

amendments that will include phased in material bans;

AND THAT Council direct staff to bring back proposals as part of the 2017 budget preparation showing the costs and options for implementing and enforcing such a bylaw.

CARRIED

(ii) Corporate Carbon Neutrality

R. MacLeod, Director of Engineering and B. Hurford, Sustainability Coordinator were in attendance to discuss options for 2016 Corporate Carbon Neutrality. Discussion included:

- Climate Action Charter commitments and background
- It is not possible to purchase local offsets – none are available at this time
- \$25,000 in Carbon neutral reserve

Committee questions and comments:

- Clarification requested regarding possible local carbon offsets
- Request for a list of potential local offsets
- Keep funding in reserve until such time that we can contribute to local offsets.

It was

moved by Councillor Elliott,

seconded by Mayor Heintzman,

RECOMMENDATION: THAT staff use available funding for carbon offsets to ensure 2015 is considered a carbon neutral year (not as outlined by the climate change reporting year) in the District of Squamish, as well as developing local carbon offset projects for 2016.

CARRIED

Councillor Blackman-Wulff arrived at 2:46 pm

The meeting recessed at 2:47 pm and resumed at 2:51 pm with all of Council in attendance and staff as before the break.

(iii) Squamish Estuary Management Plan (SEMP) and Neighbourhood Plan Discussion

J. Velaniskis, Director of Development Services, Robert Barrs and Sarah Wilmot from Modus Consulting discussed the Squamish Estuary Management Plan (SEMP) as well as the Downtown Neighbourhood Plan. Discussion included:

- Review of SEMP document including comparison of maps to the Official Community Plan (OCP)
- Workshop was held with the Squamish Estuary Management Committee
- Squamish Estuary Management Plan details:
 - Specific projects
 - Project review process
 - Land-use designations
- Potential for content from the SEMP to be integrated into the OCP
- Inconsistencies between the SEMP and OCP land-use designation maps
- Conservation areas, Industrial/Commercial areas, Planning Assessment area and Transportation Corridors were discussed
- Items that are suitable for integration to OCP and content not suitable for integration includes jurisdictional and funding issues

- Upcoming workshop with Squamish Estuary Management Committee (SEMC) on June 16th
- Reorganized SEMC is needed.

Downtown Neighbourhood Plan (DNP)

- Integration of DNP and UMBC land use policy into the OCP
- Simplify the land use plan and investigate downtown zoning
- Proposed land use plan for downtown was discussed including gateway, commercial center, Mamquam Blind Channel, downtown south, downtown residential, and conservation area
- Corresponding permitted uses as well as form and density
- Conservation area needs further consideration.

Comments and questions from the Committee:

- Is the SEMP legally binding?
 - No
- OCP and SEMP amendments needed to align with land use designations
- DP Area guidelines and SEMP guidelines amalgamation
- Wildlife Management Area legislation needs to be considered as well
- Suggestion to redo SEMP
- Who is currently attending SEMC meetings?
 - Squamish Nation, Local Conservation, Biologist, Industry representative, Recreation representative, Forestry and Squamish Terminals representatives
- Does SEMP land designations include employment land strategy considerations?
 - No
- Suggestion that estuary issues need to be integrated into District policies
- Encouraging participants to attend SEMC meetings – agencies should be contacted regarding further involvement on the committee
- C4 zoning downtown versus creative mixed use
- Reconsider putting the old landfill into green space designation
- Consider a Third Ave. commercial zone; potential for a non-conforming area
- Low density residential category clarification - high density needed downtown, suggestion to strike low density category; set a floor area ratio; and suggestion for a transition zone
- Remove industrial zoning from downtown
- Protecting family oriented zoning downtown (3 bdrm units)
- Item 1.36 in Modus recommendations - consider rewording to bicycle 'infrastructure'
- How to add active transportation and accessibility into OCP?
 - DP Area guidelines
- Section 1.8 is unrealistic, consider removing
- Integrating larger commercial spaces to retrofit surface parking lots to incorporate bicycle uses.