BUSINESS PARK SUB AREA PLAN:

**16. Squamish Business Park**

The Squamish Business Park area is approximately 80 hectares and represents one of the District's central employment lands hubs.... . **For clarity, to comprehensively plan for this area, the BCR lands west of the railway line and partially bordering Squamish Nation's Yekw'ápssem reserve, are now considered inclusive of the larger Business Park area.**

The suggested rationale for this amalgamation is not convincing. It is not obvious there would be an increased opportunity for comprehensive planning "clarity".

There are some very significant differences in land use and development circumstances to take into account between the two areas, separated by the railway corridor and with different road access issues.

The Employment Lands Strategy included a recommendation that *"Revised plan area should be expanded to include former BC Rail lands."* However, this proposal came only from the visiting consulting firm (EcoPlan) and received no discussion or stakeholder review or support during the 2014 Employment Lands Strategy stakeholder focus group sessions and soliciting of input.

Today's District Planning staff may not be aware of these circumstances of three years ago.

We recommend against pursuing this proposed inclusion of the BCR Squamish Yards in a Business Park Sub Area Plan.

Thank you for your consideration of this input.

**Peter Dickson**

**Fraserwood Industries Ltd.**

PO Box 1782, 39500 Government Road  
Squamish, BC Canada V8B 0B3  
Office: (604) 898-1385

[REDACTED]

**Kelvin Mooney**

**British Columbia Timberframe Co. Ltd**

P.O. Box 2241 39500 Government Road  
Squamish, B.C. Canada V8B 0B5  
Office: (604) 892-1088

[REDACTED]

**Kelvin Mooney**

**Eric Andersen**

**Factor Building Panels**

P.O. Box 2241 39500 Government Road  
Squamish, B.C. Canada V8B 0B5  
Office: (604) 892-1088

[REDACTED]

June 14, 2017

Attention: Council - council@squamish.ca

Copy: Planning – Jonas Velaniskis, Director of Planning - [JVelaniskis@squamish.ca](mailto:JVelaniskis@squamish.ca)

Re: the Squamish 2017 OCP Update

Ladies and Gentlemen,

The Draft OCP update represents a considerable achievement in terms of its scope and complexity and a great deal of effort has clearly been expended by Staff.

The stated goals are commendable but this draft overstates the existing state of affairs<sup>1</sup>. It is important that the proposed OCP be realistic both to establish credibility as well as to remain objective concerning future planning.

Looking at the Lower Mainland generally, Squamish is and will continue to be impacted as the favoured “spillover” community for the region. Its access to metro Vancouver, its property prices and its recreational and other opportunities are all superior to every competing community. While Squamish’s population growth can be limited by housing availability, demand will very likely far exceed even the high growth scenario rates listed in Part 3: 9. of the draft OCP. Just as with the Stock Market, historical population growth rates may provide some reference point but do little to predict future activity. Housing availability will in turn impact house prices, availability of affordable housing and economic growth generally.

Squamish legitimately faces a variety of natural hazards, made more challenging by accelerating climate change, which the District is grappling with. Nearly all of the commercial lands, the Downtown core and most residential neighbourhoods are located within flood hazard areas and all require extensive diking and related protection measures.<sup>2</sup>

The District response to mitigation of these hazards should be effective, reasonable and with fair treatment to all impacted parties. Some examples of controversial response include:

- Its reversal of the long standing development prohibition in the Cheekeye debris flow area remains incomprehensible and unpopular to the majority of the resident and professional community.<sup>3</sup>
- Its refusal to include First Nations the same as it treats non First Nations peoples appears as a risk management anomaly.<sup>4</sup>
- Its proposed prohibition of the normal development rights of certain lands without compensation that, while subject to hazards, can nevertheless be well protected from those hazards by conventional means, appears arbitrary, without proper basis and discriminatory.
- Its implementation of the dike upgrade program, judging by its ROW “offer” to the writer, appears financially naïve and heavy handed, unfair, and unworkable.

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<sup>1</sup> see Draft OCP pages 8 + 9

<sup>2</sup> see Draft OCP page 49

<sup>3</sup> see Draft OCP schedule D -1

<sup>4</sup> see OCP 35.5 – 1.

- The District should also rethink its “one size fits all” approach to the dike improvements program. For example, Staff have termed the North Judd Squamish dike section the most important in the area as a breach of this section would impact the largest area of North Squamish. The District should upgrade this section to the 1:500 year standard rather than just leaving it at the lower 1:200 standard that it plans for the rest of the diking system. It should be noted that a portion of this dike section is already at this level. It is also noteworthy that KWL have also advised in favour of the 1:500 upgrade. The incremental cost of preventative construction now is a tiny fraction compared to the cost of potential damage resulting from avoidable dike failure.

In addition to the above more general comments, I am the owner of 1000 Laramie Road in Brackendale and, in summary, object to certain of the policies and statements listed in the Draft OCP as they apply to my property because they appear discriminatory and without substantial valid basis.

When I purchased this property in 2010 it was (and remains) subject to a Land Use Contract with equivalent to RL- 1 permitted uses and the reasonable expectation, as all other similar properties, of increased density upon application given that all reasonable requirements were complied with. This property had been historically designated in the OCP as “Residential Neighbourhood until it was changed to Greenways Corridors and Recreation in the 1998 OCP. There exists no commentary of any nature whatsoever concerning this designation change but it is clear that Greenways Corridors and Recreation designation, as defined in the 1998, current and proposed OCP, does not fit this property. This non-conformance was confirmed by two QEP reports dated 2013 and 2014 respectively, provided to the District in 2014.<sup>5</sup>

Furthermore, while one of the District’s primary objectives relates to environmental protection, it is of note that the bulk of my property is not included in any environmentally sensitive area.<sup>6</sup>

Since that time the District has worked on it’s FHMP which, in conjunction with the proposed OCP, lists certain new policies which, if adopted by Council in this OCP, would eliminate, without compensation, any redevelopment potential and as a result, significant property value, associated with my property.

The District nevertheless has also identified numerous properties located in worse, the same or similar flood hazard locations<sup>7</sup> where no such density freeze will apply and has furthermore set out the conditions that would apply to densification on those “hazard” lands<sup>8</sup>

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<sup>5</sup> Cascade dated 5.30.13 and Hemmera dated 8.19.14

<sup>6</sup> see OCP sch. K-1

<sup>7</sup> OCP Sch. D-1 which lists ALL of Brackendale in the same flood and debris flow hazard area. See also KWL River Flood Mitigation Options Final Draft dated August, 2016, Fig. 2-6, 2-8, 2-14 and 2 -16

<sup>8</sup> OCP 30.1, 30.2, 35.6, 35.9 and 35.10

A significant portion of the District lands where Council is considering reversing its longstanding residential development prohibition to allow residential redevelopment and major densification is located within a debris flow hazard area where loss of life represents a significant concern, unlike my property, and also contains Greenway Corridor and Recreation designated lands.

Such density freeze is being proposed for my property, notwithstanding the existence of current QP opinions that it is entirely feasible to complete safe, flood protected construction on this property using conventional means.<sup>9</sup>

As part of the Integrated Flood Hazard Management Plan, the original recommendation in the River Flood Mitigation Phase was to designate certain areas as a "Restricted Densification Area" where rezoning that increase development density would be restricted.

The project team working on the IFHMP then noted that under certain conditions and for certain reasons it would be possible to limit the increase in risk associated with densification. Council then endorsed a policy that reduced the size of the Restricted Densification Area. The remainder of the originally recommended area was designated as a 'Conditional Densification Area' where specific conditions would need to be met in order to support rezoning.

For example, one of these properties moved to the Conditional Densification Area was 41601 Brennan Rd.<sup>10</sup> Review of the IFHMP clearly shows that the 41601 Brennan Rd property carries the same assessed risk as the bulk of my property.

It seems rather obvious that the risks associated with my property can be mitigated as well as those associated with other properties exhibiting the same risks, such as with 41601 Brennan Rd.

Based on all of the above, I respectfully request that my property be included in the Conditional Densification Area. This could further be made conditional upon completion by the District of the three ROW acquisitions required to complete the Squamish River dike in the Upper Judd Slough area. I also request that the condition listed in Table 8-2, item B-14<sup>11</sup> be restricted to the 1:500 year dike upgrade requirements.

Thank you for the opportunity to comment and I trust that you will take my comments under consideration.

Thank you.

Sincerely,

*Nick Westeinde*

Owner: [REDACTED] Laramie Road, Brackendale

---

<sup>9</sup> Available upon request

<sup>10</sup> See REPORT TO: Council FOR: Regular REPORT FROM: Community Planning & Infrastructure PRESENTED: May 2, 2017 FILE: 2015-63 SUBJECT: District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (41601) Brennan Rd) No. 2376, 2015

<sup>11</sup> KWL River Flood Mitigation Options Final Draft dated August, 2016



Attention: Council- [Council@squamish.ca](mailto:Council@squamish.ca)

June, 14 2017

Planning: Jonas Velaniskis. Director of Planning – [jvelaniskis@squamish.ca](mailto:jvelaniskis@squamish.ca)

Re: Draft Floodway Bylaw and OCP Bylaw 2017

Squamish Council members and Planning

I have been invited by David Roulston to provide comment on the proposed changes in the draft Floodway bylaw and OCP bylaw in an overall view and as it affects my property and the adjacent community / upper floodway of Squamish.

It would be interesting to note that the flooding issue of the city of Squamish has been addressed in the past with the same technical methods as proposed in today's draft floodway bylaw. Diking System and FCL for new developments being constructed. With one exception that allows Council the ability to remove one and the only largest and highest land in elevation of the entire upper flood plain. From ever reaching the full potential of development out of the entire upper flood plain consisting of 80 to 125 acres due to Schedule D-2 a no rezoning designation on 1050 Depot road.

In fact, the Draft floodway byway sterilizes from 15 to 45 acres of fee simple land on the west side of the dike from any future development. In addition, 13 acres for a 500 FCL (not the standard 200 FCL in the entire province of BC) SRW and dike infrastructure that divides my land in half that protects the entire upper flood plain of the City of Squamish which would include close to 5 thousand homes and business worth at least 3 billion dollars.

In addition, if I ever get my land subdivided in to RL-2 - 10 acre lots let alone RL-1 zoning confirmed at purchase of the property by Squamish in writing. I will need to construct the dike to a 500 FCL with my own money. So, one man / land owner has to bear all the costs of a Mega Dike at a 500 FCL let alone a 200 FCL which is standard as required by law in the province of BC. All this land and money by one man / land owner to protect 10,000 residences and 3 billion dollars minimum of infrastructure of the City of Squamish. (That seems fair) While Squamish on top of this creates new Floodway Bylaws and change OCP bylaws to sterile my lands further from Development with no Compensation. How would you like it if Squamish did this to you? Oh, just wait Squamish did offer me 84,000 for all my land that is required for a 500 SRW???

In addition, there are revised DPA 1 and DPA2 and an upcoming DPA 3 being applied against my land if passed by Council. Which restricts or sterilize my development even further on my lands under my current Residential Zoning.

Which brings us to another issue of the Draft OCP Bylaws. As stated to Squamish over the past ten years. As I tried to get even one of my applications for development approved, which never occurred to this date. Which is very obvious as some of the Council in Squamish mainly Doug Race and Patricia Heintzman has personal interest in not seeing my lands Developed. As Councilor Susan Chapelle stated in the live Council meeting two years ago. If Council wants my land for park land then compensate the

owner of the land and do not try to stop him from developing his land through changes in bylaws or not approving his applications.

It is interesting to note that Greg the ex-mayor of Squamish can develop his land and the current councilor Jason Blackman – wolf wife can develop their lands which both set on my property line east and south west of me. These properties and all of the upper flood plain are at a much lower elevation in the flood plain and at a higher risk level associated with a flood than my land which is above their lands in elevation. A 500 FCL dike will never breach in this location at 1050 Depot road as the rest of the diking system is at a 200 FCL downstream from 1050 depot road.

Also, First Nation and Michael Hutchison will be allowed to develop in the cheek eye fan area. Which is the highest debris flow hazard area and deadest area to develop residential in the history of Squamish. Which also contain a OCP designation Greenway Corridor and recreation. The same as my land at 1050 Depot road.

- 1) The Draft OCP bylaw Schedule B will take my land out Greenway corridors and put my lands into Parks / Greenway corridors and recreation?

My lands should be Designation under the OCP as Residential to be in alignment and conform with my RL-1 Residential Zoning which was confirmed by Squamish planning dept. by Dava Gusterson and others like CAO Corien Becker that stated in writing that the problem of the RL-1 would be fixed by myself making application to council to correct the mistake by Squamish. and not use the current RL-2 zoning. I ask the four councilors that supported my rezoning application to RL-1 to correct a wrong that has been done to me by Squamish and not allow my land to be placed under Schedule D-2

- 2) Schedule C will take my lands out of the Growth Management (sub-areas)  
1050 Depot road needs to stay in the Growth Management (sub-Areas)

- 3) Schedule D-1 puts my land into the lowest Flood and Debris Flow Hazard Areas.  
Keep in mind that this is done on a 10,000-year projection. Unbelievable???

- 4) Schedule D-2 Puts my land into Flood Hazard Controlled Densification Areas.

As stated my land is the only RL-2/RL-1 zoned residential property in the entire upper flood zone to be put in to this Schedule D-2. When I purchased the property from Squamish it was confirmed in writing that my land was RL-1.

The other two ten acre properties located on my south property line are not zoned but has a Land use contract use for RL-1 - 2 acre lots. The third location of land affected by Schedule D-2 is located on lands designated as ALR. Please refer to Schedule I Agricultural Land Reserve, Aggregate and Woodlots to see this.

- 5) Schedule K-1 now places my land in to Environmentally Sensitive Areas.

All environmental Studies, Bio – Studies, endangered species study and letter of support from Cascade Environment to have my land removed from DPA 1 and OCP designation of Greenways to Residential has been provided to planning and Council over the years. All environmentally Sensitive Lands have been protected by RAR registered on the property. As I stated on the online survey for Squamish most recently. All OCP designations should be in alignment of the current Zoning on a property. As OCP Designation's cannot legally over ride Zoning and Council should not use the OCP as a tool to replace zoning or to minimize development under the current zoning of a land owner which council is doing in the current draft OCP bylaws.

- 6) Schedule L-1 places my land under DPA-2 Flood Hazard Development Permit area.

I believe that all land owners under DPA -2 behind and protected by a secured SRW dike should have an unbiased application process to follow for development and rezoning in this area. Council always had the final word on approving rezoning or not. The need to sterilize or reduce the value of any property from no rezoning through Schedule D-2 is unneeded and uncalled for.

I ask council to not approve any of these changes proposed to my property and correct the injustice that has occurred over the last ten years to me personally and my business at 1050 Depot road. I ask council to correct the following changes to designations on 1050 depot road in the Draft OCP and Floodway Bylaw.

- a) OCP designation to be Residential to align with current zoning.
- b) Schedule C put 1050 Depot road into Growth Area (sub-areas)
- c) Designation D-2 removed from 1050 Depot road.
- d) Remove designation of Environmentally Sensitive lands from Schedule K-1
- e) Remove my lands from DPA-1
- f) Correct the mistake of Planning that confirmed my land was RL-1 zoning when I purchased my property. I ask the four council members that supported my rezoning to RL-1 to re-issue my first and second reading for RL-1 rezoning before these bylaws become law.  
Based on the fact that the Director of Planning Jonas Velaniskis recommendation to council at a live council meeting and presented in writing at the same time that council should not remove my application for rezoning to RL-1. As my application was in stream and cannot be held back or denied for Floodway bylaws and OCP bylaws years in the future from when I made my RL-1 rezoning application. You cannot apply or take applications out of in stream and then apply bylaws or deny an application based upon bylaws that doesn't exist at the time or in this case 2 years later and counting.
- g) Remove from the Flood bylaw that the land owners that has a dike on their property would have to build a 500 FCL dike on their property at their cost to get subdivision on their land.

