

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](mailto: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."

February 6, 2018

Mayor Patricia Heintzman and Council  
PO BOX 310  
Squamish, BC  
V8B 0A3

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

Dear Mayor Heintzman and Council,

**RE: Squamish 2040 – Official Community Plan Bylaw 2500, 2016**

Over the past three years, Vancouver Coastal Health (VCH) has worked closely with the District of Squamish (DOS) to add a health lens to the Official Community Plan (OCP), helping establish a vision for how the DOS will guide decisions on planning, land use and community services in order to create a healthier community. Local governments provide much of the essential social and physical infrastructure to support individual and community health and well-being. With the growing rates of preventable chronic diseases such as diabetes and obesity, our health care system and governments have a shared interest in improving community health.

As per the letter dated June 9, 2017, VCH continues to appreciate the efforts DOS has taken to include health throughout the development process of the OCP. The partnership between DOS and VCH sets the groundwork for continued collaboration and demonstrates the commitment that DOS has made to work on community health issues. This partnership promotes the health and wellness of the community and identifies priority areas of mutual concern.

In June 2015, DOS and VCH held a Learning Lab to identify vulnerabilities in health and well-being and collaborate on potential actions. From this workshop, three focus areas were identified for the OCP, resulting in focused goal statements, deep dive sessions and particular policy levers:

**Early Childhood Development:** The OCP incorporates a child development lens into the municipal policy process at the neighbourhood level by using the “Early Development Instrument” as a performance indicator. In January 2017, Council endorsed its “Children’s Charter” which prioritizes investments and partnerships to promote healthy growth and development of children.

**Active Transportation:** My Health My Community (MHMC) data reveals that DOS fares well as a physically active community, however it relies heavily on vehicles for commuting which impacts health in terms of air quality, sedentary behaviour, and mental health. Under the Climate Action goal, the DOS has identified indicators on compact land uses and transit-supportive densities. Efforts to support active transportation by reducing personal vehicle ownership will be made through mode shifts, which will further reduce transportation related greenhouse gas emissions and congestion.

**Food Systems:** DOS has committed to increasing access to healthy, affordable food by supporting local food production and agriculture by partnering with local groups like the Squamish Food Policy Council and Squamish CAN. Healthy eating and food security promote social, physical, and mental well-being at

all ages and stages of life and contribute to the overall health of individuals, families, and communities. Within the OCP, baselines were established with an Agricultural Land Use inventory, which increases farm activity and the Squamish Lillooet Regional District Food Asset Map, which promotes accessibility to healthy foods for vulnerable populations.

In addition to these focus areas, the following issues have also been identified by VCH:

#### *Equity*

The OCP addresses health inequities throughout the document by supporting the physically, visually, cognitively and mentally impaired; the needs of the young and elderly; and a diversity of cultural groups. With the Community Health and Wellbeing goal, DOS recognized the needs of the entire population, by concentrating on these vulnerable and high risk groups. These policies highlight the social determinants and health inequities linked to social and economic conditions.

#### *Drinking Water*

VCH commends the DOS on having a robust water supply system with multiple protective barriers and a professional operations staff. The Powerhouse Springs aquifer (PHS) produces exceptional water quality without the need for filtration or disinfection. However, the surficial area of the aquifer is permeable and vulnerable to contamination. VCH encourages DOS to acquire ownership or governance over the area of greatest sensitivity and regulate the water system to preserve its highest value of water supply. The current light non-motorized recreation is thought to be an ideal balance of protection and recreational access.

With regards to the extension of servicing, VCH recommends supplying all development with high quality municipal water. The alternative would result in a proliferation of small systems that are not economically viable and vulnerable to unexpected failure. These systems present the greatest risk and account for the largest proportion of boil water notices, which can negatively impact the DOS. VCH is happy to continue working with the DOS on these issues during the implementation of the OCP.

