

From: website@squamish.ca
To: [Matt Gunn](#); [Sarah McJannet](#); [Sandra Koenig](#)
Subject: OCP comments
Date: Tuesday, February 20, 2018 9:39:03 AM

Your Name

Patricia Lightburn

Neighbourhood

Loggers Lane East

Please specify

Email address (if you wish to be entered in the prize draw)

[REDACTED]

Comments

Hi there!

I have been reviewing the OCP and noticed in the K3 Ditch Schedule that there is a ditch listed as highly productive habitat that I think is a mistake. I live at 1014 Robin Drive and there has not been a ditch along our eastern property line for many years (I wish there was since it would help with drainage!). Is it possible to get the map updated? I would be happy to send photos if it would help.

Cheers,
Patricia

Matt Gunn

From: website@squamish.ca
Sent: Tuesday, February 20, 2018 4:12 PM
To: Matt Gunn; Sarah McJannet; Sandra Koenig
Subject: OCP comments

Your Name

Carolynn Moon

Neighbourhood

Downtown

Please specify

Email address (if you wish to be entered in the prize draw)

[REDACTED]

Comments

When purchasing this property back in 2014 I was told that all of the landing be fine was protected. The larger concern of course being the estuary, water levels etc.

More to the point I would like to know what studies, outside studies, from a neutral party are required and how all of this development will be supported by our services.

Already, I have contacted our town in regards to the continued sewage smell in our downtown community. This seems to be a strong indicator that we are already beyond capacity in our water treatment capabilities. What is required to implement more capacity BEFORE adding to the density here.

There are actually when the Snell from the sewage drain comes into my foyer and garage.

What is the responsibility of this developer in regards to any of this?

Matt Gunn

From: website@squamish.ca
Sent: Tuesday, February 20, 2018 11:19 AM
To: Matt Gunn; Sarah McJannet; Sandra Koenig
Subject: OCP comments

Your Name

Dean Skalski

Neighbourhood

Garibaldi Highlands

Please specify

Email address (if you wish to be entered in the prize draw)

Comments

There is a proposed connection from Mamquam Road, up to the university. I would like to see further clarification as to what this ' Proposed Major Route ' is. Currently this route is used fairly extensively, however it lacks any reasonable separation or control between bicycle/ pedestrian traffic and vehicles.

Matt Gunn

From: website@squamish.ca
Sent: Tuesday, February 20, 2018 9:39 AM
To: Matt Gunn; Sarah McJannet; Sandra Koenig
Subject: OCP comments

Your Name

Patricia Lightburn

Neighbourhood

[REDACTED]

Please specify

Email address (if you wish to be entered in the prize draw)

[REDACTED]

Comments

Hi there!

I have been reviewing the OCP and noticed in the K3 Ditch Schedule that there is a ditch listed as highly productive habitat that I think is a mistake. I live at 1014 Robin Drive and there has not been a ditch along our eastern property line for many years (I wish there was since it would help with drainage!). Is it possible to get the map updated? I would be happy to send photos if it would help.

Cheers,
Patricia

Matt Gunn

From: Aran Cheema [REDACTED]
Sent: Tuesday, February 20, 2018 11:17 AM
To: Matt Gunn
Subject: RE OCP meeting tonight
Attachments: Summary of Enclosed Documents.pdf; FullSizeRender(4).jpg

Hi Matt,

I saw the agenda for the 6pm meeting tonight. There is quite a few items on the agenda and im just wondering what time do you expect the OCP second reading to start and also will the public be allowed to speak at this meeting?

Also, please see attached files, we provided paper copies of the attached files to the council members on Feb 15th, however i forgot to provide one for the planning department. The attached files are the same files that were sent to council members. Would you also please include these files for the OCP process?