Don McCargar





# SQUAMISH SIKH SOCIETY

37947 5th AVE. BOX 556  
SQUAMISH, B.C. V0N 3G0

TELEPHONE: OFFICE 892-5048      KITCHEN 892-5016



REF

DATE

198

District of Squamish

JUN 12 2017

RECEIVED

June 9, 2017

Mayor Heintzman and Councilors,  
District of Squamish,  
37955 - 2nd Avenue, Squamish, BC,  
V8B 0A3  
Council@squamish.ca

Dear Mayor and Councilors,

**RE: Lots 509 and 510. Squamish**

Squamish Sikh Society is writing this letter as leaders of the Sikh community to voice our support for the removal of the 22,500 population threshold cap on DL 509 and DL 510. After consulting and discussing with members of the Sikh community we want to offer our support for the development of the Cheema lands. It is our understanding that under current restrictions development on these lands have been stalled. Our community believes that allowing development of the Cheema Lands will stimulate economic growth, especially to the labour market, and facilitate growth of small businesses. Mr. Bob Cheema has promised to build community amenities such as public washrooms and water fountains for mountain bikers and hikers along the trails. In addition, a new K-12 school is also being proposed which will become a community hub and provide a safe place for our kids to learn that is outside of the flood hazard zone. Mr. Cheema has proposed building single family detached homes, mixed family units, town houses, duplexes and most importantly affordable housing for seniors and low income families which is needed immediately in our community. It is evident that there are numerous benefits for allowing this development to occur as such Squamish Sikh Society strongly support the removal of the population threshold cap and also request council to eliminate any new threshold caps that are being considered for DL 509 and DL 510 in the new OCP.

Sincerely,

Makhhan Singh Sanghera

President Squamish Sikh Society

# UNITED STATES DEPARTMENT OF JUSTICE

OFFICE OF THE ATTORNEY GENERAL  
WASHINGTON, D. C. 20530

MEMORANDUM FOR THE ATTORNEY GENERAL

CONFIDENTIAL

Subject: [Illegible]

[Illegible]

[Illegible]

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[Illegible]



JUN 12 2017

RECEIVED

**JDEEZ HOLDINGS LTD.**  
P.O. Box 390  
Squamish BC V8B 0A3  
Tel: 604-892-3577 or Fax: 604-892-9332

June 12, 2017

Attention:  
Jonas Velaniskis, Director  
Sarah McJannet, Planner  
District of Squamish Planning Department

cc:

✓ District of Squamish Mayor and Council  
Linda Glenday, CAO  
Gary Buxton, General Manager, Community Planning & Infrastructure

**Regarding: Proposed OCP Land Use and Development Permit Area Designations,  
Upper Mamquam Blind Channel Properties**

JDEEZ Holdings Ltd. is the owner of lands in the Upper Mamquam Blind Channel (Lots 1 to 14, Block 10, and Lots 1 to 22, Block 7, Plan 4566).

This letter will discuss new Land Use and Development Permit Area designations for our property proposed in the May 2017 Squamish 2040 OCP Discussion Draft, and will request a removal of these designations currently proposed.

**Proposed OCP Land Use Designation**

Our property currently has the OCP Land Use designation “Greenway Corridors and Recreation”. This redesignation from the original “Industry and Transportation with Residential Reserve - Primary Reserve” status was undertaken without our consultation, and we have long objected to it.

The new proposed OCP designation for our property has new emphasis on “park” in its title and definition: [Emphasis added.]

*29.2 Land Use Designations*

*Parks, Greenway Corridors and Recreation\*REVISED*

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

None of this description can properly be applied to our private lands in the Upper Blind Channel/ Loggers Lane area.

In fact, there is only one other example in the entire District of Squamish (not including crown agency BCR Properties Ltd. lands) of a private property that has had this “Park, Greenway Corridor and Recreation” designation applied to it: 1050 Depot Road.

The Upper Mamquam Blind Channel (UMBC) Land Use Study & Policy Statement of May 2012 is cited as rationale for park designation of our property in the OCP. (See OCP Discussion Draft: 15. Downtown Squamish; and 29.1 Squamish2040 Land Use Updates)

A copy of a June 3, 2016 letter to Squamish Estuary Management Committee members and District staff is attached, in which we drew attention to two problematic aspects of the UMBC Land Use Study initiative that are relevant to our present OCP Land Use designation concerns:

- ***The Study and Policy Statement recommended high density residential use for one of the large blocks of private property in the UMBC (Kingswood Scott Crescent). Park status was recommended for the other large block (JDeez Holdings Ltd.), which would be an unacceptable infringement of private property rights. Please see the attached June 15, 2012 letter to Mayor and Council from our lawyers, Race & Company. This letter was prompted by the UMBC Land Use Study statements.***
- ***Stakeholder engagement for the UMBC Study did not meet SEMP standards. (See SEMP section 4.3.) The UMBC Land Use Study Engagement Work Program is attached. There was no engagement at all with us as a major private landowner in the area.***

The specific references to JDEEZ Holdings Ltd. lands as “park” in the 2012 UMBC Land Use Study & Policy Statement which prompted the letter to the District from our Race and Company lawyers are also attached to this present letter.

We request a redesignation of our property in the OCP Land Use Schedule B. We suggest there are suitable alternative designations, including two already represented in immediately adjacent private properties:

**“Industrial Business”** as proposed for the nearby 38610 Loggers Lane property, similarly zoned I-1 Light Industrial

**“Mamquam Blind Channel”** as applied to neighbouring properties (including a JDEEZ Holdings Ltd. parcel) to the south of our Upper Blind Channel subdivision which currently share our DPA4 Mamquam Blind Channel Development Permit Area designation

**“Highway & Tourist Commercial”**, being adjacent busy tourist facilities and venues

**“Residential Neighbourhood”**, as our subdivision properties were earlier designated in a District OCP and studies and plans for the area

Our property is, as mentioned, zoned **Light Industrial**, with a truck road and earlier industrial facilities on these lands built and utilized by an affiliated forest industry company.

The original (1981) OCP Land Use designation for our property was “**Industry and Transportation, with Residential Reserve - Primary Reserve**” status.

The Mamquam Blind Channel Waterfront Study endorsed by District Council in 1992 and the subsequent Mamquam Blind Channel Sub Area Plan of 1993 designated our Upper Blind Channel properties for “**Residential**” use.

Thus, none of the above listed OCP Land Use designation options for our property could be considered to represent a significant policy shift on the part of the District. They each have precedents and/or obvious current relevance to adjacent land uses.

In addition, the District of Squamish has, as of 2013, confirmed to the Province as a condition of a Sponsored Crown Grant land transfer application (MFLNRO File No. 2409086, in process) its support for a registered easement or other means that would allow unfettered access through to the north end of our property to facilitate the development and use of our lands.

We trust that the District is acting in good faith with the Province, in agreeing to this condition in its Crown Grant application.

### **Proposed OCP Development Permit Area Designation**

It appears from the Draft OCP Schedule K1, Environmentally Sensitive Areas, that it is proposed our Upper Mamquam Blind Channel area lands should be included in a revised Development Permit Area designation, DPA1. According to the Schedule K1 map legend our lands are deemed to be of “high” environmental sensitivity.

Our property is currently designated as Development Permit Area 4, Mamquam Blind Channel.

In a letter to the Planning Department dated January 5, 2017 we made the request that:

*...the mistaken inclusion in DPA1 of the Upper Mamquam Blind Channel area including our properties in the [District] Land Development Application Form and accompanying Guide be corrected. This is a confusion which could have potentially serious impacts for the disposition and or development of not only our lands but for other private properties in the same area.*

*We trust that in future, including in connection with the presently ongoing OCP Review, any proposed new land use designations and Development Permit Guidelines affecting our properties will only be undertaken with landowner consultation.*

The proposed new DPA1 designation is, according to section 34, DPA1 Environmental Protection in the OCP Discussion Draft, based upon the finding of the Environmentally Sensitive Areas Mapping report of January, 2016, prepared for the District of Squamish.

According to the Sensitive Ecosystem Inventory methodology used in the ESA Mapping project much of our property would be “Not Sensitive”, being comprised of disturbed ecosystems, rock outcrop, road surface, and powerline corridors with active vegetation management treatment.

The “Sparsely Vegetated” class of the “Sensitive Ecosystem Classes and Subclasses” present on our property is also found on properties immediately adjacent to ours which are not similarly designated to be of “high” or even “medium” environmental sensitivity or included in DPA1.

An Environmentally Sensitive Development Permit Area designation should not be based on land ownership or OCP Land Use designation but on the physical status and attributes of the land.

We request a review of this new DPA1 designation of our property.

### **Lack of right-of-way agreement for District water pipeline**

An encroachment on our property that is the subject of longstanding communications between ourselves and the District of Squamish and which remains unresolved is the fact that the District has installed a water pipeline through nine JDEEZ Holdings Ltd. subdivision lots without a right-of-way agreement of any sort.

This matter was discussed with Mayor Heintzman in a meeting at our offices held on January 23, 2015, when we were given to understand that renewed attention would be made to this serious outstanding concern.

We again request attention to this matter of the lack of a right-of-way agreement for the District’s water pipeline.

### **Five years since Race & Company letter to District re. Land Use Plan**

Prompted by various incidents of property encroachment and area planning initiatives during the past five years, JDEEZ Holdings Ltd. has submitted to the District on several occasions copies of a June 15, 2012 letter to Mayor and Council from our lawyers, Race and Company, which states:

*... [O]ur client objects to the waterline on the Lands, trails on the Lands and any contemplated park dedication of the Lands.*

*Our Client is of the view that the continued study and discussion of the Lands for park dedication is having a prejudicial impact on the value of the Lands and its ability to develop or sell the Lands.*

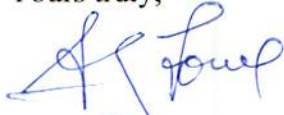
*Our client does remain open to a purchase of the Lands by the District for full fair market consideration of cash and for exchange lands satisfactory to them.*

The District's initiatives in the proposed OCP Land Use and Development Permit Area designations of our lands and the failure to address the lack of a right-of-way agreement for its water pipeline constitute unacceptable regulatory takings and physical infringement of our property rights.

Despite numerous requests and an agreement for its removal, Smoke Bluffs Park kiosk signage continues to direct park visitors to our private property. District plans for a proposed a new footbridge crossing of the Upper Blind Channel are unclear, with a route alignment that has obvious implications for liability and encroachment on our property apparently still under consideration.

It appears the District is not willing to accept responsibility for fair dealings with private landowners.

Yours truly,



A. John Lowe  
CEO, JDEEZ Holdings Ltd.

ATTACHMENTS:

- June 3, 2016 letter to SEMC re Upper Mamquam Blind Channel Study Area
- References to JDeez Holdings Ltd Lands as Park in 2012 UMBC Land Use Study

**JDEEZ HOLDINGS LTD.**  
P.O. Box 390  
Squamish BC V8B 0A3  
Tel: 604-892-3577 or Fax: 604-892-9332

June 3, 2016

Attention:  
Squamish Estuary Management Committee members  
Modus Planning, Design & Engagement Inc.

**Regarding: Upper Mamquam Blind Channel Study Area**

JDeez Holdings Ltd. is the owner of waterfront lands in the Upper Mamquam Blind Channel (Lots 1 to 14, Block 10, and Lots 1 to 22, Block 7, Plan 4566).

In the SEMP Content Analysis report from Modus Consultants distributed to SEMC members May 24th, under the section "SEMP Content Suitable for Integration", the matter of the Planning Assessment Area in Upper Mamquam Blind Channel is addressed with a recommendation:

**"The SEMC needs to clearly describe the shortcomings of the Land Use Study & Policy Statement for the Upper Mamquam Blind Channel that was prepared in 2012. The District can then consider how best to address these shortcomings."**

Key shortcomings of the UMBC Land Use Study and Policy Statement in relation to SEMP and its SEMC Work Program can be readily pointed out:

1. The Land Use Study was never intended to satisfy or address the SEMP Work Program item. SEMP is nowhere mentioned in the 2012 document. The Study initiative was not ever referred to SEMC for review.
2. The Study and Policy Statement recommended high density residential use for one of the large blocks of private property in the UMBC (Kingswood Scott Crescent). Park status was recommended for the other large block (JDeez Holdings Ltd.), which would be an unacceptable infringement of private property rights. Please see the attached June 15, 2012 letter to Mayor and Council from our lawyers, Race & Company. This letter was prompted by the UMBC Land Use Study statements.
3. Stakeholder engagement for the UMBC Study did not meet SEMP standards. (See SEMP section 4.3.) The UMBC Land Use Study Engagement Work Program is attached. There was no engagement at all with us as a major private landowner in the area.

4. The UMBC Land Use Study and Policy Statement did not address aquatic habitat circumstances and made no aquatic habitat conservation or improvement recommendations. The Study was preoccupied with the Kingswood residential subdivision development proposal and its access issues.

In conclusion, in undertaking the UMBC Land Use Study in 2011-12, the District chose not to consider the SEMP Study Area Status of this area or the proposed SEMC review of this status.

Under present circumstances, to attempt to recover and implement this SEMP Work Program item would be not only impractical but potentially prejudicial, and in unbalanced measure, to our rights in private property.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. John Lowe', written in a cursive style.

A. John Lowe  
CEO, JDEEZ Holdings Ltd.



**NANCY J. WILHELM-MORDEN\***  
**GLEN A. MEACHIRAN\***  
**IAN T. DAVIS\***  
**SHILO SHAW\***  
**KARIN J. EDMOND**  
**REBECCA B. BUCHANAN\***  
**BRITNI TROY**  
**JOHN T. BURNS**

**DOUGLAS A. RACE - Retired**  
**\*Law Corporation**

Reply to Squamish Office  
Ian T. Davis  
Direct Line: 604-935-3607  
Email: i.davis@raceandco.com

File No.: 44616

June 15, 2012

**District of Squamish**  
**P.O. Box 310**  
**Squamish, B.C. V8B 0A3**

**Attention: Mayor and Council**

**Dear Sirs and/or Mesdames:**

**Re: Lots 1 – 22 Block 7 Plan 4566 District Lot 19 and Lots 1 – 14 Block 10 Plan 4566**  
**District Lot 19 (the "Lands")**

**We represent the current registered owner, JDeez Holdings Ltd. of the Lands which are located on the Upper Mamquam Blind Channel.**

**Our client wishes to formally object to any planned usage of the Lands inconsistent with our client's intentions of developing the Lands in the future. Specifically, without limiting the generality of the foregoing, our client objects to the waterline on the Lands, trails on the Lands and any contemplated park dedication of the Lands.**

**Our client is of the view that the continued study and discussion of the Lands for park dedication is having a prejudicial impact on the value of the Lands and its ability to develop or sell the Lands.**

**Our client does remain open to a purchase of the Lands by the District for full fair market consideration of cash and for exchange lands satisfactory to them.**

**While our client continues to be the registered owner, in the event of any claims arising from the public trespassing on the Lands, our client shall look to the District for indemnification as a result of the District effectively encouraging public trespassing on the Lands.**

**Yours truly,  
RACE & COMPANY, LLP**

**Per:  
Ian T. Davis  
ITD/amp**

# ATTACHMENT A

## Proposed Timeline & Budget - Upper Mamquam Blind Channel Land Use Study -- Presented to Council November 8, 2011

### UMBC Land Use Study Engagement Work Program – CitySpaces Consulting Ltd.

		Nov		December				January				February				March				April		
		3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
<b>Project Initiation and Strategy Confirmation</b>																						
1	Start-up Meeting with District Staff to finalize engagement strategy, dates, venues, report back procedures.																					
<b>Focused Workshop Discussions</b>																						
1	Prepare background material (transportation, land use policies, mapping, illustrations, etc.)																					
2	Facilitate Focused Workshop with Scott Crescent/Clarke Drive Residents								*													
3	Facilitate Focused Workshop with Smoke Bluffs Park Committee																					
4	Facilitate Focused Workshop with UMBC land owners									*												
5	Confirm set of guiding land use principles based on workshop outcomes																					
6	Revise set of land use sketches, graphics and illustrations reflecting input and established principles																					
<b>Public Open House Review</b>																						
1	Prepare exhibit material for Open House																					
2	Facilitate Public Open House																					
3	Provide summary report of comments received																					
4	Revise set of land use sketches, graphics and illustrations reflecting input and established principles																					
<b>Presentation to Council</b>																						
1	Present land use options to Council																					

\* = cancelled

**References to JDeez Holdings Ltd. Lands as “Park” in  
*Upper Mamquam Blind Channel Land Use Study  
and Policy Statement*  
as adopted by in 2012 by  
District of Squamish Council**

[Emphasis added]

**5. LAND USE**

**5.3. Recreation-Oriented**

**5.3.1. Natural passive and recreational park use should be accommodated throughout the northern extent of the study area**, with a focus on maintaining the current greenway network of trails and existing habitat found in this area.