#### *Sewerage*

The existing PHS aquifer and proposed Mamquam aquifers are vulnerable to contamination. Consequently, VCH would not wish to see any on-site wastewater disposal options or development within the capture zone of these sources that are strategic to the long term development of the DOS. VCH is pleased to note the OCP has identified the need to address marine discharges and supports all recommendations and actions of the 2016 DOS Liquid Waste Management Plan.

#### *Air Quality*

Land use designations where sensitive land uses are planned should be carefully evaluated to prevent or mitigate adverse effects from odour, noise, and other irritants, and to minimize risk to public health and safety. VCH recommends the DOS works with the Ministry of Environment to identify areas of air quality concern and in order for better, more informed decision-making to improve air quality and health in communities.

#### *Emergency Preparedness*

As the effects of climate change increase, the risk and severity of extreme weather may increase impacts on air and water quality, limit availability and accessibility to safe and potable water, increase the incidence of infectious disease, and damage essential community infrastructure. DOS has incorporated sustainability policies into the OCP, supporting community resiliency to extreme weather.

#### *Health Data*

VCH can further support the implementation of the OCP with health-related data from the MHMC survey. The performance of policies that affect community health are more accurately evaluated when health data are combined with municipal data such as those relating to the built environment and travel mode (e.g. length of park trails, quantity of rental housing, and number of single occupancy vehicles). Data aggregation and evaluation is a critical step in identifying how health has changed and for conveying the various factors that contribute to good health beyond healthcare and individual behaviours and choices. VCH will be undertaking a new cycle of the MHMC survey in fall 2018. Community profiles will

summarize results in five areas; health status, lifestyle behaviors that impact health, primary care access, the built environment and community resiliency.

The *District of Squamish Official Community Plan Schedule "A"* was reviewed by the Medical Health Officer, Population Health, Healthy Built Environment and Environmental Health teams. A document featuring additional and more specific comments on the OCP was sent to DOS Planner, Sarah McJannet.

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

Sincerely,



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

CC: Ms. Sarah McJannet, Planner

## Matt Gunn

---

**From:** Matt Gunn  
**Sent:** Friday, February 2, 2018 3:39 PM  
**To:** Sarah McJannet  
**Subject:** FW: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

FYI

---

**From:** Barker, Amy TRAN:EX [REDACTED]  
**Sent:** Friday, February 2, 2018 12:42 PM  
**To:** Matt Gunn  
**Subject:** RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hello Matt,

Requesting an extension on this referral response, I will provide a response by February 19<sup>th</sup>. Michael Braun has left the Ministry of Transportation and we are short-staffed at the moment.

Thanks,

**Amy Barker**

A/Senior District Development Technician | North Shore, Sea to Sky & Sunshine Coast  
Ministry of Transportation and Infrastructure  
[REDACTED]

---

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

Referral agencies and government partners,

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

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide planning decisions on new developments, jobs, housing and the environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local community members, stakeholders, government agencies and partners throughout the planning process. The District would like to provide you with the Official Community Plan Bylaw No. 2500, 2017 as a referral in order to solicit your comments or concerns regarding the plan.

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

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

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

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

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

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

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

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

Please review the draft OCP policies and map schedules relevant to your interests, and provide written comments via email to Matt Gunn [REDACTED] by February 6, 2018.

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

We look forward to hearing from you.

Sincerely,

**Matt Gunn** MRM (Planning), RPP | Planner

**District of Squamish** | *Hardwired for Adventure*

[REDACTED] 7 | [mgunn@squamish.ca](mailto:mgunn@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



---

This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

February 2, 2018

Reply to the attention of Kamelli Mark  
ALC Planning Review File: 46622

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

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

Thank you for forwarding a copy of the District of Squamish's (the "District") Official Community Plan Bylaw No. 2500, 2017 (the "Bylaw") for review and comment by the Agricultural Land Commission (the "ALC"). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *Agricultural Land Commission Act* (the "ALCA") and Regulation, and any decisions of the ALC.

**2016 Community Snapshot**

The ALC appreciates the inclusion of data regarding Squamish's agricultural land base as previously suggested in our Oct. 13, 2017 letter.

