

**4. DELEGATION**(i) Squamish Valley Equestrian Association

Nicole Murray, Squamish Valley Equestrian Association was in attendance regarding the acquisition of a horse shelter. She advised on the following:

- The opportunity arose recently and the group have submitted a late grant application
- The shelter/structure would allow the Squamish Valley Equestrian Association to operate year round

Councillor Blackman-Wulff joined the meeting at 1:20 p.m.

- There are other opportunities that could be utilized such as:
  - Soccer
  - Dog agility
  - Farmers markets
  - Wedding venue utilization
- Location is central and would be convenient for parents dropping children to lessons or child care
- The cost of moving the club would be upwards of \$200,000
- The cost of moving the shelter and reinstalling it would be around \$27,000
- Challenges include the lease and the cost of moving the structure
  - Real Estate staff can process the storage request through the CAO

Questions and comments from Council included:

- How much space will be required?
  - To the knowledge of the Club it would be less than one shipping container
- Conversation regarding the criteria of applying for a Community Enhancement Grant
- Comment that this structure could have a large benefit to the community which would extend much further than the Equestrian Association
- Suggestion to contribute \$15,000 towards the request.

It was moved by Councillor Race  
seconded by Councillor Elliott

**RECOMMENDATION: THAT Council award \$15,000 from the Community Enhancement Fund to the Squamish Valley Equestrian Association.**

CARRIED

**5. BUSINESS**(i) Growth Management Workshop (Continued from Jan 16, 2018, Committee of the Whole)

S. McJannet & M. Gunn, Planners were in attendance to continue the Growth Management Workshop with Council. Information included:

- Breakdown of growth management public comments
- Overview of the decisions made at the previous meeting held January 16, 2018
- Conversation continued on Policy Topic 3
  - Staff sought Council feedback

Council questions and comments included:

- Has the community been engaged on the inclusion of the 22,500 population threshold for development on certain lands?
  - There was no specific engagement however this was included during the growth management public engagement survey
- Conversation regarding the annual population estimates
- Comment that the policy precursors may take longer to reach than the 22,500 population

Council invited members of the public to join the discussion.

- Louise Walker, Chamber of Commerce joined the table:
  - Chamber of Commerce supported elimination of the 22,500 threshold with the implementation of strict policy
- Conversation regarding placing a time limit on the policy implementation
- Comment regarding the development of elevated lands versus the infill of existing neighbourhoods
- Comment that this conversation is regarding the OCP and not a rezoning of lands
- Staff advised that the population threshold is possible to reach without the redevelopment of current properties
- Staff advised that 34,000 threshold was the lower end of the growth estimate and is possible to reach without the development of the Cheekeye Fan
- Request for the difference between a cap and a threshold
  - A cap is a finite number
- Concerns with building 'have and have not' neighbourhoods; needs of existing neighbourhoods need to be considered first.

Staff's presentation continued:

**Policy #4** - Limited development in Future Residential Neighbourhood parcels would not be considered until Council has adopted all identified policy precursors

Council questions and comments on Policy #4:

- Comment that the brand asset inventory may have to include more guidelines or be eliminated
- Comment that the bulk of the work in the policies has been carried out and could be completed in one year
- An audience member sought clarification on the word 'limited' residential neighbourhood development
  - Matt Gunn suggested that perhaps a wording change is needed to better define the intent
- Policy Precursors were identified by staff as:
  - Brand asset inventory, Community Amenity Contribution policy, Affordable Housing Strategy, Missing Middle Housing Policy and regulations, updated Community Wildfire Protection Plan, and a Steep Slope DPA
- What would be the process for approving/determining 'extraordinary benefit'?
  - Criteria will be set with a test imbedded in the OCP
- Importance of the brand asset inventory was reiterated and protecting the District brand

Councillor Kent left the meeting at 2:51 pm

- Concerns expressed on who has ownership of the precursors
- Only precursor of concern by Council is the brand asset inventory.

Councillor Kent returned to the meeting at 2:54 pm

It was moved by Councillor Elliott,  
seconded by Councillor Blackman-Wulff,  
RECOMMENDATION: **THAT the Brand Asset Inventory remain as policy precursor in the OCP.**

OPPOSED: Councillor Prior and Councillor Chapelle

CARRIED

It was moved by Councillor Race,  
seconded by Councillor Kent,  
RECOMMENDATION: **THAT the Community Amenity Contribution policy, Affordable Housing Strategy, Missing Middle Housing Policy and Regulations, updated Community Wildfire Protection Plan and a Steep Slope DPA remain as a policy precursor in the OCP.**

CARRIED

- Aran Cheema advised on the need for a connected Squamish and also expressed concerns regarding lack of time frame for the District of Squamish to complete the precursors.

**Policy # 5-** Key words in Policy # 5 regarding the definition of 'Extraordinary Community Benefit' include:

- transformative improvement, resolve a major community challenge and protect care assets critical to the Squamish brand
- Bob Cheema discussed the original population cap on his land
- Population threshold changes in an OCP were clarified for Council by staff .

It was moved by Councillor Elliott,  
seconded by Councillor Race,  
RECOMMENDATION: **THAT Policy #5 (Extraordinary Benefits) be included in the OCP with consideration of the feedback received at the January 23, 2018 Committee of the Whole meeting.**

CARRIED

**Policy #6** – Major Destination Resort Community development

- Intent is to direct residential growth within the Growth Management Boundary in keeping with community support for strong growth management
- Concerns regarding First Nation consultation
- What is the intention of this policy?

- Restrict sprawl beyond growth management boundaries
- Discussion regarding 'destination resort' wording
- Discussion regarding language to limit residential sprawl and peripheral development
- Recommendation that staff integrate feedback and refine policy language.

**Policy #7-** Municipal water and sewer 'will not be extended' area located above elevation of 200 m except in specified situations.

It was moved by Councillor Race,  
seconded by Councillor Chapelle,

**RECOMMENDATION: THAT Policy # 7- (Municipal water and sewer 'will not be extended' area located above elevation of 200m except in specified situations) be included in the OCP.**

CARRIED

- Mr. Cheema requested a closed meeting to discuss this issue further
  - Staff advised that this not permitted by legislation
- Aran Cheema discussed the 22,500 population cap and 'moving the goal post' and requested clarification on the 'extraordinary benefit' definition
- Suggestion to put a pause on development outside the growth management area for three years to allow for future Councils to 'un-pause' at their discretion
- Suggestion that the policy implementation will take longer than one year
- Comment that OCP changes are not uncommon and that the new OCP will not restrict future Councils
- Comment that the three year deadline will give the future Council direction on staff's work and deadlines

It was moved by Mayor Heintzman,  
seconded by Councillor Prior,

**RECOMMENDATION: THAT Policy #3 (Limited development in Future Residential Neighbourhood parcels would not be considered until the District's population has reached 22,500) remain in the OCP.**

CARRIED

The meeting recessed at 4:14 p.m. and resumed at 4:20 p.m. with all of Council in attendance except for Mayor Heintzman. Acting Mayor Chapelle assumed the Chair.

(ii) Affordable Housing Update

G. Buxton, GM Community Planning and Infrastructure advised on the following:

- Project development funding grant application to BC Housing in progress
- Project development and needs analysis grant application to CMHC
- M'akola continues to work on policy and structure
- Background of housing task force recommendations and progress
- The housing spectrum was reviewed, the spectrum ranges from emergency shelter