



REPORT TO: Council FOR: Regular Council
REPORT FROM: Community Services, Planning Department
PRESENTED: April 3, 2012 FILE: Bylaw 2223 & 2224
SUBJECT: Regional Context Statement – First Reading of Bylaws 2223 & 2224

Recommendation:

1. THAT District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Minor OCP Amendments for Regional Context Statement) No. 2224, 2012 be given first reading;
 2. THAT District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Regional Context Statement) No. 2223, 2012 be given first reading;
 3. THAT as per section 879(2) of the *Local Government Act*, Bylaw No. 2223, 2012 and Bylaw No. 2224, 2012 be referred to the following agencies for comment:
 - a. Squamish Lillooet Regional District,
 - b. Squamish Nation,
 - c. Howe Sound School District #48,
 - d. Resort Municipality of Whistler, and,
 - e. Ministry of Community, Sport, and Cultural Development.
-

1. Purpose:

The purpose of this report is to introduce the proposed RCS bylaw and accompanying minor OCP amendments.

2. Time Critical:

Yes. There is a tight timeline for this project. The deadline to submit a proposed RCS to the SLRD is June 28, 2012. See Schedule A for an overview of the project timeline.

3. Background:

On June 28, 2010 the Squamish Lillooet Regional District adopted the Regional Growth Strategy (RGS), which contains strategic directions to promote socially, economically, and environmentally healthy settlements, and to ensure efficient use of public facilities, land, and other resources.

According to Section 866 of the *Local Government Act*, the District of Squamish must prepare and submit an RCS to the SLRD within two years of adoption of the RGS. The RCS will indicate how Squamish’s OCP conforms to the provisions of the RGS, outlining:

- i. the extent to which the municipal OCP is consistent with the RGS, and,
- ii. if it is not consistent, how the municipality intends to bring itself into consistency over time.

4. Project Information:

The first stage of RCS development was a policy analysis exercise carried out by planning staff. The Strategic Directions set out in the RGS were compared against the policy content of the Squamish OCP. An ‘OCP/RGS Congruence Table’ was developed illustrating the policy alignment between the two documents. Where the OCP conflicts with the RGS, or could use additional policy to support the RGS’s Strategic Directions, policy gaps were highlighted.

The second step in the process was the Council workshop held on March 13, 2012 to review the policy gaps. Resolutions were passed stating how each of the policy gaps would be addressed. Table 1 sets out:

- 1. the 14 policy gaps identified in the ‘OCP/RGS Congruence Table,’
- 2. the corresponding Council resolutions from the March 13th Council Workshop, and,
- 3. how the policy gaps are addressed by either amending the OCP (Bylaw 2224), or suggesting future policy exercises or RGS amendments (Regional Context Statement Bylaw 2223).

Table 1.

Policy Gap	Council Resolution	Approach
Policy Gap #1: The ‘Urban Area’ polygon in the RGS Squamish Settlement Planning Map 1a is inconsistent with the boundaries of Squamish’s northern neighbourhoods.	THAT the District of Squamish request the Squamish Lillooet Regional District to amend the Regional Growth Strategy maps to conform to District Official Community Plan maps.	A minor RGS map amendment is suggested in the RCS (see Bylaw 2223).
Policy Gap #2: The OCP definition of Limited Use should be revised to ensure a direct correlation with the RGS Non-Settlement Area definition.	**THAT Council endorse the recommended staff approach identified in the March 13, 2012 report to the Committee of the Whole Regional Context Statement Workshop for simple policy gaps 2 – 10, excluding	Minor OCP amendment (see Bylaw 2224).