**7.2.1 OCP Alignment – Regional Context Statement**

The ALC notes that the Table of Concordance included in Appendix II – Regional Growth Strategy, identifies that RGS Goal 4(f) Implement adopted Agricultural Plans is not applicable to the Bylaw. If the District decides to adopt an Agricultural Plan in future, the ALC requests the opportunity to be involved in its development early on in the process and that it be forwarded to the ALC for review and comment prior to first reading.

**9.1 and 9.2 Growth Management Boundary**

As per our Oct. 13, 2017 letter and subsequent email correspondence on October 27, 2017, the ALC does not support the unqualified inclusion of ALR lands within the Growth Management Boundary (GMB), identified in the previous draft document as the Urban Containment Boundary, given that one of its objectives is to "[e]nable development to accommodate anticipated community growth" and that this objective conflicts with the ALC's mandate to preserve agricultural land and to encourage farming. The ALC notes that 57.4 ha of ALR land has been included in the GMB (reference ALC Context Map, attached), and that approximately 16 ha of that ALR land overlaps with Indian reserve lands (note: the ALC does not have jurisdiction over Indian reserve lands).

The ALC appreciates that there is a history of residential use occurring in the portion of the ALR included within the GMB and that this is coupled with a low level of agricultural activity at the present time. The ALC also appreciates that the Bylaw includes language



supportive of agriculture and the preservation of the ALR's integrity in other sections of the Bylaw; however, the inclusion of ALR lands within the GMB results in conflicting policies regarding the future use of this area. To address this, the ALC requests that the District either:

- Adjust the GMB boundary so that ALR lands (with the exception of those lands where the ALR overlaps with Indian reserve lands) are not included within it; or,
- Amend Policy 9.2a to specifically clarify that infill development and anticipated community growth shall be directed to non-ALR lands, with the exception of those lands where the ALR overlaps with Indian reserve lands. Suggested wording:
  - *Direct all residential development and associated commercial, industrial and institutional development to occur within the District's Growth Management boundary, shown on **Schedule C**, **with the exception of ALR lands. ALR lands outside of Indian reserve lands are intended for agriculture and related uses in accordance with the ALCA and Regulation.***
- Or, include an additional standalone policy in this section specifying that any ALR lands (with the exception of those lands where the ALR overlaps with Indian reserve lands) are intended for agriculture and related uses in accordance with the ALCA and Regulation, regardless of their inclusion within the GMB.

## **26. Food Systems**

- **Agriculture / Food Lands**
  - The ALC notes that this section appears to include a typo, referencing s. 23 instead of s. 26.
  - The ALC appreciates the District's incorporation of the comments made in our October 13, 2017 into this section (previously identified as s. 22 in the discussion draft).
  - The ALC is supportive of the Objectives outlined in this section.
  - The ALC is supportive of the Policies outlined in this section and looks forward to collaborating with the District in future on agriculture-specific zoning for ALR lands.
- **Food Processing, Distribution + Storage**
  - The ALC appreciates the inclusion of Policy 26.8b which provides clarity for plan readers regarding food processing, distribution, and storage uses/activities being subject to the ALCA and Regulation when located on ALR lands.
  - The ALC notes that Policy 26.8b appears to contain a typo:

- *In the case of ALR lands, for certainty, food processing, distribution and storage uses and activities are subject to **the** ALCA and Regulation and will be referred to the ALC for review.*

**29. Land Use Plan - Land Use Designations**

- **29.20 – Agriculture**
  - The ALC appreciates the District’s revisions to this section, as per our comments provided on October 13, 2017.

**Part 5: Development Permit Areas (DPAs)**

- **32.2 – Development Permits + Farming Activities**
  - The ALC appreciates the inclusion of this section and looks forward to the opportunity to work with the District on the future proposed OCP amendment to establish a DPA for the protection of farming.