Thank you,
Sincerely,
Aran

Please see file via dropbox link as file too large to send as email attachment
<https://www.dropbox.com/s/anhkbq0udivnygs/images.pdf?dl=0>

Carly Simmons

From: Robin Arthurs
Sent: Tuesday, February 20, 2018 9:20 AM
To: Hearing
Cc: Matt Gunn; Sarah McJannet; Charlene Pawluk
Subject: FW: OCP Item 9.1.9

From: Ihor & Real Estate [REDACTED]
Sent: Tuesday, February 20, 2018 9:00 AM
To: Council
Cc: gagandeep ghuman ; jthuncher@squamishchief.com
Subject: OCP Item 9.1.9

Mayor and Council

I wish to register my opposition to item 9.1.2 9) of the draft OCP. “Major destination resort community development outside the Districts Urban Containment Boundary OR on the periphery of the District of Squamish boundary IS NOT SUPPORTED. “ This item renders the voting independence and responsibility to the residents of Squamish of the appointed members of DOS Council to the SLRD for the proposed amendment to language regarding Destination Resorts as null and void.

The issue of a destination resort adjacent to DOS is of significant impact. To commit Squamish to this position with out a full and complete discussion and disclosure of the impact of this position is un-acceptable.

Ihor Zalubniak
[REDACTED]

Matt Gunn

From: Erin Rennie [REDACTED]
Sent: Wednesday, February 21, 2018 9:35 AM
To: Matt Gunn
Cc: Heather McNell; James Stiver
Subject: MV Staff Comment Referral on Squamish OCP
Attachments: Metro Vancouver Staff Comments on District of Squamish OCP Bylaw No. 2500 2017 Referral.pdf

Hi Matt,

Thank you for the opportunity to review the updated Squamish OCP. We have compiled staff comments into the attached letter. Apologies for the delay – I was out sick earlier this week.

All the best with the rest of the OCP process. Let me know if I can be of further assistance.

Thanks,
Erin

Erin Rennie

Senior Regional Planner, Growth Management and Transportation
Regional Planning
[REDACTED]



February 20, 2018

File: CR-07-08

Matt Gunn, Planner
District of Squamish
37955 Second Avenue
P.O. Box 310
Squamish, BC V8B 0A3
VIA EMAIL: mgunn@squamish.ca

Dear Mr Gunn:

Re: Metro Vancouver Staff Comments on District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

This letter is in response to your email referral dated Jan 9, 2018. Thank you for the invitation to provide comment on the District of Squamish's Official Community Plan Bylaw No. 2500, 2017. As an adjacent regional district, we appreciate the opportunity to provide comment.

Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, is the region's collective vision for managing growth in the region to 2040. Collaborating with our neighbouring jurisdictions helps to identify interdependencies, ensure consistency across boundaries, and plan and mitigate for issues that affect us all like air pollution, traffic, housing and labour market forces, climate change, ecosystems, economic prosperity, and regional growth.

The Squamish Official Community Plan is the culmination of significant work and community engagement. We applaud the OCP's ambitious vision and forward-thinking policy directions for a Squamish that is resilient, healthy, connected, livable, and engaged.

We welcome future opportunities to discuss and share updates, especially on the topic of land use and transportation coordination. Metro Vancouver staff have provided more detailed, technical comments in the attachment.

Sincerely,



Heather McNell
Director of Regional Planning and Electoral Area Services
HM/JS/er