**5.3.2.** As a gateway to the greenway and recreation corridor, the existing industrial operation located on Loggers Lane should be re-conceived: serving as a launching point to the Blind Channel and Smoke Bluffs and providing limited opportunities for tourist/ recreation-oriented accommodation.

**7. PARK AND OPEN SPACE**

**7.3. The northern Recreation-Oriented sub-area should be designated as a largely naturalized park**, providing a buffer and transition between the other sub-areas and the Smoke Bluffs park.

**7.4. This newly formed park should extend the experience of Smoke Bluffs Park** and emphasize that the Upper Channel area is a natural, functioning ecosystem and a valued recreational destination in Squamish.

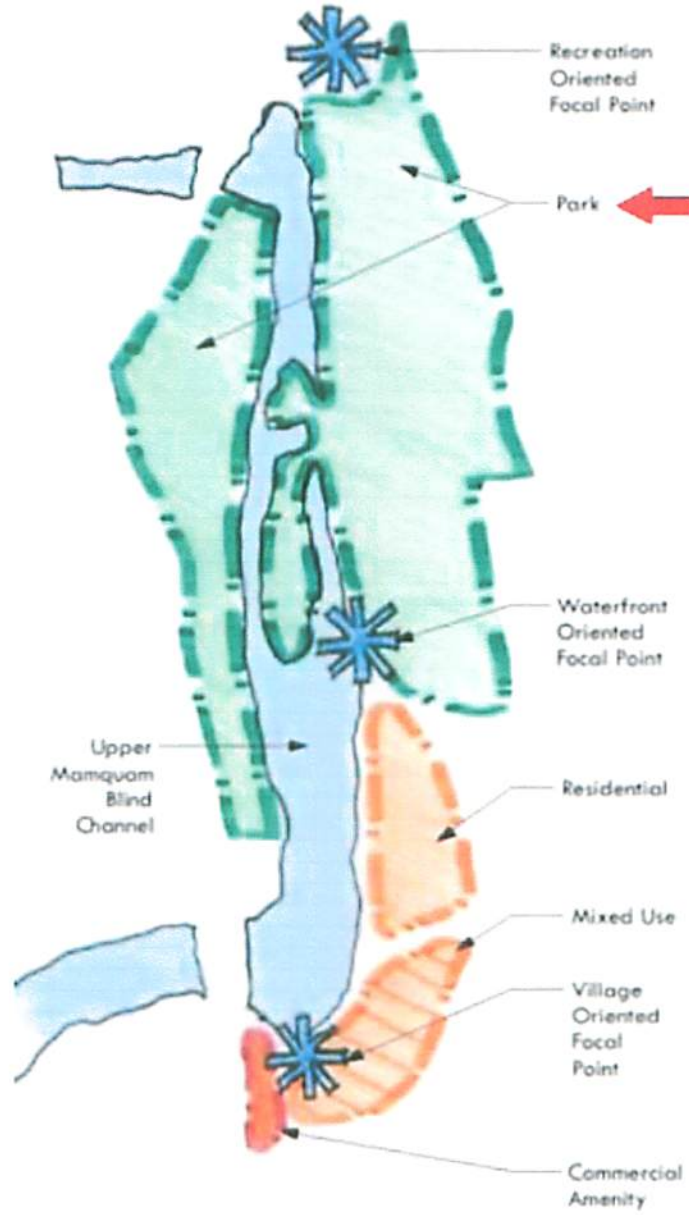
**8. PUBLIC REALM**

**8.2. Trails and Linkages**

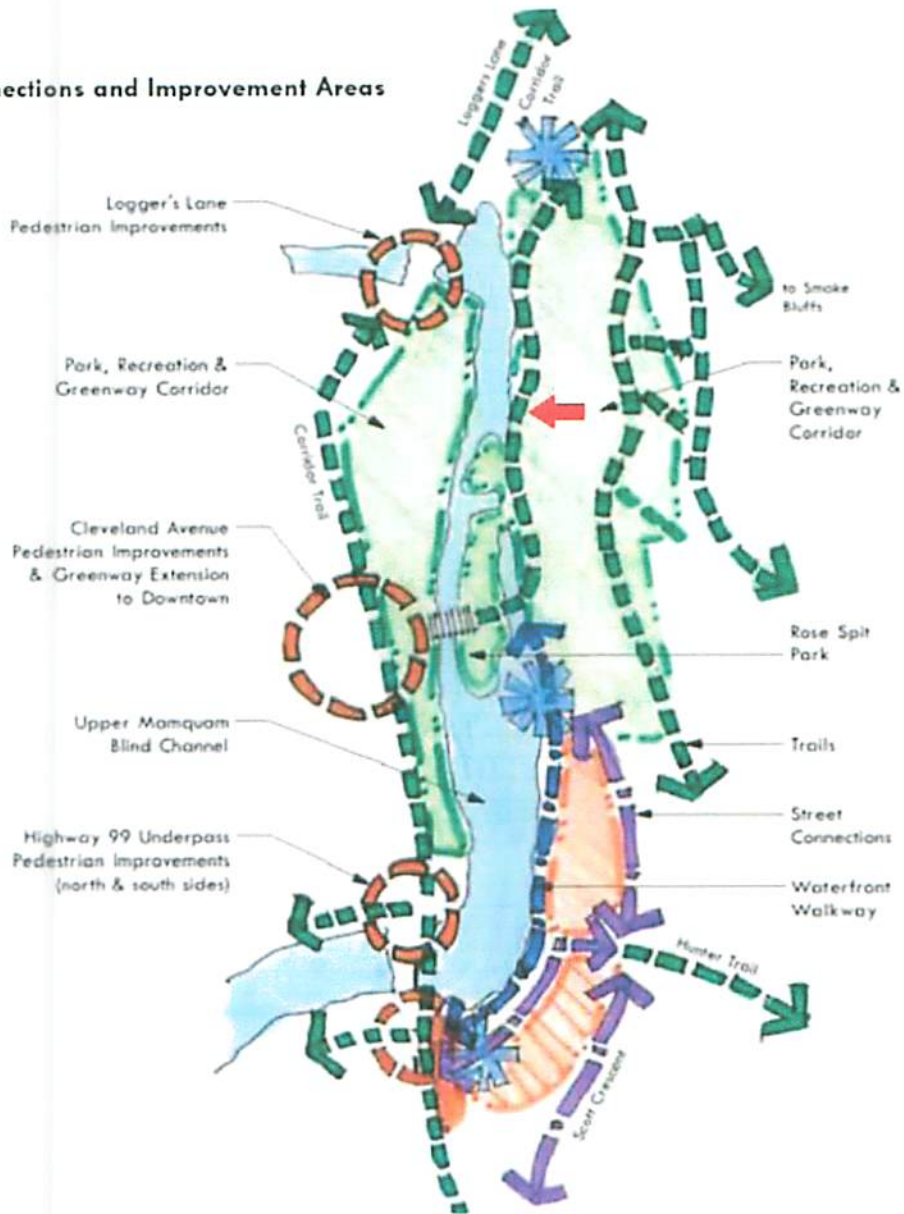
**8.2.4. In the northern portion of the area, the Waterfront Trail should be more natural in character.** In the southern portion of the area, the Trail should be semi-formal in character balancing natural character with adjacent uses. It should also allow for access to adjacent activities such as restaurants and water-oriented recreational facilities.



### Land Use Concept



### Connections and Improvement Areas



## Carly Simmons

---

**From:** Eric Andersen <se\_andersen@telus.net>  
**Sent:** Monday, June 12, 2017 10:57 AM  
**To:** Matt Gunn; Planning; Sarah McJannet  
**Cc:** [REDACTED]  
**Subject:** Walker; 'Administration'  
Re: Letter re BCR Yards in Squamish2040 OCP

Hello Matt,

We will be pleased to speak with you, at your convenience. Firstly, however, our concern is NOT that "the BCR rail lands will be treated in a similar fashion to the area covered by the current Business Park Sub Area Plan." We understand and strongly support section 16.1.2, which discusses distinct uses between the two areas. The consideration behind this section is very welcome, and credit is due your team.

Our concern is with the concept, recommended by the 2014 Employment Lands Strategy report, of one sub area plan covering both areas.

Secondly, although we do not address this since we are not tenants or property owners in the Business Park, it is somewhat surprising that the 2002 Squamish Business Park "will be repealed when the new OCP is adopted". The 2002 SAP was produced in consultation with a Business Park Ratepayers Association, and contains a number of important provisions deserving consideration.

The sentence in the OCP Discussion Draft you cite below may well be a source of confusion in its phrasing.

However, we can here restate our view: We do not support a future sub area plan encompassing both industrial areas.

Thank you for your prompt response to our letter.  
- Eric Andersen

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

**From:** [Matt Gunn](#)  
**To:** 'Eric Andersen'; Planning; Sarah McJannet  
**Cc:** [REDACTED]  
[Rupp](#); [Louise Walker](#); 'Administration'  
**Sent:** Monday, June 12, 2017 10:22 AM  
**Subject:** RE: Letter re BCR Yards in Squamish2040 OCP

Thank you for your input.

I encourage Peter, Eric and Kelvin to contact me at 60 [REDACTED] regarding this item. I believe this sentence is creating some confusion despite its intent:



**For clarity, to comprehensively plan for this area, the BCR lands west of the railway line and partially bordering Squamish Nation's Yekw'apsem reserve, are now considered inclusive of the larger Business Park area.**

I believe that Peter, Eric and Kelvin are expressing concern that the preceding sentence suggests the BCR rail lands will be treated in a similar fashion to the area covered by the current Business Park Sub Area Plan between the tracks and the highway. This is not the case; instead that sentence is simply intended to identify that policies related to the BCR lands are located in Section 16 (Squamish Business Park Section) of the OCP. The existing Business Park Sub Area Plan will be repealed when the new OCP is adopted.

The policies (section 16.1.2) which are specific to the BCR lands identify them as distinct from the rest of the business park and only suitable for medium or heavy industrial activities with acoustic, visual or other nuisance disturbances. This is intended to ensure that the light industrial and commercial activity which occurs east of the railroad does not occur west of the railroad.

Please contact me for further clarification or to discuss if the proposed approach is appropriate.

Sincerely,

Matt

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**From:** Eric Andersen [mailto:se\_andersen@telus.net]

**Sent:** Saturday, June 10, 2017 1:54 PM

**To:** Planning <Planning@squamish.ca>; [REDACTED]

**Subject:** Letter re BCR Yards in Squamish2040 OCP

Hello,

Please find attached a letter from **Fraserwood Industries, British Columbia Timberframe Co. and Factor Building Panels** regarding proposed OCP policy and land use designation changes affecting BCR Squamish Yards.

Thank you.

cc: Participants in December 19, 2016 meeting with Mayor Patricia Heintzman and MLA Jordan Sturdy concerning issues of the BCR Yards

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## Carly Simmons

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**From:** website@squamish.ca  
**Sent:** Monday, June 5, 2017 10:29 PM  
**To:** Charlene Pawluk  
**Subject:** Comment to Council & District CAO

**Full Name\***

John French

**Email\***

[REDACTED]

**Address or area of concern\***

OCP update

**Primary Phone\***

[REDACTED]

**Business Phone**

**In regards to\***

Comment to Council & District CAO

**Respond to me by\***

Email

**Type your message here\***

After filling out the OCP survey more thoughts have come to me. I want to convey that I support Option 3 in the growth management portion of the current draft. Infill should be encouraged, even though I believe that the downtown area and Government Road south of Leski's Crossing is very quickly reaching capacity. While I support less municipal control over the timing of development in large lots like DL 509/510 I believe development of those large lots should be approached with green space as the focus as opposed to the traditional approach, which puts development as the starting point. Let's plan these future neighbourhoods so stands of old trees, water courses, wetlands, existing trails and other valuable natural features are preserved in these areas.

## Carly Simmons

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**From:** Paul Russell [REDACTED]  
**Sent:** Thursday, May 25, 2017 10:35 AM  
**To:** Planning  
**Subject:** OCP COMMENT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Under the heading accessibility, the OCP should include access to our many waterways that flow into Howe Sound. The Squamish River is only accessible at the spit, mouth of the Mamquam River, The Eagle Run, and Fisherman's Park. Of particular concern, there is no access for canoes, kayaks or rafts north of Fisherman's Park. The latest Squamish Trail Recreational Map incorrectly shows access at Pilchuck Creek. This access is on First Nation Lands who posted a sign no trespassing allowed.

Another concern is river access for fishermen. Squamish is well known for fresh water fishing. Every other year thousands of fishermen come here for the pink salmon run. Because there are on two main bars, fishermen line up within 20 feet of each other. The Municipality of Squamish should meet with the First Nation to reach an agreement on revenue sharing of special licence to fish on the Squamish River. This is not an unusual practice as it has been done for access on the Kispiox River near Hazelton. I look forward to hearing how these suggestions are included in the OCP.

## Carly Simmons

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**From:** Dave Colwell [REDACTED]  
**Sent:** Wednesday, May 24, 2017 9:46 AM  
**To:** Council  
**Subject:** Boat Launch Re. OCP

To all Council and to whom this may concern:

While I cannot attend the meeting tonight May 24<sup>th</sup>; I point to a serious need to include a plan to ensure/allow that an adequate boat launch be always provided for this town in the future. The one in place now is in deplorable condition and its future seems uncertain. Also the Blind channel is continuously in need of dredging and funds/permissions for such are all too elusive.

Actually we need more than one...it would be great if there could be one at the Nexen lands for obvious reasons. Watersports are very much in keeping with our "Brand", so please consider this proposal.

Respectfully, Dave Colwell

## Carly Simmons

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**From:** Angie Proctor <[REDACTED]>  
**Sent:** Tuesday, May 23, 2017 6:52 AM  
**To:** Council  
**Subject:** Garibaldi Springs Redevelopment

Hi,

My name is Angie Proctor, and I'd like to express my concerns and speak with you via phone regarding Polygon's proposal for Garibaldi Springs. I will be present at today's Committee of the Whole meeting where Polygon is on the agenda to present their proposal.

Since February I've been in communication with Polygon as they would be my new neighbour as a landowner in skyridge phase 1. My concerns initially were with how their development would impact our land value and view, along with traffic and redevelopment of greenspace. In these conversations, Polygon seem quite confident that council/planning is working with them to make it happen.

Since then I've learned the historical deals that were done with this land, and that a past local developer was denied redevelopment of the site. I've also been amazed by council's leadership and development of the OCP and the amount of community involvement in developing the plan. It's what Squamish needs for healthy growth and development, and will be council's legacy until 2040 and beyond. It's guiding the future of our small town.

I'd like to hear why you think polygon would be justified (or not) in amending the OCP for a for-profit endeavour? When there is land for infill in already zoned residential areas within the urban boundary (policy 10-17), what is the rationale of changing the not yet inked OCP to allow rezoning of a CD property, a green corridor with numerous sensitive areas (policy 10-22)?

I would also suggest that the OCP "Good Neighbour" would not be in alignment with this project, specifically in the upper section that is sandwiched between Skyridge and Rockridge. I'd love to hear your thoughts on this.

My number is 1 ( [REDACTED] ) please let me know when we can discuss?

Warmly,  
Angie

## Carly Simmons

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**From:** andrea lamont [REDACTED]  
**Sent:** Monday, May 22, 2017 6:39 PM  
**To:** Council  
**Subject:** OCP

Dear counsellors,

I am writing to express my concern about the potential changes to the existing OCP, as it pertains to the development of the Garibaldi Springs Golf Course. There are plenty of other areas for Polygon to develop but it seems that building a mega community in this beautiful strip of land beloved by people and wildlife alike is an absolute shame.

Thank you for your consideration,

Andrea Lamont



## Carly Simmons

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**From:** Kal Cheema [REDACTED]  
**Sent:** Tuesday, May 16, 2017 4:13 PM  
**To:** Gary Buxton  
**Cc:** Mike Nelson; Council; Jonas Velaniskis; Sarah McJannet; Sandra Koenig; Patricia Heintzman  
**Subject:** Re: OCP online survey

Dear Mayor & Gary,

Thank you for the prompt clarification.