**Conclusion**

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulation, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at [REDACTED] or by e-mail [REDACTED]

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

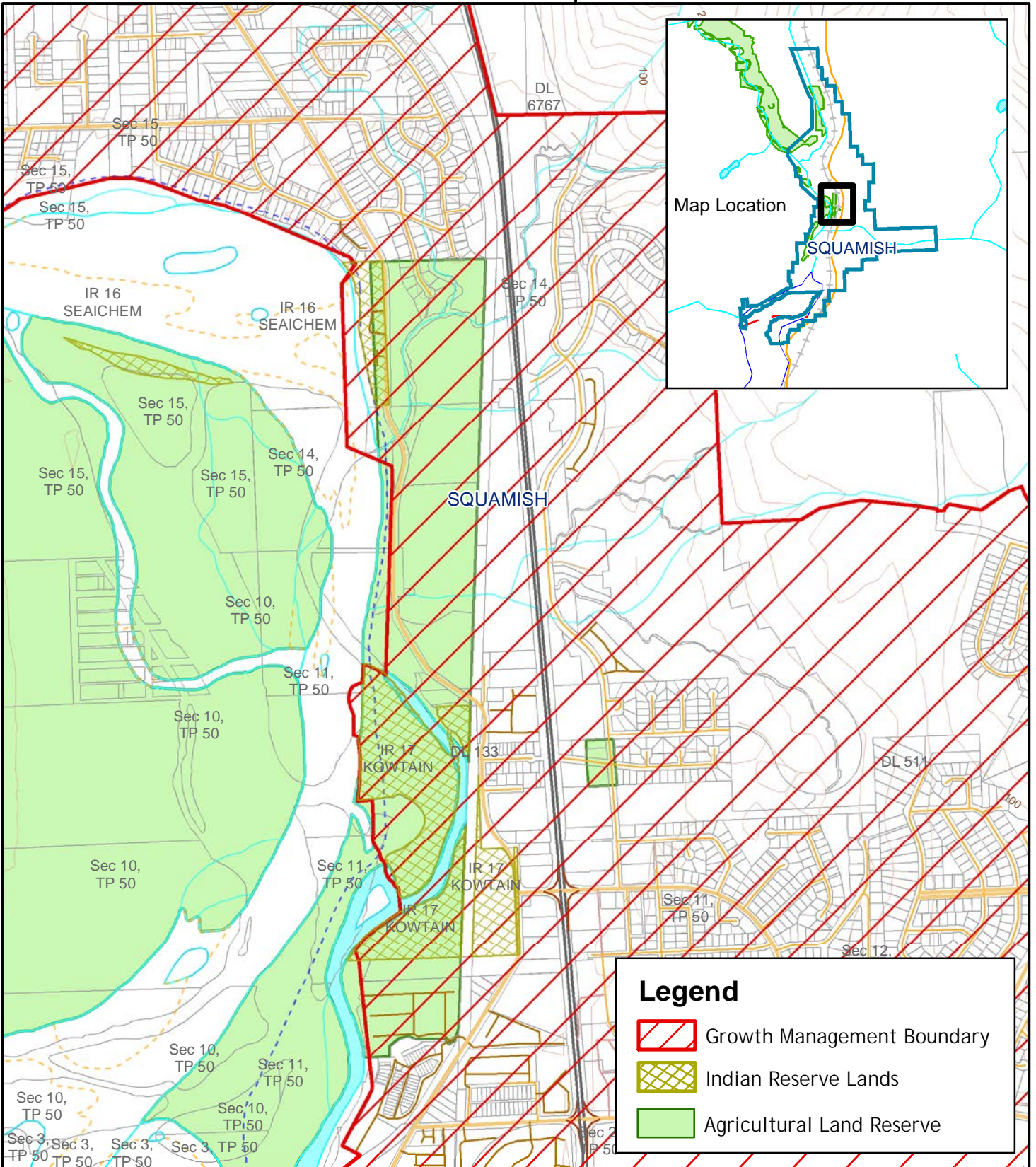
[REDACTED]  
[REDACTED]

