

(ii) **Squamish2040 Official Community Plan Bylaw 2500, 2017**

M. Gunn, Planner and S. McJannet, Planner were in attendance to present the first draft of the Squamish2040 Official Community Plan bylaw. Appreciation was expressed to the OCP Advisory Committee, members of staff, community organizations, and members of the public who contributed to development of the draft OCP Plan. They advised on Phase 4 - the final phase in the process and provided a recap of the first three phases, including public engagement conducted. They spoke to the vision, goals, OCP objectives, provided an overview of growth management and advised on OCP implementation. They also advised on public comments received, on the public engagement process moving forward, encouraged feedback through the on-line comment form and advised that changes to the bylaw are likely to be made based on feedback.

Council comments and questions included:

- What is a living plan?
  - S. McJannet advised that the OCP is looking forward into 2040 and that the plan can be amended to adjust and correct as required.
- Feedback and comments – how may they affect 2<sup>nd</sup> Reading?
  - Staff advised that they will attempt to address public comments in the OCP as they move forward in the process. When they come back to Council for 2<sup>nd</sup> reading, they will be able to explain the comments and changes. First reading is the introduction of the bylaw.
- Growth management changes
  - M. Gunn advised that the Growth Management Boundary is a new tool, following discussions on growth management and that the intention of the tools is to continue with the current OCP focus on infill areas. He advised that staff included tools within the bylaw to include some flexibility so that extraordinary proposals can be considered by Council. He spoke to criteria in the draft bylaw.
- Why is a Growth Management Boundary being used and why is growth contained in flood hazard areas?
  - M. Gunn spoke to tradeoffs in crafting the bylaw, to areas threatened by flood hazards, that they attempted to strike a balance, to consider transportation and transit considerations and that they have attempted to address the worst areas for flood hazard through conditional densification policies. He spoke to growth into high lands which are seen as growth expansion areas and that the plan is to sequence the growth.
  - Higher land can be quite challenging and expensive to develop. A steep slope development area policy is contemplated.
- Question regarding growth capacity and supply and demand
  - J. Velaniskis advised that there is significant capacity in all neighbourhoods, except Brackendale and that it should not affect

the supply, depending on the growth. He advised that the OCP is a living document.

- Question regarding input from Squamish Nation
  - S. McJannet advised that they have been working with Squamish Nation staff throughout the phases but that there is still some work to be done, including flushing out joint planning and how to engage in the future. She advised that engagement and conversations with Squamish Nation are a priority for staff.
- What is the strategy for including the current Development Permit Area (DPA) into the universal guidelines and why was this chosen?
  - M. Gunn advised that there is room for improvement in the current DPA guidelines and that the new universal guidelines addresses some of the issues. He spoke to the reason behind consolidating the development permit area guidelines and that the OCP committee helped to inform the decision.

Councillor Chapelle left the meeting at 7:14 pm.

- Section 18.6J – Squamish River trail crossing – is this policy included because of community feedback?
  - Staff advised this was in response to community input and a development inquiry. The policy includes considerations for how an application for a crossing of the Squamish River would be addressed, if one were to come forward.
- Importance of food security and agricultural land. Is there a plan for protection of lands for agricultural purposes?
  - Staff advised that the Squamish Food Charter and objectives were incorporated into the bylaw, including preserving agricultural lands and promoting food production opportunities in development, parks etc. and that zoning will be amended to align with agricultural uses over time.
- Question whether staff could prioritize the Sub Area Plan projects lists based on needs related to densification potential
  - M. Gunn suggested that the existing list could be clarified to indicate prioritization. He advised that the way it is listed now was based on infill potential.
- Future residential threshold – this proposed OCP has raised the threshold for adjacent lands to 34,000 unless there is a significant benefit. Is the 22,500 threshold redundant?
  - The policy balances flexibility for Council to consider extraordinary applications with a strong growth management policy. Staff advised that they are open to input from Council and the community.
- Discussion regarding increased threshold
- Reminder to the public to continue to provide feedback
- Appreciation expressed to staff, the OCP Advisory Committee and to the public.

It was moved by Councillor Elliott,  
seconded by Councillor Prior,  
THAT District of Squamish Official Community Plan Bylaw No. 2500,  
2017 be given first reading.  
CARRIED

**4. TERMINATION**

It was moved by Councillor Kent,  
seconded by Councillor Prior,  
THAT the meeting be terminated.  
CARRIED

Meeting terminated at 7:38 p.m.

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Patricia Heintzman, Mayor

CERTIFIED CORRECT:

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Robin Arthurs, GM Corporate Services