As you've mentioned staff revised the survey for greater clarity as to the intent and background to the questions. The difference in wording is quite clear compared from the original survey to the revised one. In option 2, we can clearly see the names of "major growth area" such as oceanfront, waterfront landing, & university lands have been added. Was this done so that survey respondents would have more clarity as to which properties have future infill capacity?

If so, why does option 1 not include the property names such as DL 509, 510 & 513 so that survey respondents would know which properties currently have the population threshold restriction? As of right now it is not clear to a survey respondent as to which properties have the population threshold imposed on them. It is evident that for option 2 the names of the properties were pulled from the growth management background document and added on to the survey, why was this not done for option 1?

Secondly, there is another point that needs to be addressed which is that the ocp draft is putting DL509, 510, 513 properties into a new category which is Future Residential Neighborhood. As of right now DL509/510 are categorized as residential neighbourhoods with a future sub-area plan categorization. The draft ocp then goes on to state that residential neighborhoods will be developed first to meet the infill capacity and then future residential neighborhoods will be given consideration to be developed.

Why are DL509 & 510 now being recommended to be changed from residential neighborhood to future residential neighbourhood categorization?

Sincerely,  
Kal Cheema

On 2017-05-15, at 10:02 PM, Gary Buxton wrote:

> Mr. Nelson and Mr. Cheema,

>

> I understand you both have experienced some confusion regarding the online OCP survey materials, and changing surveys, and have expressed this concern to Mayor and Council. I am responding to provide some background as to the confusion that has arisen.

>

> We (staff) were preparing to go live last Thursday and putting final touches on the online survey with our consultant. Unfortunately, Mountain FM released materials before we were actually ready and had the survey finalized. Rather than have a link to nothing, we activated the link to the draft survey, assuming not much would change (our mistake). When we finally got the final survey draft completed, we switched the materials, resulting in the two versions you have seen,

so you are entirely correct in your confusion. Our apologies that we got off to this false start with the online survey. The current version online is the one we intend and intended to use, except for a bit of a logistical muddle. The revised survey was edited (in our opinion) to provide greater clarity as to the intent and background to the questions.

>

> To date we are aware that that 21 people saw it (the incorrect version) and some of the 21 were staff; some of those visits were also likely yours. Only 1 person filled in the survey (perhaps one of you?). The first (incorrect) survey was live for 24 hours or so, before it was corrected.

>

> Please let me know if you have any further questions, and thanks so much for participating in our OCP process. Your input will be greatly valued.

>

> Many thanks,

>

> Gary Buxton

>

>

> \_\_\_\_\_

>

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## Carly Simmons

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**From:** Karen Elliott  
**Sent:** Monday, May 15, 2017 8:11 PM  
**To:** Sarah McJannet; Gary Buxton  
**Cc:** Robin Arthurs; Patricia Heintzman  
**Subject:** FW: OCP Survey Changed last Thursday May 11, 2017  
**Attachments:** img163.pdf

Hello,  
Received the email below today and Dwayne has noticed that the survey changed at some point last week. I was out of town, so perhaps I missed an explanation, but it would be great to be able to advise Dwayne what happened and what will happen with the survey responses collected before the change was made.

Thanks,  
Karen

**Karen Elliott** | Councillor  
**District of Squamish** | *Hardwired for Adventure*  
[REDACTED] [www.squamish.ca](http://www.squamish.ca)

 Please consider the environment before printing this e-mail.

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**From:** Dwayne Kress [REDACTED]  
**Sent:** Monday, May 15, 2017 2:42 PM  
**To:** Karen Elliott  
**Subject:** OCP Survey Changed last Thursday May 11, 2017

Hello Karen,

I'm wondering if Council was aware of a change to the online survey that was made some time on Thursday May 11, 2017.

My concern is that the two different documents (attached) were to be submitted as part of a survey, the one labeled #1 was online for some time before the second labeled #2 was substituted sometime on Thursday May 11, 2017. The 3 options in each survey (#1 and #2) are entirely different. The 3 options on the second document have a "leading directive" in its wording. What has happened to the previously submitted surveys as I now have the view that there are indeed 6 different options and not 3. Is this being made public that the public survey questions were changing during the consultation process?

I would like to have some clearer understanding of the changes as I am now concerned about any future events that I am involved with.

Dwayne Kress  
[REDACTED]

## Carly Simmons

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**From:** Patricia Heintzman  
**Sent:** Sunday, May 14, 2017 7:31 PM  
**To:** Alana Dunn  
**Cc:** Robert Dunn; Council  
**Subject:** Re: Garibaldi Springs - Keep Garibaldi Green!

Thank you Alana and Robert.

Your comments will be one part of the public agenda for Council to consider when this application comes in front of us.

Cheers  
Patricia

Sent from my iPhone

> On May 14, 2017, at 6:55 PM, Alana Dunn [REDACTED] wrote:

>

> To Mayor Heintzman,

>

> We are writing to you as residents of Squamish (Greenside Estates, on Tantalus Rd.) who care deeply about preserving the beautiful green space that surrounds our communities.

>

> We are aware of the proposal from Polygon to develop the Garibaldi Springs golf course land, including the possibility of high density housing, and understand that this proposal would require approval from council and amendments to the current OCP.

>

> We are deeply concerned that changing the OCP to develop Garibaldi Springs will not respect the existing values of the current OCP (which emphasize the value of green space) and would go against previous commitments to keep this land as green space. The level of development proposed by Polygon will have devastating environmental impacts on the unique ecosystem of plants and animals that live in the marshlands and forest surrounding the golf course.

>

> As an elected representative of our community, we implore you - please do not support changing the OCP for development on Garibaldi Springs; please help to Keep Garibaldi Green!

>

> Our sincere thanks for your time and consideration,

>

> Alana and Robert Dunn

[REDACTED] Tantalus Rd., Squamish)

Dear Mayor and Council,

We would like to address the private land of DL509 and DL510, Cheema Lands, while also introducing our organization, Run Like A Girl. Myself, Courtney, Dayna and Hailey are the owners and organizers of both this event and our organization. On June 3<sup>rd</sup>, 2017 we are hosting an event, which we hope to host for years to come, to raise money and awareness for the Canadian Mental Health Association. Our event is a trail running race, which follows trails that enter and are on private land, DL509 and DL510. We have an amazing community of runners, 250 of them will be joining us on June 3<sup>rd</sup>. The three of us have mature relationships with the Squamish community and are also creating relationships with the landowners in the surrounding areas. We understand the concerns from a landowner's perspective with having events use their private lands; we also understand that through communication and trust we can work with one another to support both parties. In our progress to move forward we, as leaders in the trail community, would like to inform you that we support the removal of the population cap and rezoning of Cheema Lands as they have promised to spend a million dollars on preserving and building new trails that will be integrated with the development. We are encouraging the District of Squamish to continue to work with Cheema Lands to find and create a solution that is fair to you and also guarantees access to the land for recreational purposes. We would like to also thank you for your permission and acceptance with use of your land to date. Cheema Lands provides very valuable land for many uses that benefit many recreational users, events and businesses.

Thank you,

Courtney, Dayna, Hailey



Sweaty Yeti Running  
PO Box 2471  
Squamish, BC V8B 0B6

Squamish Council  
PO BOX 310  
Squamish, BC, V8B 0A3

May 4, 2017

Dear Council


**REZONING OF PARCEL ID 24589764**

I am writing this letter to Council to state Sweaty Yeti's appreciation to the Cheema family for their support in allowing Survival Run Canada to cross their land, and to state that we hope there is a mutually beneficial resolution to the application for rezoning of this land.

After discussions with Mr. Bob Cheema, I am confident that he understands that this parcel is of considerable value to all Squamish trail users. The million dollars the Cheema family has committed to trail maintenance and improvement would go a long way to preserving the existing values of the area, such as high value mountain bike trails, while integrating these with new development, on which basis we would support development of the Cheema Lands.

If I can be of further assistance to the process, please do not hesitate to contact me.

Regards,

A large black rectangular redaction box covering the signature of Dylan Morgan.

Dylan Morgan  
Sweaty Yeti Running

## Carly Simmons

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**From:** Krystle tenBrink [REDACTED]  
**Sent:** Wednesday, April 19, 2017 5:16 PM  
**To:** Council  
**Cc:** [REDACTED]  
**Subject:** Agriculture Land Trust: An Opportunity for Squamish?  
**Attachments:** 110722 AgTrust Decision.pdf

Hello Council and Mayor,

Copied: Sara McJannet, DOS City Planner; Kim Sutherland, BC Ministry of Agriculture; Kimberly Needham, SLRD Director of Planning; Gerry Kasten, VCH Public Health and Dietitian; Michi Hunter, Food Policy Council; Christina Rupp, Manager Squamish Food Bank

I am emailing you on behalf of the Squamish CAN and the Food Policy Council. Recently, we had the opportunity to meet with SLRD city planners, Pemberton Stewardship Society, and Whistler Aware to have a better understanding as to how all of our communities might work together to address food system and agriculture needs, as well as learn from one another (including the sharing of resources).

After meeting with SLRD planners, Kim Needham and Claire Daniels, we learned about an option for securing land for community farming initiatives. Attached the report that Kim put together for the SLRD. She states in it "the purpose of this report is to provide the SLRD Board with information regarding Agricultural Land Trusts and to describe how an Agricultural Land Trust service can work within the context of the region".

Through the food systems deep dive sessions and Kent from Kwantlen University's presentation, it has come very clear to us and the other community members that there is a lack of processing, retail, and storage facilities to support our existing farmers. If Squamish is to become more food secure and wanting to attract new farmers, it is evident that we need to address the current gaps.

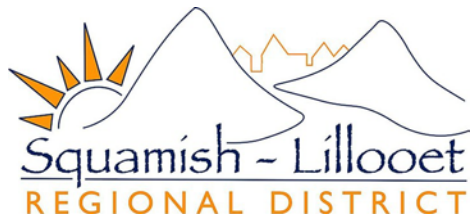
The Agriculture Land Trust idea is one that we would like your feedback on to see if this can be incorporated into the Squamish District. Additionally, this also would support some of the new food policies that have been drafted in the OCP.

If you have further questions about the Agriculture Land Trust or about the future of farming in Squamish, I am happy to attempt to answer them or do my best to find the answer.

Best Wishes,  
Krystle

[Squamish Climate Action Network \(CAN\)](#)





## Request for Decision

### Establishment of an Agricultural Land Trust service

Date: July 22, 2011 (for the Committee of the Whole)

Recommendation:

Proceed with establishing a regional Agricultural Land Trust service for the purpose of encouraging regional food security and engage the **assent of the electors** as per section 85 of the *Community Charter* in order to create this service, and;  
Direct staff to prepare the necessary bylaw and referendum question.

CAO Comments: I concur

Who Votes: All

Attachments X

Report/Document: Attached X

Available \_\_\_ Nil \_\_\_

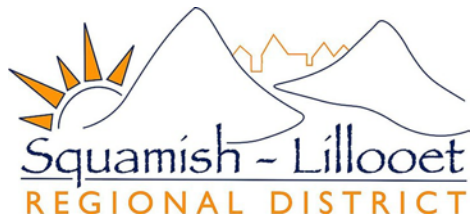
Key Issue(s)/Concepts Defined: The Energy Resilience Task Force (ERTF) report and public consultation process recommended roughly 140 priorities for addressing regional resilience. The establishment of an Agricultural Land Trust function was the top public priority identified through that process. This function has been identified in the proposed ERTF implementation plan as a high priority for the SLRD budget. By addressing this function as an early priority, there is an opportunity for the Board to have access to all of the alternatives for establishing this service.

Relevant Policy: *Local Government Act/ BC Community Charter, Chapter 26, Division 2*

Desired Outcome(s): A decision with respect to establishing and Agricultural Land Trust service within the SLRD.

Response Options:

1. Proceed with establishing a regional Agricultural Land Trust service and engage the **assent of the electors** as per section 85 of the *Community Charter* in order to create this service, and;  
Direct staff to prepare the necessary bylaw and referendum question.
2. Proceed with establishing a regional Agricultural Land Trust service, applicable to the entire SLRD and engage an **approval of the electors by alternative approval process** in accordance with section 86 of the *Community Charter* in order to create this service, and;  
Direct staff to prepare a service establishment bylaw and documentation necessary for the establishment of the service and the necessary publication materials.



## Request for Decision

### Establishment of an Agricultural Land Trust service

3. Do not move forward with the creation of a regional Agricultural Land Trust service at this time.

Preferred Strategy: *Option 1.*

#### Implications of Recommendation

**General:** The recommendation will set in motion the first steps in creating an Agricultural Land Trust service, with funding that will enable the SLRD to address this function.

**Organizational:** If the recommendation results in the SLRD proceeding with the creation of an Agricultural Land Trust service then there will be an organizational mandate to manage this function.

**Financial:** There will be costs associated with advertising and administration.

**Legal:** The *Local Government Act* and the *Community Charter* set out specific legal requirements for a referendum process.

**Follow Up Action:** Prepare a service establishment bylaw,

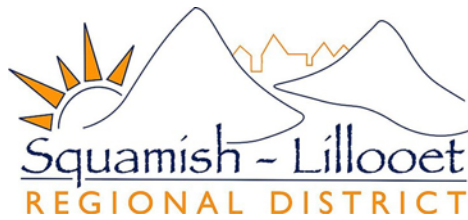
**Communication:** Send the Bylaw to the Inspector of Municipalities once the service establishment bylaw is given three readings by the Board.

**Other Comments:** none

Submitted by: K.Needham, Strategy Planner

Reviewed by: Steve Olmstead, Director of Planning and Development

Approved by: P. Edgington, CAO



## Request for Decision

### Establishment of an Agricultural Land Trust service

## Background Report

Date: July 22, 2011

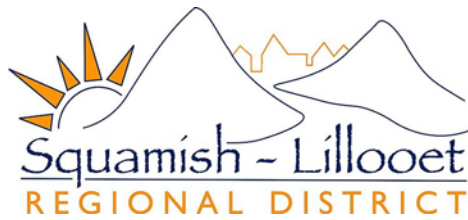
**Purpose:** The purpose of this report is to provide the SLRD Board with information regarding Agricultural Land Trusts and to describe how an Agricultural Land Trust service can work within the context of the region.

### **Background:**

Strengthening the foundations of regional food security has been echoed throughout the policy documents of the SLRD and its member municipalities. This was emphasized by the work of the the SLRD Energy Resilience Task Force (ERTF), a regional/sectoral task force that met throughout 2010. Their work was summarized in a report which included roughly 140 recommendations with respect to building a more resilient region in the face of rising costs. The number one recommendation in terms of public support at the community open houses was that an Agricultural Land Trust be established within the region in order to promote long-term food security.

The ERTF report includes a section on Food and Agriculture as it pertains to the region as well as the provincial agricultural situation. Numerous studies have made it known that agriculture and food security face growing risks at a global scale. Climate change, peak oil and rising energy costs, depletion of aquifers, soil salination and loss of top soil, pollinator die-off, crop disease and failure, flooding, food distribution inequities, increased world meat consumption, fisheries depletion and a world population that adds over 210,000 new humans to the planet each day all contribute to the challenge of ensuring an adequate food supply.

Compounding the many geo-ecological issues that affect regional food security, there are geo-political issues at play that place greater pressure on agricultural land. Triggered by food shortages and declining land and water resources, foreign countries (eg. China, UAE, Saudi Arabia, etc.) and foreign corporations have begun to purchase or lease large tracts of agricultural land around the world in order to secure food supplies for their own citizens through export. The practice has become widespread and has major implications with respect to food inequity on a global scale. Fortunately, British Columbia established the Agricultural Land Reserve (ALR) to help preserve farmland for farm uses. The ALR does not, however, ensure that agricultural land is kept under regional or even Canadian ownership. As such, Canadian agricultural land is not protected from massive foreign agricultural land purchases. Another layer of planning control is necessary in order to provide for greater food security within the region and one such tool is through the Agricultural Land Trust structure.



## Request for Decision

### Establishment of an Agricultural Land Trust service

The ERTF “Food and Agriculture” notes the following with respect to food security:

“Food security is achieved when the structure and capacity of the food system can meet the food related human, cultural, economic, social and environmental needs of the individual and community. The *food system*, the nucleus of this definition, is defined as the integrated process by which food is produced locally, imported, is packaged, processed, distributed/marketed, consumed, and the waste stream managed through reuse, composting and disposal.”<sup>1</sup>

If any components of the food system are impacted, then food security can be impacted. **It will be increasingly more important to bolster the foundations of the local food system in order to ensure food security.** In particular, the foundations of production, processing, packaging and delivery will need to be made more resilient in the face of the many threats to local and regional food security.