Kamelli Mark, Regional Planner

Enclosures: District of Squamish OCP Discussion Draft  
ALC Context Map

cc: Ministry of Agriculture

46622m1

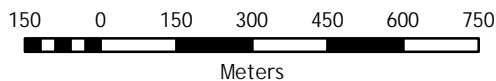


\*Note- Amount of ALR within the Growth Management Boundary: 57.4 ha  
 Of the 57.4 ha, ~16 ha is IR



District of Squamish OCP

Map Scale: 1:15,000



ALC File #:	46622 (District of Squamish OCP)
Mapsheet #:	92G.075
Map Produced:	January 26, 2018
Regional District:	Squamish-Lillooet



## Matt Gunn

---

**From:** DeGagne, Frank FLNR:EX [REDACTED]  
**Sent:** Monday, January 22, 2018 4:48 PM  
**To:** Matt Gunn  
**Cc:** Scott Maclaren Contact  
**Subject:** RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hi Matt,

Thanks for the opportunity to comment on the draft DOS OCP. It appears to be very comprehensive.

On behalf of the FLNRORD Sea to Sky Natural Resource District I have examined the documents provided from the context of considering Provincial jurisdiction over Crown lands and forests, including legally designated protected areas. Note a few hyperlinks to online resources in my comments.

The following observations are provided for consideration in review of the District of Squamish draft OCP Schedule A:

Section reference	Comment
General comment	If necessary when referring to issues and responsibilities related to Crown land in the 'District' please clarify whether you mean DOS or the Sea to Sky Natural Resource District (NRD) rather than the 'Squamish Forest District'. Note also that the ministry now includes 'rural development', with an even longer acronym= <a href="#">FLNRORD</a> .
DOS Schedule A OCP S. 19 Climate change mitigation and adaptation	Consider including a policy to improve reforestation within areas currently poorly stocked by appropriate tree species. This will increase carbon sequestration opportunity and further stabilize land in riparian areas. Examples include some park areas logged prior to reforestation requirements that are now mainly deciduous/brushy and not typical of coastal floodplain ecosystems (low densities of Sitka spruce or western red-cedar). Reforestation activity could qualify for funding from the Forest Enhancement Society of BC. Contact the NRD for more information.
DOS Schedule A OCP S. 11.17 Wildfire Interface Hazard	The NRD supports the objective and policies in this section, and will participate in further discussion with DOS and SLRD to develop and implement direction to develop a strategy to mitigate fire risk.
OCP S. 18.6 Policies - Trail Network	Recommend engaging with the Sea to Sky NRD Recreation Officer on issues related to trails on Crown land. Any proposal to access to the west side of the Squamish River should consider all current land designations, including the Squamish Nation cultural sites (see the LRMP legal layer) in

	<p>addition to the estuary wildlife management area plan. The area is highly constrained with a number of Crown land designations, which reflect significant environmental values and First Nations sensitivities.</p>
OCP S. 23 Natural Resources	<p>For context, TFL 38 is a relatively small TFL that is a distance away from DOS (in the SLRD), with an AAC about 109,000m<sup>3</sup> (actual harvest amounts may vary from year to year). Other area-based tenures (woodlots) are smaller in size and harvest modest amounts. Crown forest within and around DOS is part of the 'Soo Timber Supply Area', with productive forest harvested by a number of other licensees, including BC Timber Sales and a number of other local volume-based forestry companies. AAC for the TSA is 480,000 m<sup>3</sup>. Doubtful this level of detail is wanted in your OCP, but mentioning the TFL without all the other licensees seems arbitrarily selective considering that they (and a number of supporting contractors) do contribute to local employment/economics.</p>
OCP S. 23.1 Objectives a.	<p>Not sure what is meant by '<u>protect</u> and promote stewardship...'. Protection implies management restrictions, while the purpose of stewardship is to guide management.</p>
OCP S. 23.2 Policies b.	<p>'Squamish District Forest' – is this intended to mean Sea to Sky Natural Resource District? Any changes to Crown land designations in the development of a Forestry Land Strategy will necessarily include FLNRORD (in addition to licensees if they are impacted).</p>
OCP S. 29.1 Conservation + Ecological Reserves	<p>Includes old-growth management areas, wildlife habitat areas, ungulate winter ranges, etc.</p>
OCP S. 29.19 Resource	<p>The term 'silviculture' typically refers to the practice of harvesting, establishing or managing trees in support of forestry operations. Unclear if this meaning is intended in this section. Not mentioned in section 29 is the visual resource inventory established in the front country over the Crown forest land base that guides the extent of harvesting footprints seen from significant public viewpoints. In other OCP comments regarding managing for visuals (30.5), the context seems directed at housing development. If DOS wishes to provide guidance or feedback on the visual quality objectives for forestry operations, this should be specifically stated. New developments may become significant public viewpoints; visual resource inventory may need to be updated to accommodate these (e.g. <a href="#">Sea to Sky Gondola in Shannon Ck</a>).</p>