Encl: Metro Vancouver staff comments on the District of Squamish OCP

24621566

Metro Vancouver staff comments on the District of Squamish OCP

- On review, staff do not anticipate impacts to Metro Vancouver's regional water supply, liquid waste, or solid waste systems based on the content of the new OCP.
- The new District of Squamish OCP renames the Urban Containment Boundary as the Growth Management Boundary (GMB), and reduces the overall size. The new OCP will consider limited development in small portion of Future Residential Neighbourhoods located outside the GMB, with some provisions. The District of Squamish may consider adding to these provisions a consideration related to the impact of residential development on the transportation network.
- Under the new OCP, some land uses will be permitted outside the GMB including, "significant employment generating activities." Because employment-generating activities can also generate substantial single-occupancy vehicle traffic, you may wish to consider requiring employers who wish to site their establishments outside of the GMB to prepare Transportation Demand Management Plans that describe the strategies they will use to encourage their employees and customers to choose more active and sustainable transportation modes like carpooling, vanpooling, transit, cycling, or walking.
- Staff concur that, "partnering is required to improve regional multi-modal transportation options and undertake long-range transportation planning within the Sea to Sky Corridor and beyond to address cumulative growth impacts and manage congestion within the corridor." Recognizing the impact that growth in both Metro Vancouver and the Squamish-Lillooet Regional District has had to traffic on the Sea-to-Sky Corridor and the North Shore road networks, we welcome opportunities to coordinate and find shared solutions. The District of Squamish may consider adding TransLink to the list of potential partners in Policy 20.22 a. especially with regards to the proposed policy related to interregional transit service.
- The new OCP includes a number of strong environmental protection measures. Metro Vancouver Air Quality and Climate Change staff have provided the following technical suggestions:
 - Section 1.8, p.5, "Community Health and Well-being": it is suggested that "...it is still highly auto dependent which can have a detrimental impact on air quality and advance sedentary behaviours that can lead to chronic illnesses..." would be helpful to include a reference to climate change, perhaps after "air quality."
 - Section 5, p.13, 2016 Community Snapshot: In the "air quality" hexagon, consider including additional data for ozone. Section 10.20a, p.42: it is suggested that the policy be amended to include a reference to electric vehicles.
 - Consider referring also to the more recent 2015 Sea to Sky Air Quality Management Plan Implementation Framework.
 - Section 10.20.f, p.42: it is suggested that you consider removal of the wording relating to "non-CFC HVAC equipment." CFCs were phased out of use so this action may no longer be relevant. If appropriate, there may be value in including a statement under the Climate Change section to, "encourage the use of low global warming potential (GWP) refrigerants in HVAC equipment."

Carly Simmons

From: website@squamish.ca
Sent: Monday, February 26, 2018 11:42 AM
To: Matt Gunn; Sarah McJannet; Sandra Koenig; Hearing
Subject: OCP comments

Your Name

Bill Brown

Neighbourhood

Other

Please specify

Esquimalt

Email address (if you wish to be entered in the prize draw)

Comments

Please check section 33.1 (a) (x). The plan states: "...not exceeding an area of 200 metres (sic)..."
It should probably be "200 square metres."

From: Jason Fullerton [<mailto:jason@cheakamuscentre.ca>]
Sent: Tuesday, February 27, 2018 12:02 PM
To: Sarah McJannet <smcjannet@squamish.ca>
Subject: Trail map OCP

Good morning Sarah,

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

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

Thank you.

Jason Fullerton *Facilities and Operations Manager*
Cheakamus Centre • Paradise Valley, Squamish BC
604.898.5422 ext 247
jason@cheakamuscentre.ca

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

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

Yes, keep me in the loop!

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



From: [REDACTED]
To: [Matt Gunn](#)
Cc: [Gary Buxton](#); [Sarah McJannet](#); [Council](#)
Subject: Re: OCP Comments
Date: Wednesday, February 28, 2018 10:11:39 AM

Matt,
Great response, thanks.
Nick

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

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

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

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

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

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

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

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

Sincerely,

Matt Gunn MRM (Planning), RPP | Planner

District of Squamish | *Hardwired for Adventure*

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

From: Nick Westeinde [<mailto:>]

Sent: Tuesday, February 27, 2018 3:38 PM

To:; Gary Buxton <GBuxton@squamish.ca>

Subject: OCP Comments

Mayor, Council and Mr. Buxton,

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

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

On February 18, 2018 (9 days ago) I wrote the Mayor and Council an email (which some council members commented on) and also responded through the "OCP comments" site on the DoS OCP web page. Today I reviewed the link and found that neither my email nor my DoS OCP web page submitted comments have been posted. While I hope this oversight only applies to me, it would seem reasonable to ask that the DoS verify that no other comments have been unposted and I would also ask that my comments be posted, as they should have been.

Please confirm.

Thank you, Nick Westeinde

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Matt Gunn

From: website@squamish.ca
Sent: Wednesday, February 28, 2018 5:45 PM
To: Matt Gunn; Sarah McJannet; Sandra Koenig; Hearing
Subject: OCP comments

Your Name

David Colwell

Neighbourhood

Garibaldi Highlands

Please specify

Email address (if you wish to be entered in the prize draw)

[REDACTED]

Comments

You have already got my comments/surveys and those of others, over and over again, so why do you seek more and more?

On most of my inputs you have perfunctorily responded, at best. One wonders what you done with the rest of our citizen's responses.