Currently, British Columbia is considered to be 34% self-sufficient with respect to food production, based on what is actually grown in the Province.<sup>2</sup> Only 5% of the land base is suitable for farming and only 1% is considered to be high quality.<sup>3</sup> This has implications for all of the foundations of the food system. BC’s Food Self-Reliance report notes that in order to simply maintain the current levels of self-reliance (which is inadequate) and keep up with the projected 30% population growth, farmers will need to increase production by 30% over 2001 levels by 2025.<sup>4</sup> And, if farmers are to produce a healthy diet for the population by 2025, an additional 92,000 hectares will need to be irrigated (49% more than in 2005). The need to intensify agriculture throughout BC will certainly have bearing on the SLRD’s limited farming areas. The pressure to grow more food in the province will be further challenged by the many social, ecological and economic issues that are now at play on the planet.

#### SLRD Context

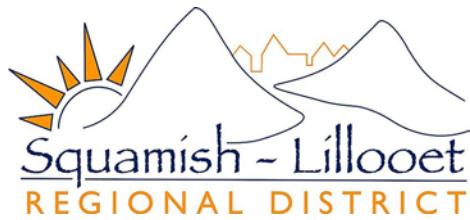
The Squamish-Lillooet Regional District is home to approximately 36,000 people, only 190 of whom are classified as farmers. The population in the SLRD is growing faster than in BC as a whole (3.6% per annum versus 1.6%) a rate which will see the regional population double in less than 20 years. The region includes 16,355 square kilometers of land of which 196 square kilometres are being used as farms. The region includes 129 farms of various sizes, producing a variety of crops, including hay and fodder, alfalfa and alfalfa mixes, potatoes,

<sup>1</sup> Food Secure Vancouver Baseline Report. Prepared for Vancouver Food Policy Council. Serecon Management Consulting Inc. in partnership with Zbeetnoff Agro-Environmental Consulting Inc., March, 2009.

<sup>2</sup> BC’s Food Self-Reliance: Can BC’s Farmers feed our Growing Population? BC Ministry of Agriculture and Lands, 2009.

<sup>3</sup> Smart Growth BC. Agricultural Lands. From the Smart Growth BC website.

<sup>4</sup> Ibid, pg. 2.



## Request for Decision

### Establishment of an Agricultural Land Trust service

carrots, apples and other crops. In addition, the region produces cattle, some pigs and other livestock. Almost no food processing is being carried out in the region. This presents food system vulnerabilities, in that almost all processed food must be trucked to the region.

The majority of farming in the region occurs in the Pemberton Valley and Lillooet areas. In Pemberton, there are approximately 3,500 hectares of land being farmed. This represents over 75% of the private land that is available for agriculture (not including crown land, rights of way, airport land and Indian Reserve land).<sup>5</sup>

The SLRD is not self-sufficient with respect to food although there are some signs that individuals within the region are seeking enhanced food self-sufficiency. Pemberton has a community garden that rents plots of land to locals for a small annual fee. The community garden is over-subscribed with a long wait list, demonstrating the high interest in horticulture opportunities among the community. The Whistler greenhouse program is also over-subscribed although plots are very small (about 2 ½ square metres each). A small community garden has sprouted up in the highway 99 right-of-way in Squamish at Mamquam Road. These projects demonstrate that there is a clear demand for agricultural land for community horticulture, even in marginal locations with marginal plot sizes.

#### **What is an Agricultural Land Trust?**

Land Trusts are generally established for the purpose of supporting sustainable agriculture and horticulture, controlled by and for the benefit of local communities. They ensure that agricultural land is permanently made available for farming to community members. They hold land "in trust" for public benefit.

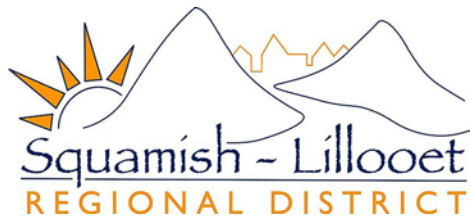
Most commonly, land trusts have been used to protect woodlands, wetlands, rare species habitat, or other ecologically sensitive areas. In North America, hundreds of successful farmland / agricultural trusts have been formed to specifically conserve agricultural land rather than natural habitats, although these lands may also include areas of ecological or heritage value.

#### **What are the benefits of Agricultural Land Trusts?**

Key features of Agricultural Land Trusts are that they:

- De-commoditize the land so that the market value does not compete with farming
- Support sustainable agriculture and contribute to the development of localized food systems

<sup>5</sup> Kim Sutherland, BC Ministry of Agriculture, 2010 email.



## Request for Decision

### Establishment of an Agricultural Land Trust service

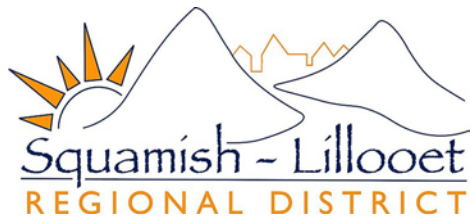
- Enable more entrants to access farming
- Enable young farmers to learn farming techniques
- Ensure the continuation of small farms
- Ensure community access to productive farmland in perpetuity
- Empower communities to create better use of land
- Protect the natural environment in perpetuity
- Provide farming space and access to farming for local populations
- Protect agricultural land against foreign “land grabbing”
- Enable community farming education programs
- Provide “good” and “safe” places to farm, away from traffic, pollution and noise.

Agricultural Land Trusts can have various mandates, however, most of them share one or more of the following mandates:

- To facilitate the purchase of agricultural land
- To facilitate the donation of agricultural land
- To manage farmland (rent, lease, etc.)
- To contribute to local food security
- To provide community access to farmland
- To promote farming education and public awareness programs
- To protect eco-sensitive and culturally special areas
- To produce food for those in need
- To promote the economic viability of farmland
- To promote stewardship of farmland
- To secure farmland for the benefit of future generations
- To promote community relations and outreach
- To promote planned giving options for donations of land and cash
- To hold conservation covenants and easements over private land
- To monitor the performance of lands under covenant and ensure compliance.
- To link land and farmers
- To offer services to farmers (farm planning, farm succession planning)
- To advocate land protection policies and priorities
- To engage volunteers
- To raise funding through private donations, granting organizations and government funding opportunities.

**Where are existing Agricultural Land Trusts?**





## Request for Decision

### Establishment of an Agricultural Land Trust service

Agricultural Land Trusts exist in various forms in many places across the world. In the UK, these take the form of “allotments” which have become a way of life for many people. The allotment system has a long history dating back to the Saxons. Legislation in the 1800’s required local governments to provide allotments to residents as required. The allotment system is credited for helping Britain feed itself through the wars when its food supplies were limited. Most allotments are owned by local government authorities, although some are owned by charitable trusts, or religious bodies. Allotments are rented to individual for growing fruits and vegetables for personal and family use. Allotment plots vary in size, but are on average around 250 square metres. They can generally be rented on an annual basis for between £10 and £80.

In North America, conservation land trusts are very common, and most often relate to the protection of sensitive ecosystems, wildland and parkland. Agricultural land trusts are less common than conservation land trusts. There are many examples of successful land trusts throughout the eastern United States, particularly in the northeast. In British Columbia, there are a number of conservation land trusts, many associated with the BC Land Trust Alliance or the Land Conservancy of BC.

Examples of BC Agricultural Land Trusts include:

- The Land Conservancy of BC (TLC) owns agricultural land originally purchased for ecological or heritage values. They rent out farmland to protect local food production.
- The Farmlands Trust is a non-profit organization that is mandated to acquire and protect farmland in the greater Victoria area.
- The Salt Spring Island Agricultural Land Trust was formed on the recommendation of their Area Farm Plan.
- The Delta Farmland and Wildland Trust protects land in the Delta area.

#### **Legal status of Agricultural Land Trusts**

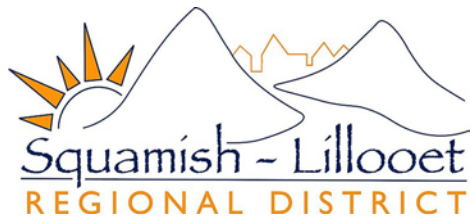
Land Trusts can be created through the creation of a regional service. A regional district must establish a service by either:

- Referendum
- Consent on behalf of the electors by board members and municipal councils; or
- Alternative approval process.

A service fund allows a regional district to charge a property value tax, a parcel tax or a fee.

Most land trusts in BC are structured as non-profit organizations under the *Society Act*. Societies are permitted to enter into contracts, hold covenants, incur liability and carry debt.





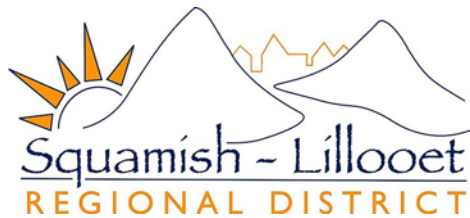
## Request for Decision

### Establishment of an Agricultural Land Trust service

Almost all land trusts are registered as charities, which allows them to issue tax receipts for land donations. Most land trusts are run by a Board of Directors or a committee structure.

To date, only a few land trusts have been created by local or regional governments, however, there are some notable park and conservation area trusts that have been created at the regional government level.

- The Capital Regional District (CRD) established a Regional Parks Land Acquisition Fund in 1999 by public referendum. The fund is capitalized by tax contributions that will increase from \$12 to \$20 per average household assessed value by 2014. The CRD acquired close to 3,000 hectares of prime natural areas valued at \$30,704,000. 66% of this amount was by direct contribution of the CRD and the remainder was raised by partner organizations (including the Land Conservancy, Federal and Provincial Governments and private donations. The fund collects roughly \$1.7 million annually. Member municipalities collect the tax on behalf of the CRD and remit the money to the CRD. The CRD collects the tax from its electoral areas. The CRD Regional Parks department is responsible for spending the funds on parks acquisition based on the direction of the Regional Parks Master Plan.
- The Regional District of East Kootenay (RDEK) established the Columbia Valley Local Conservation Fund in 2008. The fund intends to help conserve and restore fish and wildlife habitat, watersheds, open space including farms and ranches and forested land. The RDEK uses the parcel tax to raise funds for this fund, annually requisitioning up to a maximum of \$230,000 or the product of \$.055 per \$1,000 of taxable assessed value of land and improvements. The bylaw that created this conservation fund service went to referendum as part of the 2008 local government elections and was adopted in December, 2008. It will expire after 10 years. Each participating member municipality collects the tax on behalf of the RDEK and remits to the RDEK and the RDEK taxes its participating electoral areas directly. The RDEK works with the East Kootenay Conservation Program, who is responsible for administering the fund (other than financial administration).
- The Cowichan Valley Regional District (CVRD) has a Regional Parkland Acquisition Fund that applies to the entire region. It was established in 2008 by referendum. They used a property value tax rather than a parcel tax. They can annually requisition \$715,000 or \$.05942 per \$1,000 of net taxable value of land and improvements. The CVRD Regional Parks Program administers the fund and purchases land based on a acquisition master plan. As in the other communities, each member municipality collects taxes on behalf of the regional district and remits the funds to the CVRD and the CVRD also collects taxes directly from its electoral areas.



## Request for Decision

### Establishment of an Agricultural Land Trust service

- The City of Abbotsford, together with the Abbotsford Community Foundation, raised funding in part through development proposals involved in ALR land exclusions. The funds were then used to create the Fraser Valley Land Trust, a non-profit that manages the funds and the initiatives of the land trust which is dedicated to protecting natural areas in the Fraser Valley for future generations, and includes some farmland.

It is estimated that based on a maximum net taxable rate of .0456 per \$1000 assessed value, the SLRD could raise \$700,000 per year for an Agricultural Land Trust. This would amount to an average of roughly \$22 per household within the region. Lesser net taxable rates would of course bring in lesser total amounts, and therefore limit the land acquisition ability of the fund.

A draft Agricultural Land Trust service establishment bylaw is attached to this report.

#### **Fund Management Alternatives**

Community Land Trusts vary in their management structures. Most non-profit land trusts are run by the non-profits themselves. Local government initiated funds tend to be managed by a department of the government or in association with a non-profit.

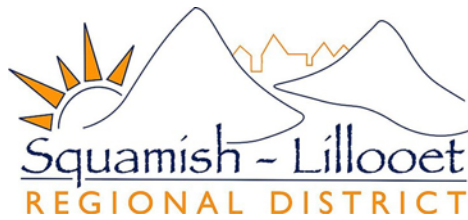
In the case of the SLRD, the Agricultural Land Trust service fund could be internally managed, under the direction of a fund committee operating under specific management directives, including stipulated criteria for land purchases. Alternatively, the SLRD could create a non-profit for the management of the fund or team with an existing non-profit such as The Land Conservancy of BC.

#### **Agricultural Land Trust Strategic Planning**

An SLRD Agricultural Land Trust would need to be subject to a strategic plan in order to make the most effective use of resources. A strategic plan does not have to be developed in detail prior to moving forward with a service establishment bylaw, however, it will need to be developed once a service fund is established.

A strategic plan should outline:

- Vision and mission statements for the agricultural land trust.
- The governance model that will allow the trust to acquire and manage farmland and ensure that it is farmed in perpetuity (eg. Internal management, partnership with an existing non-profit or creation of a trust-specific non-profit).
- Establish management protocols.
- Establish farmland and agricultural amenity acquisition plans and criteria. Typical



## Request for Decision

### Establishment of an Agricultural Land Trust service

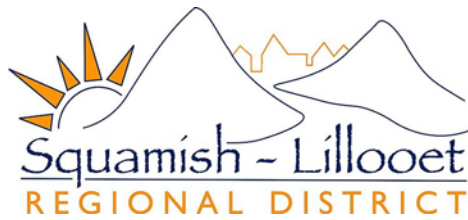
criteria include:

- Percentage of high class farmland;
  - Agronomic value of the land;
  - Proximity to other preserved farmland;
  - Proximity to residential areas;
  - Size of farm;
  - Existence of servicing (water, hydro, sewer);
  - Proximity to roads.
  - Agricultural land having scenic, cultural or heritage value.
  - Agricultural land that also has recreational value.
  - Agricultural land that also has ecological value.
  - Land that offers multiple benefits.
  - Cost of the land.
  - Potential for Crown Land acquisitions.
  - Other factors (to be established through a review process).
- Identify strategic locations for the acquisition of farmland or agricultural amenities (greenhouses).
  - Develop a process for evaluating acquisitions and for dealing with land donations.
  - Establishment of fund priorities (land acquisition, greenhouse construction, leasing, education, etc.)
  - Establish land lease, community garden and allotment management protocols.
  - Establishment of protocols for accessory buildings.
  - Establishment of educational priorities.
  - Establishment of outreach priorities.
  - Establishment of food security criteria, including associations with food banks.

#### Process for Establishing an Agricultural Land Trust Service

There are two main ways by which the SLRD can establish an Agricultural Land Trust Function:

1. By the **assent of the electors** as per section 85 of the *Community Charter* in order to create this service. If this is the chosen method, then a service establishment bylaw and referendum question will need to be prepared in advance of the upcoming election. A referendum question could be similar to the following:
  - *Are you in favour of the Squamish-Lillooet Regional District adopting "SLRD Agricultural Land Trust Service Bylaw No. 1223, 2011" to establish an agricultural land acquisition fund to provide for expenditures in respect to acquiring regional agricultural land and amenities for the purpose of regional*



## Request for Decision

### Establishment of an Agricultural Land Trust service

*food security within the Squamish-Lillooet Regional District?*

- By **approval of the electors by alternative approval process** in accordance with section 86 of the *Community Charter* in order to create this service. This will require the preparation of a service establishment bylaw and documentation necessary for the establishment of the service and the necessary publication materials.

It should be noted that the full details of the Agricultural Land Trust Service (eg. Land acquisition and management) do not need to be finalized prior to the referendum and can be completed once the funding is in place.

#### PRO

#### CON

- Move forward with establishing a regional Agricultural Land Trust service and engage the **assent of the electors** as per section 85 of the *Community Charter*

Service for an Agricultural Land Trust is created, in keeping with public support and ERTF recommendations	
Full voter input based on a referendum question	Process requires a majority of votes in favour for approval.
Promotes leading edge planning practices.	