OCP S. 34.3 Objectives and Justification	No development should occur in old-growth management areas and other wildlife habitat areas established by the Province, except where ministerial order allows for exemptions or where applicants have submitted an amendment request to the delegated decision maker (FLNRORD Sea to Sky NRD District Manager or South Coast Regional Executive Director).
OCP S. 34.4 DPA 1 Exemptions xix B. & D.	Recommend consulting with FLNRORD Sea to Sky NRD when proposing wildfire hazard reduction or other tree removal, as a permit may be required and other professional support may be available for consultation. Unclear if this direction is suitable in this section of the OCP, elsewhere mentioned is the <a href="#">BC Wildfire Service</a> . The BCWS has oversight for wildfire response decisions, but land use decisions for protection rest with appropriate NRD personnel in consultation with the BCWS.
OCP S. 34.6 Terrestrial Guidelines h.	Areas of old-growth forest that DOS deems worthy of <a href="#">legal protection</a> may be referred to FLNRORD Sea to Sky NRD for establishment consideration. Otherwise, if part of the operable and contributing Crown forest land base, it will continue as AAC and are assumed to be available for timber harvesting.
OCP Appendix II Glossary	Definition of 'FireSmart' is not accurate. FireSmart is a recognised national and <a href="#">provincial program</a> , rather than a 'common term'.

Please contact me if you would like further discussion on any of the above points.

Thanks,  
Frank

Frank DeGagne, RPF  
Land and Resource Specialist

Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
<https://www.for.gov.bc.ca/dsq/>

---

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

Referral agencies and government partners,

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

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide planning decisions on new developments, jobs, housing and the environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local community members, stakeholders, government agencies and partners throughout the planning process. The District would like to provide you with the Official Community Plan Bylaw No. 2500, 2017 as a referral in order to solicit your comments or concerns regarding the plan.

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

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

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

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

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

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

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

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

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

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

We look forward to hearing from you.

Sincerely,

**Matt Gunn** MRM (Planning), RPP | Planner

**District of Squamish** | *Hardwired for Adventure*

[REDACTED] | [www.squamish.ca](http://www.squamish.ca)



---

This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.

## Matt Gunn

---

**From:** Megenbir, Levi [REDACTED]  
**Sent:** Monday, January 15, 2018 12:05 PM  
**To:** Matt Gunn  
**Cc:** McMullen, Adriana; Trotter, Lisa  
**Subject:** RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hey Matt, thanks again for involving us in your Official Community Plan revision process.

As we discussed in person previously, this new iteration provides a number of improvements that could help better integrate land use and transit in the future. In particular, the Neighbourhood Nodes and Neighbourhood Planning Areas are a nice addition since the last draft. These changes allow the opportunity to consider higher-density development in the future along the Core Transit Network within the context of a neighbourhood engagement and feedback process. This can help better integrate future development in a way that is supportive of improved transit service.