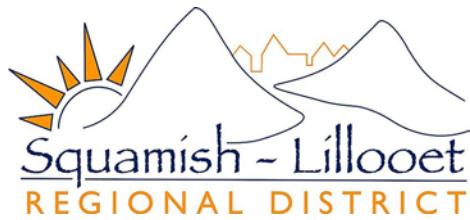
- Move forward with establishing a regional Agricultural Land Trust service, applicable to the entire SLRD and engage an **approval of the electors by alternative approval process** in accordance with section 86 of the *Community Charter*

Service for an Agricultural Land Trust is created, in keeping with public support and ERTF recommendations	
Simplified process that does not require a referendum, and therefore does not need to be timed to the upcoming SLRD election process (for simplicity and cost savings).	Requires eligible voters to submit responses (objections must amount to less than 10% of voters for success).
Promotes leading edge planning practices.	

- Do not proceed with the creation of an Agricultural Land Trust at this time.

No further work required.	Does not address the SLRD's Energy Resilience Task Force report and public support for Agricultural Land Trusts
	Does not support regional food security

### SLRD policies in support of Agricultural Land Trusts



## Request for Decision

### Establishment of an Agricultural Land Trust service

The SLRD and its member municipalities have various policies that support enhanced food security. As noted previously, the SLRD's Energy Resilience Task Force report makes many recommendations with respect to food security, and specifies the creation of Agricultural Land Trusts as a prime objective to achieve better food security. Other SLRD policies with respect to regional social and economic security are contained in various other policy documents including the OCPs for Electoral Areas A, B, C and D as well as the draft Pemberton Valley Agricultural Area Plan.

Some specific SLRD policies that support the creation of an Agricultural Land Trust are:

#### **Area C OCP –**

Objectives for agriculture:

- To preserve the agricultural land base of the area
- To contribute to local and regional food security

#### **Area C Agricultural Committee (AAC)**

The concept of establishing an Agricultural Land Trust in the SLRD has been discussed at various AAC meetings.

#### **Draft Pemberton Valley Agricultural Area Plan – (selected policies)**

Vision:

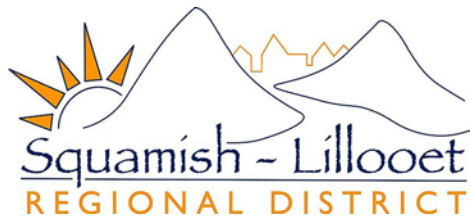
- The agricultural land base is protected, the agricultural sector operates efficiently as a result of appropriate investments in infrastructure and conditions for working agriculture are maintained and enhanced.
- The value and contribution of agriculture is widely recognized and respected as a strength of the local community.
- Opportunities have been created to make land available for working agriculture and sufficient participants able and willing to respond to new and continuing agricultural opportunities have been attracted to the industry.

Key issues, Options and Recommended Actions: (selected policies)

- Pursue initiatives to discourage farmland purchase speculation.
- ***Investigate the establishment of an Agricultural Land Trust Fund that could be used to purchase and/or lease agricultural land.***

### **The District of Squamish**

The District of Squamish's OCP speaks to enhancing local economic, social and food security. The OCP notes:



## Request for Decision

### Establishment of an Agricultural Land Trust service

21-47 - The District supports initiatives that increase local food production and agricultural activities in the community.

21- 48 - The District will continue to support activities that support local food production and provide opportunities for the sale of produce and other local products such as the seasonal Farmers Market or similar opportunities.

25 - 36 - The District will seek opportunities to develop strategies to reduce vulnerability to and adapt to climate change impacts in collaboration with federal and provincial agencies, the Squamish Lillooet Regional District, First Nations, research organizations, the academic sector and others.

26 - 4 - The District supports the production, processing, distribution and sale of locally grown products.

#### **The Resort Municipality of Whistler**

The Resort Municipality of Whistler's vision document *Whistler 20/20* enumerates a number of specific policies in support of local economic, social and food security. *Whistler 20/20*, notes the following in the Food section:

"In 2020, a co-operative and collaborative community-supported bioregional food system improves the health of communities, the environment and individuals over time, involving a shared effort to build a locally based, self-reliant, secure food system and economy."

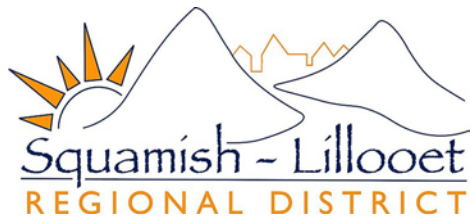
The RMOW has also shown a strong interest in food through its support of Whistler Community Services which builds and operates greenhouses for community members. It should be noted that the proposed SLRD Agricultural Land Trust could help to enhance greenhouse programs, as the fund would be set up to be able to purchase both agricultural land and agricultural *amenities*.

#### **The District of Lillooet**

The District of Lillooet OCP also speaks to the need for generating greater economic and social security. With respect to enhancing food security, the OCP notes:

4.3.12 – The District recognizes the importance of local food production and supports efforts to improve the local agricultural economy.





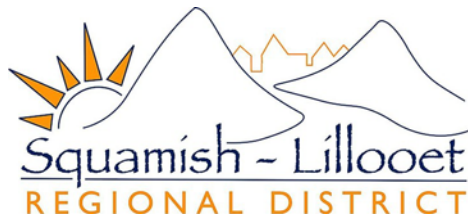
## Request for Decision

### Establishment of an Agricultural Land Trust service

Lillooet has also been a leader in promoting agricultural-based tourism events, including the Apricot/Tsaqwem Festival held each July.

Overall, within the policy documents of the SLRD and its member municipalities, there is widespread support for enhanced economic, social and food security. The creation of a regional Agricultural Land Trust, with holdings throughout the region, will help to support the SLRD and its member municipalities in achieving many of these core objectives, in perpetuity. If approved, the SLRD Agricultural Land Trust will be the first regionally-mandated land trust in Canada, specifically created for the enhancement of regional food security.





## Request for Decision

### Establishment of an Agricultural Land Trust service

#### **SQUAMISH-LILLOOET REGIONAL DISTRICT**

#### **BYLAW NO. 1223 – 2011 (DRAFT- not for readings)**

A bylaw to establish an SLRD Agricultural Land Trust

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#### WHEREAS:

- A. Under section 796 and 800 of the *Local Government Act* a Regional District may, by bylaw, establish and operate any service the Board considers necessary or desirable for all or part of the Regional District;
- B. The Board of the Squamish-Lillooet Regional District wishes to establish an acquisition fund to provide expenditures in respect acquiring regional agricultural land within the Squamish-Lillooet Regional District;
- C. The approval of the Inspector of Municipalities has been obtained under section 801 of the *Local Government Act*; and
- D. The consent of the service area electors has been obtained, pursuant to sections 801 (4) and 801 (5) of the *Local Government Act* and provisions of the *Community Charter*.

NOW THEREFORE the Board of the Squamish-Lillooet Regional District in open meeting assembled enacts as follows:

#### **Service**

1. The service established by this Bylaw is the SLRD Agricultural Land Trust (the "Service") for the purpose of establishing an acquisition fund to provide for expenditures in respect to acquiring agricultural land *and food security amenities* within the SLRD. The service shall be known as the "SLRD Agricultural Land Trust Service".

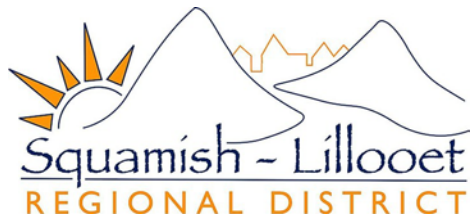
#### **Boundaries**

2. The boundaries of the Service Area are the boundaries of the whole Squamish-Lillooet Regional District.

#### **Participating Area**

3. The "Participating Area" for this service is the whole of the Squamish-Lillooet Regional District comprised of the: District of Squamish; Resort Municipality of Whistler; District of Lillooet ; Village of Pemberton; and Electoral Areas A, B, C and D.





## Request for Decision

### Establishment of an Agricultural Land Trust service

Consent on behalf of the electors received this                      day of                      2011

Adopted this                      day of                      2011

Susie Gimse  
Chair

Leslie Lloyd  
Secretary

I hereby certify the foregoing to be a true and correct copy of the "SLRD Agricultural Land Trust Service Bylaw No. 1223-2011 " as adopted on \_\_\_\_\_

Leslie Lloyd  
Secretary

## Carly Simmons

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**From:** Monica Nascimento [REDACTED]  
**Sent:** Tuesday, April 18, 2017 1:29 PM  
**To:** Council; +gbuxton@squamish.ca; Gary Buxton; Gabriel Alden Hull  
**Subject:** Re: In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Monica Nascimento

## Carly Simmons

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**From:** begoÿffff1a cid [REDACTED]  
**Sent:** Tuesday, April 18, 2017 9:12 PM  
**To:** Council; Gary Buxton; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council:

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed. Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this.

We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Begoña Cid

## Carly Simmons

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**From:** [REDACTED]  
**Sent:** Saturday, April 15, 2017 6:20 PM  
**To:** Council; Gary Buxton  
**Subject:** Cheema Land and Population Cap  
**Attachments:** Cheema lands and population cap.docx

Dear Honourable Mayor and Council,

I am writing to state my support for the development of blocks 509 and 510 within the OCP. I am the Principal of the Squamish Waldorf School (SWS) which has been operating in our community for 15 years. We have expanded three times already but again our current location is too small to meet the needs of the children, both inside the building and on the playground area. We have been working with Bob Cheema to find a solution and he has committed to supporting our expansion by providing land and financing to build a larger facility for the school.

The Squamish Waldorf School provides childcare, preschool and K-8 education for more than 150 children in our growing community and we would love to provide more but are now limited by the current space. In the planned new location, the school will be able to double its current capacity as well as significantly improve the daily experiences of the children.

We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. SWS has aided many families in their move to Squamish and most of those families indicated their No. 1 reason for coming to Squamish was for the Waldorf school. Having a healthy Waldorf school in our community is a strong asset and attraction to new families.

Over the last few years, we had number of families enroll in the school but were forced to cancel their plans to move to Squamish because they could not find housing that met their needs to either buy or rent. We all know there is a need for more housing and more rentals units in Squamish and the Cheema Group will help fulfill this need in our community through their development.

As a local resident living on a cul-de-sac at the north end of Perth Drive, I have been shocked at the increase in the number of vehicles parking on Perth to access the trails on the Cheema lands. This trend is expected to continue as more people come to enjoy our fantastic trails so bringing certainty to the access of the trails and some appropriate parking for visitors would benefit the whole community.

I realize that releasing the population cap on the Cheema lands is a complex issue with many variables to consider but it is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure and sustainability are secured and accessible to our community. For these reason I strongly urge Mayor and Council to approve the removal of the population cap on blocks 509 and 510.

Sincerely,

Christine Martin

**Christine Martin**, Principal

*Ignites a life-long love of learning*



[www.squamishwaldorf.com](http://www.squamishwaldorf.com)

[Facebook](#) + [Instagram](#)



## Carly Simmons

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**From:** susan butler [REDACTED]  
**Sent:** Saturday, April 15, 2017 10:39 AM  
**To:** Council  
**Cc:** Gary Buxton  
**Subject:** Support for development of blocks 509 and 510

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. SWS has aided many families in the past 10 years in their move to Squamish – families that indicated their No. 1 reason for relocation was for the school. A healthy Waldorf school in our community is a strong asset and attraction to new families.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Susan Butler  
Squamish, BC  
[REDACTED]

## Carly Simmons

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**From:** Lauren Baldwin [REDACTED]  
**Sent:** Friday, April 14, 2017 11:13 PM  
**To:** Council; [REDACTED]  
**Subject:** Support for developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I understand that the development of blocks 509 and 510 within the OCP is a bit of a contentious issue. As one who appreciates the financial and environmental benefits of compact development over urban sprawl, I know that opening up new lands doesn't necessarily fit but I ask you: where is it possible for Squamish Waldorf School to build a bigger, better campus that will serve our growing population?

When I moved here in 2010 to become a teacher at Squamish Waldorf School, all the students fit snugly into the two story building which had previously served as a church. We had a bigger room upstairs for assemblies and a specialized movement class and the preschool and kindergarten programs were downstairs. Well that was 2010.

As Squamish has grown, so has demand for an education which celebrates childhood and fosters the development of children who are balanced in their artistic and academic abilities. People chose to move here because they like Squamish but we also people to the community because they wish to send their children to the school. Sadly, we can't accommodate everyone, not even close.

Five years ago that big room upstairs was split up to form an additional classroom. Four years ago we expanded our preschool to include another location but that comes with its own challenges as families are sometimes split apart and the cohesive feel of our school community is now a bit fractured.

Another challenge, is that our approach to education necessitates regular access to the outdoors. We are making do with the space we have but our children would be far better served with greater access to forests, gardens and a bigger space to run and play.

With respect to the develop of blocks 509 and 510 there is an opportunity for the Squamish Waldorf School to work with developer Bob Cheema on this site to make the school's vision a reality.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Lauren Baldwin

## Carly Simmons

---

**From:** Sara Forest [REDACTED]  
**Sent:** Thursday, April 13, 2017 3:16 PM  
**To:** Council <[Council@squamish.ca](mailto:Council@squamish.ca)>; Gary Buxton [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Sara Forest

## Carly Simmons

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**From:** Nina Fields [REDACTED]  
**Sent:** Thursday, April 13, 2017 12:25 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Nina Fields

## Carly Simmons

---

**From:** Elizabeth Nerland [REDACTED]  
**Sent:** Wednesday, April 12, 2017 8:31 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Elizabeth Nerland

## Carly Simmons

---

**From:** Sarah Dicker  
**Sent:** Wednesday, April 12, 2017 10:24 AM  
**To:** Carly Simmons  
**Subject:** FW: Squamish Waldorf School

For PH

Sarah Dicker | Agenda Coordinator  
District of Squamish | *Hardwired for Adventure*  
[REDACTED] | [www.squamish.ca](http://www.squamish.ca)



 Please consider the environment before printing this e-mail.

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**From:** Linda Glenday  
**Sent:** Wednesday, April 12, 2017 10:08 AM  
**To:** Sarah Dicker  
**Subject:** FW: Squamish Waldorf School

Same subject line as another email to Council so do not want to drag it in.  
Thanks

**From:** NaTai Perdue [REDACTED]  
**Sent:** April 11, 2017 9:47 PM  
**To:** Council <[Council@squamish.ca](mailto:Council@squamish.ca)>  
**Cc:** Gabriel Alden Hull [REDACTED]  
**Subject:** Squamish Waldorf School

Dear Honourable Mayor and Council,  
I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. SWS has aided many families in the past 10 years in their move to Squamish – families that indicated their No. 1 reason for relocation was for the school. A healthy Waldorf school in our community is a strong asset and attraction to new families.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
NaTai Perdue  
Father of three Waldorf student



## Carly Simmons

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**From:** Emily Perdue [REDACTED]  
**Sent:** Tuesday, April 11, 2017 9:52 PM  
**To:** Council; Gary Buxton  
**Cc:** Gabriel Alden Hull  
**Subject:** Re: Squamish Waldorf School

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. SWS has aided many families in the past 10 years in their move to Squamish – families that indicated their No. 1 reason for relocation was for the school. A healthy Waldorf school in our community is a strong asset and attraction to new families.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Emily Perdue  
Mother of three Waldorf students

## Carly Simmons

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**From:** Scott cozens [REDACTED]  
**Sent:** Monday, April 10, 2017 11:51 PM  
**To:** [REDACTED]  
**Subject:** 509 + 510

To: District of Squamish Mayor and Council ([council@squamish.ca](mailto:council@squamish.ca))  
CC: Gary Buxton, General Manager of Community Planning and Infrastructure ([gbuxton@squamish.ca](mailto:gbuxton@squamish.ca))  
CC: Gabriel Alden Hull, Squamish Waldorf School, [REDACTED]

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Scott Cozens

Sent from my iPhone

## Carly Simmons

---

**From:** Linda Glenday  
**Sent:** Monday, April 10, 2017 4:18 PM  
**To:** Sarah Dicker  
**Subject:** FW: In support of developing blocks 509 & 510 in OCP

[Did this one make it to you?](#)

**From:** [REDACTED] **Behalf Of** Kelsey Lovell  
**Sent:** April 7, 2017 4:57 PM  
**To:** Council <Council@squamish.ca>; +gbuxton@squamish.ca; +gabriel@squamishwaldorf.com  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Kelsey Lovell

## Carly Simmons

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**From:** Candice Hatina [REDACTED]  
**Sent:** Monday, April 10, 2017 10:33 PM  
**To:** Council <[Council@squamish.ca](mailto:Council@squamish.ca)>  
**Cc:** Gabriel Alden Hul [REDACTED]  
**Subject:**

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Candice Hatina

[REDACTED] Juniper Cres.  
Squamish, B.C  
[REDACTED]

**Carly Simmons**

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**Subject:** FW: BCR Yards land use discussion, April 4

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**From:** Kim Stegeman [REDACTED]  
**Sent:** Monday, April 10, 2017 12:14 PM  
**To:** Eric Andersen [REDACTED]

[REDACTED]

**Subject:** RE: BCR Yards land use discussion, April 4

Thank you Eric.

We can't stress enough, the importance of the BCR Yards as an extension of port lands (and other industrial uses in the trailing email); the value of this needs to be fully understood and the medium/heavy industrial land use designation protected. We would like to continue to be part of the broader conversation to ensure all stakeholders are informed, and provide our insight/assistance as deemed appropriate.

Regards, K

**Kim Stegeman-Lowe, CPA, CMA | President**  
[Squamish Terminals Ltd.](#) | PO Box 1520, 37500 Third Avenue | Squamish, BC | V8B 0B1

[REDACTED]

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**From:** Eric Andersen [REDACTED]  
**Sent:** April 9, 2017 2:39 PM  
**To:** Jason Blackman-Wulff <[jblackman-wulff@squamish.ca](mailto:jblackman-wulff@squamish.ca)>  
**Cc:** Patricia Heintzman [REDACTED]

[REDACTED]

**Subject:** BCR Yards land use discussion, April 4

Dear Councillor Blackman-Wulff,

During Council's April 4 discussion of Bylaw 2523 – Mixed Use District rezoning in the Business Park area, you suggested that we cannot expect to see "bigger industry" in the BCR Yards, that smaller scale light industrial

land use in accordance with “market forces” should be encouraged there, and that this can be considered in planning adjacent buffer zones.

I offer the following comments, as I believe the circumstances of the BCR Yards are not generally known.

As Mayor Heintzman related, the District is working with the Province on the issues and plans for these lands, and discussions have involved BCR Properties Ltd. tenants and also Squamish Terminals Ltd., to whom I copy this memo.

It is the consensus opinion and request of the industrial business stakeholders in the BCR Yards that light industrial zoning be avoided for these lands.

They represent unique and irreplaceable opportunity for locating logistics and manufacturing uses – so-called “medium” and “heavy” industrial uses, in the terms of the Employment Lands Strategy and (draft) OCP. The current I-2 zoning of the BCR Yards remains appropriate and is advantageous for a few reasons.

It is not the case there is a lack of investment interest in these lands for these above purposes. The BCR Yards are underutilized due to soils remediation and site plan challenges and also due to policy/ strategy neglect.

Industry stakeholders have recommended to the Province to include maintaining and developing a manufacturing cluster in a BCR Squamish Yards Strategy Plan, along with taking into account future port supply chain related uses. We understand from MLA Jordan Sturdy that this recommendation is being fully considered.

Applying Light Industrial zoning or inappropriate “intensification” strategies for the BCR Yards would lead to higher land costs and/ or displacement for the specialized industrial uses for which these lands are critical – port related supply chain, logistics, and manufacturing.

Squamish land and economic strategy should give appropriate emphasis to fostering our transportation and manufacturing clusters, including steel fabrication, wood processing and industrialized production of housing components and systems.

Eric Andersen  
Factor Building Panels  
[factorbuildingpanels.ca](http://factorbuildingpanels.ca)

## Carly Simmons

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**From:** Meghan McCrone [REDACTED]  
**Sent:** Friday, April 7, 2017 9:02 AM  
**To:** Council; Gary Buxton; g [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Meghan McCrone



## Carly Simmons

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**From:** Tanis Schulte [REDACTED]  
**Sent:** Thursday, April 6, 2017 12:50 PM  
**To:** Council  
**Cc:** [REDACTED]  
[REDACTED] OCP, Cheema Lands & SWS

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Tanis Schulte

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**TANIS SCHULTE**, Architect AIBC, LEED AP

2 [REDACTED] | [thujaarchitecture.ca](http://thujaarchitecture.ca) | Squamish BC Canada



## Carly Simmons

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**From:** Shannon McCarthy [REDACTED]  
**Sent:** Thursday, April 6, 2017 10:27 PM  
**To:** [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing in support for development of blocks 509 and 510 within the OCP. I moved to Squamish almost three years ago because I wanted my child to attend the Squamish Waldorf School. The Waldorf school community has a vibrant culture rich in character, diverse religions and social beliefs, and economic backgrounds. Our shared values, inherent in Waldorf education, include social responsibility and self-awareness, kindness and compassion for humankind, and a strong reverence for nature and the health of our environment. These values are the foundation upon which our children to grow and learn.

Our school is outgrowing the current building and school grounds. We require a larger building and more land. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

It is my families wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Shannon McCarthy

## Carly Simmons

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**From:** Elena Butler <[REDACTED]>  
**Sent:** Thursday, April 6, 2017 3:00 PM  
**To:** [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council, I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed. Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510. Sincerely,  
Stephen Butler

## Carly Simmons

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**From:** rdlaverdiere [REDACTED]  
**Sent:** Thursday, April 6, 2017 1:55 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Richard Laverdiere

parent of a graduated child from sws and one attending student

Sent from my Samsung Galaxy smartphone.

## Carly Simmons

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**From:** Melanie Horner [REDACTED]  
**Sent:** Thursday, April 6, 2017 9:58 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Melanie Horner

Sent from my iPhone

## Carly Simmons

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**From:** Judy Roberts [REDACTED]  
**Sent:** Thursday, April 6, 2017 4:17 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Sent from my iPad

## Carly Simmons

---

**From:** Guy Gerath [REDACTED]  
**Sent:** Thursday, April 6, 2017 3:24 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Guy Gerath

## Carly Simmons

---

**From:** Gabriel Alden-Hull <g[REDACTED]>  
**Sent:** Thursday, April 6, 2017 10:51 PM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I am a parent whose child has attended Squamish Waldorf School since 2007, and am so grateful that my family has been able to enjoy this rich educational experience within our wonderful municipality. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

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It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,  
Gabriel Alden Hull  
[REDACTED] Squamish Valley Road



## Carly Simmons

---

**From:** Elena Butler [REDACTED]  
**Sent:** Thursday, April 6, 2017 2:59 PM  
**To:** [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council, I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed. Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510. Sincerely,  
Elena Butler

From the desk of  
Claude H. Forest

April 6, 2017

District of Squamish Mayor and Council

Dear Honourable Mayor and Council,

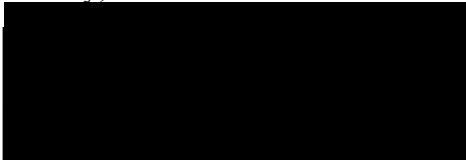
I am writing as a resident of Squamish and Grandfather to 3 young residents, in order to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population. SWS has aided many families in the past 10 years in their move to Squamish – families that indicated their No. 1 reason for relocation was for the school. A healthy Waldorf school in our community is a strong asset and attraction to new families.


It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,



Claude H. Forest

CC: Gary Buxton, General Manager of Community Planning and Infrastructure

 Park Crescent - Squamish

  
British Columbia - Canada

## Carly Simmons

---

**From:** Abby Weber [REDACTED]  
**Sent:** Thursday, April 6, 2017 1:10 PM  
**To:** Council  
**Subject:** OCP, trails and our future

I want to thank you for your combined commitment to public service. Many of us are very proud of the fact that we have a Council that discusses, debates and even disagrees. Too many times we see the proverbial rubber stamp in decision making. While debate is healthy tearing a community in half is not.

I know you are fully aware of the issue at hand dealing with private land vs our trails. I want you to know that as you may hear from many there is a silent majority who have an opinion but are nervous about sharing it.

In an attempt to get more information this morning I sent a text message to the developer on record. I was lead to believe his cell number is a public number. I sent 3 messages asking for thoughtful engagement and maybe a third party to facilitate. As I believe that the short term urgency to save races may rush decisions. Once these decisions are made they can't be reversed. I did not even get into my request for a meeting when I was told that he was not responsible for the development and he would call the police if I contacted him again. This took me a back and now has me very concerned. If the person who is making promises to everyone is no longer representing the project how can we trust?

I will continue to quietly do my due diligence. I will be writing a letter to you and another to the paper with some questions. I just ask that we be sure.

## Carly Simmons

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**From:** Dr. Ange Wellman [REDACTED]  
**Sent:** Friday, April 7, 2017 9:03 AM  
**To:** Council; [REDACTED]  
**Subject:** In support of developing blocks 509 & 510 in OCP

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality. The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Ange

## Carly Simmons

---

**From:** Bev Blackett [REDACTED]  
**Sent:** Tuesday, April 4, 2017 7:59 AM  
**To:** Council  
**Subject:** request meeting for the public engagement

Dear Councillors,

I am requesting a meeting for public engagement on land use for the OCP. This seems to be a very controversial issue right now and think it should be up for more discussion with the taxpayers.

Thanks.

Kind Regards Bev Blackett

"We take care of the future best by taking care of the present now." John Kabot-Zin

April 1, 2017

Mayor Heintzman and Councillors,  
District of Squamish  
37955 – 2<sup>nd</sup> Avenue, Squamish, BC, V8B0A3

[pheintzman@squamish.ca](mailto:pheintzman@squamish.ca) and [council@squamish.ca](mailto:council@squamish.ca)

Dear Mayor Heintzman and Council,

Re: Lots 509 and 510, Garibaldi Highlands,


I am writing to you as President, Board of Directors for the Squamish Waldorf School. As you know from our prior correspondence, both in person and via email, we are endeavouring to relocate our school to a new property as we have outgrown our current facility and location.

As you also know, we are working to create an agreement with Bob Cheema, whose property is comprised of 400 acres, Merril & Ring Property in the Garibaldi Highlands.

On behalf of the Board, our faculty and majority of the families we have surveyed on this topic who currently attend our school (we currently serve over 100 students) we respectfully seek your endorsement and approval to lift the development hold as it relates to the population of the District of Squamish reaching 22,500 residents.

At present, our plans for a new school are well underway. I made a request in the fall of 2016 to present these plans to council. Upon your invitation, I will be happy to meet with council to discuss our plans in more detail. In the meantime, if I can answer any questions or concerns, please do not hesitate to reach out to me directly at any time.

Yours sincerely and with enthusiasm,

Adam S Greenberg  
President, Board of Directors  
Squamish Waldorf School  


## **Carly Simmons**

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**Subject:** OCP Comments

Dear Honourable Mayor and Council,

I am writing to state my support for development of blocks 509 and 510 within the OCP. I share the vision of securing a future site for Squamish Waldorf School that will serve families for generations. There is an opportunity for SWS to work with developer Bob Cheema on this site to make the school's vision a reality.

The current SWS site is too small. For the school to be able to offer single grades instead of combined classes, indoor space for sports and performing arts, and spacious grounds where children can learn and play outdoors without disturbing its neighbours, more land is needed.

Squamish Waldorf School provides childcare, preschool, and K-8 education amounting to more than 150 school and childcare spaces to this growing community. In a new location and facility, the school will be able to double this. We know that a strong network of public and independent schools helps Squamish attract a creative and diversified population.

It is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access, green infrastructure, and sustainability exist and are accessible to all within Squamish. I urge mayor and council to approve the development of blocks 509 and 510.

Sincerely,

Tracey Greenberg

To: District of Squamish Mayor and Council ([council@squamish.ca](mailto:council@squamish.ca))

CC: Gary Buxton, General Manager of Community Planning and Infrastructure  
([gbuxton@squamish.ca](mailto:gbuxton@squamish.ca))

Dear Honourable Mayor and Council,

I am writing to state my support for the development of blocks 509 and 510 within the OCP.

As a local resident living within 200m of these lots for the past 20 years, and as an avid mountain biker, hiker and dog owner, I understand the importance of this property to our community. The trail network it holds is outstanding and it supports local recreation, tourism and major events that drive better health, well-being and a stronger economy in our community.

We have been extremely fortunate to have unrestricted access to this gem for so long and although I would prefer that nothing changes on the property, I realize it is private land that will be developed. I think we have an opportunity now to work with the developer and secure additional amenities needed by our community while still protecting the recreational value of the trails and establishing certainty of access for future generations.

I realize that releasing the population cap on the Cheema lands is a complex issue with many variables to consider but it is my wish that district council and staff work with the developer to ensure community values such as affordable housing, trail access and a new Waldorf School site are secured and accessible to our community.

For these reasons, I strongly urge Mayor and Council to approve the removal of the population cap on blocks 509 and 510.

Sincerely,

James Martin

█ Torbet Place

Garibaldi Highlands



## Carly Simmons

---

**From:** Michelle Kegaly <info@newwestwellness.ca>  
**Sent:** Thursday, March 30, 2017 3:07 PM  
**To:** Council; Patricia Heintzman  
**Subject:** Cheema Land

To Whom it may concern,

As a resident of Squamish for the last 3 years I have watched the properties double in cost and lack of affordability to purchase homes or even rent (If you can even find a rental). This increase has pushed a lot of resident out of squamish to look for affordable living elsewhere.

I am in favour that the Cheema family should be able to make an amendment to the Official Community Plan to develop their un-serviced lots officially known as Lots 509 and 510. I believe that this will not only allow us to keep the beauty on the trails as Cheema has stated he would put money in to make the trails safe on HIS property. This would be devastating if he was to close off access for not only us little people but for the community events that bring people from all over to squamish. It would also open up the rental accommodation and the hope of a New school would be amazing.

Sincerely,

Michelle Kegaly  
[REDACTED] Rockridge Place  
Squamish, BC  
V8B0S4  
[REDACTED] 6

MAR 24 2017

RECEIVED

March 23, 2017

Your Worship Mayor Heintzman and Councillors,

District of Squamish,

37955 – 2<sup>nd</sup> Avenue, Squamish, BC, V8B 0A3

[pheintzman@squamish.ca](mailto:pheintzman@squamish.ca) and [Council@squamish.ca](mailto:Council@squamish.ca)

Your Worship Mayor Heintzman and Respected Councillors:

**RE: Lots 509 and 510, Squamish**

The undersigned is the owner of the Lots 509 and 510 comprising approximately 400 acres Merrill & Ring property. We purchased this property more than 11 years ago with the clear understanding that the District would consider its development within 5 to horizon. Our such understanding was based upon the discussions with the then senior staff of the District as well as the Master Planning studies that were initiated at that time.

However, following our acquisition, the District of Squamish's OCP Policy 10-45 limited the development of Lots 509 & 510 until the population of the District of Squamish reaches 22,500.

Your Worship, now we respectfully wish to bring the following new factors and development in this immediate area for your consideration:

- 1.0 The properties on both sides of our lands ( top and bottom ) are now under development. The development of the bottom property is virtually complete with the new Road coming up to our property. These developments surrounding our property effectively create an " in -fill " scenario for our property.
- 2.0 Allowing development of our property would provide a second access to the University which is so critical for an emergency situation.
- 3.0 Enable to open up the barrier on the Highway thus connecting the existing road to the Highway and divide the traffic.
- 4.0 Our development will bring about a much broader diversity of housing types, housing tenure options, affordable housing options and an overall healthier competitive housing market, especially in the suburban context. As an example, this is in contrast to a large number of townhouse units already approved but not proceeding likely because of its limited market appeal. Our housing options open the door for Squamish to become much more than just a " bedroom " community.

5.0 Our proposal also includes providing 50 to 100 affordable rental units as well as establishing a School.

6.0 It should be noted that the OCP Policy 10-45 imposing population cap only applies to Lots 509, 510 and 513. Given that Lot 513 is a gravel pit, it effectively only affects the development on Lot 509 and 510. It is therefore seen as discriminatory singling out one owner in the whole District. This is not only unfair & unreasonable but has placed a huge financial burden , given that it is now over 11 years since the current owners acquired this 400 acre property and are bearing the carrying costs for all these years.