The one thing I noticed was an error in the Waterfront Landing Sub Area Plan:

On page 24, there is a reference to the “Pedestrian + Bicycle + Transit Plan”, which is identified on that page as being Schedule D. Unfortunately, there are no schedules that identify transit in the appendix that I could see, and the “Pedestrian and Bicycle Plan” is also not Schedule D.

Thanks again Matt, and all the best!

**Levi Megenbir** BA, MPLAN  
*Senior Transit Planner*  
**BC Transit**  
[REDACTED]

---

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

Referral agencies and government partners,

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

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide planning decisions on new developments, jobs, housing and the environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local community members, stakeholders, government agencies and partners throughout the planning process. The District would like to provide you with the Official Community Plan Bylaw No. 2500, 2017 as a referral in order to solicit your comments or concerns regarding the plan.

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

[The staff report for 1<sup>st</sup> reading of the OCP can be found at this link.](#)  
[Bylaw 2500, 2017 can be found at this link.](#)



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

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

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

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

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

Please review the draft OCP policies and map schedules relevant to your interests, and provide written comments via email to Matt Gunn [REDACTED] by February 6, 2018.

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

We look forward to hearing from you.

Sincerely,

**Matt Gunn** MRM (Planning), RPP | Planner

**District of Squamish** | *Hardwired for Adventure*

[REDACTED] [www.squamish.ca](http://www.squamish.ca)



---

This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.

---

The information in this Email is confidential and may be legally privileged. It is intended solely for the named recipient. Access to this Email by anyone else is unauthorized. If you are not the intended recipient or the employee or agent responsible for delivering the message to the recipient named, please note that any use, disclosure, copying, distribution of this Email or any action taken or omitted to be taken in reliance on it is prohibited. If you are not the intended recipient, please inform us by returning a copy of the Email with the subject line marked "wrong address" and then deleting the Email, and any attachments and any copies of it.

## Matt Gunn

---

**From:** Haberl, Vicki ENV:EX [REDACTED]  
**Sent:** Tuesday, January 9, 2018 4:19 PM  
**To:** Matt Gunn  
**Subject:** RE: District of Squamish Official Community Plan Bylaw No. 2500, 2017 Referral

Hello Matt. Thanks for sending this referral. It is certainly my hope to review the plan and provide comments. I am absolutely slammed with work to be delivered by the end of our fiscal (March 31) but I'll do my best!

On a related note, I was wondering about whether you or Sarah would be willing/available to do an OCP presentation to the Squamish Rotary Club. I am the coordinator of the guest speakers that present topics of interest at our weekly meetings, and I think it would be great to have an overview of what is in the OCP. I know you are planning public engagement events but would you be willing to do something additional for Rotarians? Is there a deadline/date for which it would be useful to you as planners to do a session like this? We meet on Thursdays at noon (except the 3<sup>rd</sup> Thursday of the month is in the evening). The speakers for most of our upcoming meetings are booked, but I would see what we could do, if you are available.

Let me know what you think. Thanks!

Sincerely,

Vicki Haberl

Vicki Haberl  
Planning Section Head  
BC Parks, South Coast Region  
Ministry of Environment and Climate Change Strategy  
[REDACTED]  
[REDACTED]

---

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

Referral agencies and government partners,

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

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide planning decisions on new developments, jobs, housing and the environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local community members, stakeholders, government agencies and partners throughout the planning process. The District would like to provide you with the Official Community Plan Bylaw No. 2500, 2017 as a referral in order to solicit your comments or concerns regarding the plan.

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

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

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

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

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

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

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

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

Please review the draft OCP policies and map schedules relevant to your interests, and provide written comments via email to Matt Gunn [REDACTED] by February 6, 2018.

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

We look forward to hearing from you.

Sincerely,

**Matt Gunn** MRM (Planning), RPP | Planner

**District of Squamish** | *Hardwired for Adventure*

[REDACTED] a | [www.squamish.ca](http://www.squamish.ca)



---

This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.