7.0 in contrast to the 6.0 above, the District is allowing development of the former Garibaldi Springs Golf Course for a housing development even though this area is currently designated as Greenway Corridors and Recreation under the OCP and zoned CD 12 . ( Golf course and associated uses ). As was noted in the Public information meeting of June 2016, Community has expressed serious objections to this development.

8.0 It should be further noted that almost all the reasons provided by the District against the development on Lots 509 & 510 also apply to the development of the Garibaldi Golf course except for OCP Policy 10-45 of population cap. Thus the Garibaldi Gold course lands are allowed to proceed for development while the Lots 509 & 510 are NOT solely due to OCP Policy 10-45. This example further demonstrates the discriminatory impacts of this Policy.


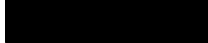
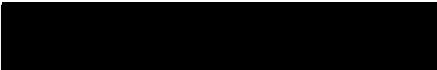
9.0 There are other examples of new development bring approved in the District without being subjected to population cap of the OCP Policy 10-45.

10.0 Our development will facilitate making Squamish a world famous Mountain Bike Destination as well as create high environmental value community trails

The Squamish communities including SORCA and Cascade Environmental Group have already expressed strong support for the Mountain Biking and Community Trials benefits from the development of Lots 509 & 510. Your Worship, we respectfully request that, for all of the above reasons, it is now highly appropriate to allow development of our property.

We trust that you will find our proposal practical and acceptable and we look forward to discussing this matter further at your earliest.

Sincerely,

  
Bob Cheema ,   




**SQUAMISH OFF-ROAD  
CYCLING ASSOCIATION**

PO Box 479  
Squamish, BC V8B 0A4  
Web: sorca.ca

March 15, 2017

Mayor and Council  
District of Squamish

SUBJECT : DL 509 and 510

Dear Mayor and Council:

This letter is to inform you of SORCA's support for the removal of the population cap regarding the Cheema family's lands DL 509 and 510.

This area has tremendously important pieces of trail infrastructure. Losing access to these trails and the connectivity these trails provide to lands beyond would be catastrophic for 1/ our thousands of local mountain bike and trail users 2/ the economic engine that is our mountain bike tourism industry and 3/the mountain bike and trail running race events whose planned routes pass through DL 509 and 510.

The Cheema family, for many years now, has been very generous in allowing access to the land for recreation and race events and this goodwill gesture does not go unrecognized by us.

SORCA has met with Bob Cheema and his team a few times regarding the development plans for DL 509 and 510. Our intent is to work cooperatively with the proponent with the hope that our trail network, could be at least maintained and possibly enhanced. SORCA looks forward to seeing a more robust and detailed trail plan as part of the new OCP, the rezoning and planning process

Our goal is to try and keep as many high value trails intact as possible and also to maintain connectivity to the trails beyond DL 509 and 510 toward the Alice Lake area from existing residential areas by either maintaining existing connections or planning for new ones. We recognize that development will mean that trails will be lost, so another goal is to enhance the core trails that remain and/or identify areas where we could build new ones in cooperation with the proponent.

Sincerely,

Jeff Cooke  
President, Squamish Off Road Cycling Assoc.

## Carly Simmons

---

**From:** Carl Halvorson [REDACTED]  
**Sent:** Monday, October 24, 2016 11:35 PM  
**To:** Patricia Heintzman; Ted Prior; Susan Chapelle; Peter Kent; Karen Elliott; Doug Race; Jason Blackman-Wulff  
**Cc:** [REDACTED]  
**Subject:** Re: Concerns re SEMP-OCP Integration Process and Work Schedule  
**Attachments:** SES.OCP.SEMP.Comments.docx  
**Importance:** High

Mayor Heintzman and Council members

cc:

Linda Glenday, Gary Buxton, Chris Wickham, Jonas Velaniski, Sarah McJannet  
Fellow SEMC Members

I would like to echo Eric's comments.

In fact, as the representative for the Squamish Environment Society (SES) on the SEMC I have been heartened by the number of topics that we do in fact have similar feelings.

In general, SES is pleased with some of the language put forward in the proposed policy statements that recognize the importance of ecological values.

Of course we have our own concerns, (see attached SES.OCP.SEMP.Comments.docx) but agree with Eric's statement.

Sincerely,

Carl Halvorson  
SEMC representative for Squamish Environment Society  
Rachel Shepard  
Alternate

On Oct 24, 2016, at 4:29 PM, Eric Andersen [REDACTED] wrote:

Dear Mayor Heintzman and Council members,

cc:

Linda Glenday, Gary Buxton, Chris Wyckham, Jonas Velaniskis, Sarah McJannet  
SEMC members

I have today reviewed the staff report to Council concerning OCP-SEMP Integration Process and Preliminary Recommendations:

<https://squamish.civicweb.net/FileStorage/FA08B9501ABE4E3E90C77F895EAA1E1A-1025%20COW%20SEMP%20Memo.pdf>

I note the following statement on page 2:

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

This is a surprising and objectionable statement.

There not been opportunity for discussion of the District’s proposals to give rise to “divergent interests at the SEMC table”. The simple fact is that they have not been discussed to any length at all at a meeting for which there was quorum.

Who are the “divergent interests” being referred to?

This characterization of relations among various sectors and their representatives at the SEMC table is inaccurate and a matter of concern.

In reading this District staff interpretation, I feel obliged to forward to Council members a memo previously circulated to District staff and SEMC members. Please find attached the October 20 memo, **SEMP Review/ OCP Integration Process and Work Schedule Concerns** from the Forestry Association.

Sincerely,

Eric Andersen

SEMC representative for Forest Industry

<SEMP Review & OCP Integration Process Concerns\_Forestry Association October 20, 2016.pdf>

# Squamish Environmental Conservation Society

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



**To Mayor and Council,**

**Re: Squamish Estuary Management Plan Integration for Squamish2040 OCP Update**

Representatives of the Squamish Environment Society have the following comments regarding the Integration of the Squamish Estuary Management plan with the Official Community Plan Update:

Areas that are designated industrial / commercial should all be considered under current best practices, bylaws and regulations regarding functional habitats and riparian setbacks. As an example, an area such as the “Bridge Pond” may currently have an industrial designation but the fact that it is wetted daily with each tide and is a fully functioning habitat should preclude it from development.

Section 3.2.2.6 (Cattermole Basin) does not consider the ecological value and functional habitats along its margins. As the provision is written, these margins could be simply landscaped after flooding and drainage provisions are met. A DPA that simply considers ecological function does not ensure that sustainable, fully functioning habitats are created or maintained.

Sections 3.2.2.7 (Transportation Corridor) should recognize the need for appropriate transportation options – all of them – to service the needs of Squamish Terminals. We all agree Squamish Terminals transportation needs must be considered for a healthy business and economy. We do question if the real needs have been identified and urge that any option that is considered limits the environmental footprint in the estuary.

Species at Risk: Why is only Site A considered in Appendix II Item 8 as a special area to obtain information about species at risk? Shouldn't all lands covered by the SEMP – and the OCP - be considered for this criteria?

We are very pleased with the wording of Item 9. Policy that recognition and consider unique settings and ecological values are a cornerstone of progressive community planning. Many of the provisions reflect this ethic and refreshing to see in writing, particularly the need to differentiate between recreational greenspaces and protected/wildlife “greenspaces”. In this regard, we also agree with the concerns expressed by the forest and port interests for the need to protect “industrial” lands, which are often lost when areas are simply designated as “employment” lands. This loss of industrial potential puts pressure on other more ecologically sensitive lands as these businesses are displaced.

We support economic development in the community and the designations of area 4 and 7 as industrial employment lands and area 2 as civic / institutional. Our preference is that areas 1 and 3 should be maintained as a conservation area to support a robust wildlife corridor along the river and to protect the mature cottonwood ecosystem, however we acknowledge that there is a need for industrial lands, for infrastructure relating to the IFMP and for trade offs to protect other lands farther south in the estuary (eg. Bridge Pond). With this in mind, we would consider supporting the designation of areas 1 and 3 as industrial / employment lands with the caveat that appropriate setbacks are maintained from the central basin of the estuary and other sensitive habitats.

Site B is already a significant trade off, with acres of mudflats to be filled for forestry use. As noted by the Forestry Association, Area 7 / Site B extends far beyond the zone highlighted on the map. When this project is completed there will be room for sufficient dump sites, or even a ship berth or two – as long as the road access issues are resolved in a timely and appropriate manner and providing the development at Newport Beach does not put pressure on industry to once again move farther afield.



**SQUAMISH ENVIRONMENT SOCIETY**

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

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



# Squamish Environmental Conservation Society

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



In Attachment 2. OCP Land Use Designations Summary area 8 includes an area of high habitat values (lots of amphibians) between the highway and rail bridge on the south side of the channel. An environmental DPA would be appropriate for this area.

Regarding the Transportation Corridor comments in this section: it is noted that there are currently four options being considered for the long term transportation needs of Squamish Terminals. The item states "Truck Route Study" but it is about the needs of the Terminals. This being the case, we would suggest that any OCP documents or maps define the transportation corridor as "under review". We cannot see a scenario where expansion of the existing footprint could be justified.

Map 2 Proposed OCP Land Use Designations shows the margins along Cattermole as employment lands. As mentioned in the Squamish District and Forestry Association comments, this is "clearly environmentally sensitive land and not suitable for development."

SEMP and the OCP should always consider the long term ecological values and the need to "put right" the impacts of past decisions, whether they be the transportation corridor, training dike or land designations. Policy should ensure that we are forward thinking and that policies are in place that will allow remediation and enhancement of environmental values throughout the SEMP area, including actions such as larger breaches in the training dike to replace the existing pipes or restoring flows through relic channels under the railway corridor in key locations to restore critical habitat for salmon fry and forage fish.

Foreshore developments must include preservation and improvements to habitats, not steel walls and dredges. The incredible events of March 2014 with herring, dolphins and orcas in our waters is still only a singular event and we have the ability to either ensure that sights like this continue or are diminished. Greenshores ideals and standards should be our mantra, not a catch word.

Carl Halvorson  
Rachel Shepard

On behalf of Squamish Environmental Conservation Society

Carl Halvorson



Chairperson



**SQUAMISH ENVIRONMENT SOCIETY**

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

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



## Carly Simmons

---

**From:** [REDACTED]  
**Sent:** Monday, June 6, 2016 11:29 PM  
**To:** Council  
**Subject:** OCP Comment Weighting

Dear Mayor, Council, and Staff,

I want to thank you for the excellent community consultation on the OCP so far. The first OCP event at the Railway Heritage Park was an especially good event as many people have already noted. Although the attendance was much lower at the Brennan Park event, I still found the discussions gave me a lot to think about.

Given the lower attendance at the second event (and the attendee mix) some process questions have come to mind. (How) are we weighting the input from current community members as opposed to people that don't live in the community? Maybe more importantly, should we distinguish between citizens sharing what sort of community they want to live and raise their families in, as opposed to developers wanting an OCP that would maximize financial benefit for investors? In the case of a property developer, does it matter if the developer and/or most of their investors personally call Squamish home?

I haven't arrived at final answers to my own questions, although my intuitive feeling is that opinions of current citizens deserve significant preference. And following from that, developers that live here maybe deserve to be seen as citizens first and developers second? As a result maybe they deserve more consideration than investors/developers that live elsewhere? Part of my perspective may be due to the "Community" part of "Official Community Plan". To me the name implies the focus of the plan should be on designing an optimal community rather than a plan to optimize property development/investment opportunity. Investment opportunity likely will come as a side effect of a good community, and I think that's probably how it should be – a side effect, rather than the primary goal.

Chris Pettingill  
Squamish, BC

## Carly Simmons

---

**From:** Sarah McJannet  
**Sent:** Tuesday, April 19, 2016 3:53 PM  
**To:** [REDACTED]  
**Subject:** RE: Feedback submission in regards to Comment to Council & District CAO

Hello Colleen,

Thank you for your recent online comment concerning growing population of children and families and planning for their associated needs in the community.

You raise vital points. We are looking carefully at the shifts in our demographics to closely consider and set the foundation to work with school district and other partners to proactively plan for Squamish children and youth. Indeed our success and ability to thrive as a community depends on it!

A number of initiatives are underway at this time. First and foremost, we are updating our OCP (Official Community Plan). Children and families and their needs will play a big part in developing a child/youth/family-friendly plan that considers suitable and affordable housing and child care, parks and recreation needs, safe routes to school and physical activity, access to athletic, arts and cultural programs, lifelong learning and employment opportunities etc. Working with the school district is part of this plan update/process as we look at projected student populations and needs for school facilities across the community in the near, medium and long term.

We have had great start to our OCP engagement process, and it continues into Phase 2, which is getting underway now. Please see the link below to see the OCP workbooks that explore policy directions for the plan and let us know how we're doing:

[www.squamish.ca/OCP](http://www.squamish.ca/OCP)

Also, District Council has supported work with community stakeholders on developing a Children's Charter for endorsement and applying a 'child lens' on our plans, policies and programs. Early childhood development is one of several priority focus areas through our 'Healthy Communities' work. You might be interested in some recent presentations on early childhood vulnerabilities in Squamish that we want to address:

<http://squamish.ca/yourgovernment/projects-and-initiatives/healthycommunities/>

If you have specific questions on any of the above please let me know. In the meantime, we have saved your message to our OCP project file as a formal input.

I hope that you can participate in the OCP process as it continues to highlight your planning priorities for Squamish.

Sincerely,

**Sarah McJannet RPP, MCIP** | Planner  
District of Squamish | *Hardwired for Adventure*

[REDACTED] [www.squamish.ca](http://www.squamish.ca)



 Please consider the environment before printing this e-mail.

---

**From:** [website@squamish.ca](mailto:website@squamish.ca) [<mailto:website@squamish.ca>]

**Sent:** Saturday, April 16, 2016 11:24 AM

**To:** Christina Moore; Robin Arthurs; Charlene Pawluk; Linda Glenday

**Subject:** Feedback submission in regards to Comment to Council & District CAO

Hello,

The following feedback has been submitted.

In regards to : Comment to Council & District CAO

Name: Colleen Bunbury

Email: [REDACTED]

Phone: [REDACTED]

Response Method: email

Message: Hi, myself and many other colleagues and families in Squamish are concerned about the the number of children in town and the possible lack of services for them. Births in Squamish have tripled in the last 9 years. Additionally, I am sure you have noted the influx of families moving here and people moving here that start families. In 2-5 years time, will there be enough kindergarten classrooms? Daycare spots? Elementary school spots? High school spots? Has the council and school board been planning for this?

Do they realize the mini baby boom? What about recreation availability?

We already have to wait in line at 8am at Brennan park on the day registration opens to even HOPE to get our child in Gymnastics...

Thoughts??

squamish.ca

## Carly Simmons

---

**From:** Urszula Lipsztajn [REDACTED]  
**Sent:** Thursday, February 4, 2016 8:49 PM  
**To:** Council  
**Subject:** 2040 OCP survey feedback

Hi there,

I hope this note finds you well. I recently completed the OCP survey and wanted to extend some feedback.

First. thank you for seeking and connecting with the community to help vision our town. I appreciate this.

Smaller comment:

- In the survey, the only options for gender are male, female, and other. Please consider 1) is gender relevant to the survey gathering and 2) if so, please consider offering the many LGBTQ options that a person may identify with.

Bigger comment:

While I appreciate the intention behind the survey, I personally didn't feel it went deep enough. I found the questions very surface level. For example, when identifying what issues are important, for me they were all important. I imagine any engaged citizen would feel the same (who wouldn't feel health and well being wasn't important?). I feel that the information you will gather may not give you the data you're looking for. Big visioning like an OCP requires a depth of exploration. More thought around what vision means, what's values can guide Squamish. I don't feel the questions the survey is asking will offer this data.

I offer to consider hiring a (or another) professional to research this important work. I have an awesome colleague/company I recommend, Humanizing Data - <http://www.humanisingdata.com>  
Check them and see what you think.

I do a lot of visioning work for organization and I'm happy to help any way I can. Please reach out if you want to talk more.

Best wishes for our town visioning.

Urszula

**Urszula Lipsztajn**

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*Urszula is a radiant leader. She is an amazing listener, a clear communicator and an inspiring coach. She spent time thinking carefully about strategies for my own leadership practice and we spent quality time together finding ways to make new practices stick. Our work together has had a lasting impact.*

– Janet Moore, Co-Director, CityStudio; Director, Centre for Dialogue, Simon Fraser University