## Matt Gunn

---

**From:** Gravelle, Kristin [REDACTED]  
**Sent:** Thursday, December 14, 2017 1:57 PM  
**To:** Matt Gunn  
**Subject:** RE: 2040 Official Community Plan Stakeholder Engagement - Council Consideration December 12

Hello Matt,

The role of the DFO's Fisheries Protection Program (FPP) is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the Fisheries Act. The FPP is specifically responsible for reviewing projects for which a s.35(2) *Fisheries Act* Authorization is required.

DFO does not have a regulatory role related to '2040 Official Community Plan Stakeholder Engagement - Council Consideration December 12' received December 11, 2017 because it does not directly propose works, undertakings or activities that may result in serious harm to fish.

Ultimately, the proponent is responsible for being in compliance with the *Fisheries Act*. If, after considering all project planning options, they are uncertain whether the project is in compliance with the Act (i.e., if the project meets the self-assessment criteria), then the best option is to engage DFO via the project review process via a [Request for Review](#). DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) contains self-assessment guidance that may help you decide whether to submit your project for DFO review.

Feel free to contact me if you need further clarification.

Thank you,

**Kristin Gravelle**

Fisheries Protection Biologist, Fisheries Protection Program  
Fisheries and Oceans Canada/Government of Canada

[REDACTED]  
Biologiste de la protection des pêches, La protection des pêches Programme  
Pêches et Océans Canada | Gouvernement du Canada

---

**From:** Matt Gunn [REDACTED]  
**Sent:** December-11-17 3:19 PM  
**Subject:** 2040 Official Community Plan Stakeholder Engagement - Council Consideration December 12  
Squamish Stakeholders,

[The District of Squamish has released a draft of the 2040 Official Community Plan \(OCP\) online \(click for link\).](#)

The 2040 OCP sets the vision and goals for future growth in Squamish and includes tools and policies that will guide future planning decisions on new developments, jobs, housing and the environment for years to come. The OCP is a major rewrite of the current OCP which was adopted in 2010 and represents ongoing contributions made by local stakeholders throughout the planning process.

[Stakeholders are encouraged to share feedback about any aspect the plan through the online OCP comment form \(click for link\).](#)

In addition, stakeholders are encouraged to come and learn about the final draft plan at the **District of Squamish Council Meeting on Tuesday, December 12, 2017 at 6 p.m. at The 55 Activity Centre, 1201 Village Green Way**. The meeting will include a presentation from staff outlining the major elements of the new OCP after which Council members will have an opportunity to discuss the plan and consider First Reading. Following the Council meeting, the community is invited to stay and discuss specific aspects of the plan with staff during an OCP open house. The 2040 OCP includes a complete update of the Development Permit Areas (DPAs) for hazards, environmentally sensitive areas and form and character. Stakeholders are encouraged to read the DPAs (starting on page 154) at the link above and consider attending an informal **Development Permit Areas Drop In session on December 15, 2017 at**

**Municipal Hall.** Staff will be available to answer questions and hear your feedback on the DPA guidelines. There will be two back-to-back sessions focused on specific DPA topic areas:

Session 1: 1–3 p.m. New Environmental DPA Guidelines

Session 2: 3 -5 p.m. New DPA Guidelines for Multi-Family, Commercial and Industrial Form and Character

We look forward to hearing from you.

Sincerely,

**Matt Gunn** MRM (Planning), RPP | Planner

**District of Squamish** | *Hardwired for Adventure*

████████████████████ | [www.squamish.ca](http://www.squamish.ca)



---

This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.



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

March 1, 2018

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

Dear Matt Gunn,

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

---

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

**General Edits**

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

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

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

#### Federal, Provincial and Regional Government Relations

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

#### Growth Management Boundary

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

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

#### OCP Mapping

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

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

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

#### Natural Environment

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

#### Hazards

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

#### Diverse & Affordable Housing

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

##### 12.7

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

#### Climate Change Mitigation & Adaptation

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

#### Transportation & Mobility

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



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

### Municipal Infrastructure

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

### Food Systems

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

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

### Implementation

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

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

Sincerely,

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

Claire Daniels  
SLRD Planner

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