	item 6.	
Policy Gap #3: RGS support for a collaborative, regional transportation system should be reflected in the OCP with updated information on the District's Multi-Modal Transportation Plan.	See starred resolution above.	Minor OCP amendment (see Bylaw 2224).
Policy Gap #4: RGS support for a collaborative approach to regional air quality should be reflected in the OCP with updated information on the Anti-Idling Bylaw.	See starred resolution above.	Minor OCP amendment (see Bylaw 2224).
Policy Gap #5: RGS support for managing pests and invasive species in an environmentally friendly manner should be reflected in the OCP with updated policies.	See starred resolution above.	Minor OCP amendment (see Bylaw 2224).
Policy Gap #6: Inconsistent with the RGS, the OCP does not include support for the Natural Step framework.	THAT the District of Squamish request the SLRD to amend the Regional Growth Strategy to support the Natural Step, as well as other equivalent, non-trademarked sustainability frameworks.	A minor RGS amendment is suggested in the RCS (see Bylaw 2223).
Policy Gap #7: RGS support for a cross-jurisdictional 'Green Plan' should be reflected in the OCP with explicit direction to participate in the Plan development should it be initiated by the SLRD.	See starred resolution above.	Minor OCP amendment (see Bylaw 2224).
Policy Gap #8: RGS support for broad consultation during land use changes should be reflected in the OCP with a formal statement regarding OCP referral requirements set out in the in the <i>Local Government Act</i> .	See starred resolution above.	Minor OCP amendment (see Bylaw 2224).

<p>Policy Gap #9: RGS support for regional collaboration should be reflected in the OCP with explicit direction to participate in MOUs and committees of regional interest, should they be established.</p>	<p>See starred resolution above.</p>	<p>Minor OCP amendment (see Bylaw 2224).</p>
<p>Policy Gap #10: Additions and revisions are suggested for OCP Part 27 Implementation and Monitoring to reflect RGS directions.</p>	<p>See starred resolution above.</p>	<p>Minor OCP amendment (see Bylaw 2224).</p>
<p>Policy Gap #11: The OCP does not contain policy regarding potential resort development near or within the District's boundaries.</p>	<p>THAT Staff prepare a sentence for the Regional Context Statement, as well as some policy statement wording, and bring back to a Committee of the Whole workshop in April.</p>	<p>Minor OCP amendment and future policy exercise (see Bylaws 2223 and 2224)</p>
<p>Policy Gap #12: RGS Develop policy statements regarding Squamish's airport, addressing its regional role, if any, and taking into account the existing business planning documents.</p>	<p>THAT the District consider regional air service planning in conjunction with future airport planning and airport infrastructure and business plans.</p>	<p>Future policy exercise (see Bylaw 2223)</p>
<p>Policy Gap #13: Policy should be added supporting the collaborative development of a regional IPP strategy that reflects the desires of the community (i.e. environmental preservation, location of infrastructure, etc.).</p>	<p>See starred resolution above.</p>	<p>Minor OCP amendment (see Bylaw 2224).</p>
<p>Policy Gap #14: The RGS's support for agricultural investment and protection of agricultural lands is not reflected in the OCP.</p>	<p>THAT staff be directed to prepare RCS policy agreeing to additional support of lands with agricultural capability and the agricultural economy via an agricultural area plan within 2 years.</p>	<p>Future policy exercise (see Bylaw 2223)</p>

5. Department Comments:

The Regional Context Statements for Lillooet, Pemberton, and Whistler are also under development at this time. More information will be provided as it comes available.

Consistent with the RCS communications and outreach plan presented to Council on February 14, 2012 staff have created a devoted project page on the District's website. This is the primary tool to communicate project information and capture public comments early in the process using an open-ended online feedback form. To date, no comments have been received. The project has also been featured in the District e-news, which reaches over 1000 subscribers. Poster displays were installed at a number of community facilities, including District Hall, Brennan Park, the Seniors Centre, and the Adventure Centre.

Once the RCS bylaw and accompanying OCP amendments have been given first reading, the bylaws will be sent to the SLRD, the Squamish Nation, and provincial agencies for a 30-day referral. The project webpage will be updated with the new information for public comment. Future consultation includes a public hearing and a formal 120-day referral to the SLRD.

6. Budget Implications:

\$10,000.00 has been released from the 2012 budget for this project. A portion of the project budget may be used for advertising, communications, legal fees, and potentially for an external facilitator. (Should significant issues arise during the development of the proposed RCS, there is potential for a second Council workshop to be arranged with an external facilitator.)

7. Policy Implications:

From the staff review of the RGS and Squamish OCP, there appears to be a great deal of alignment between the two documents. Although a number of policy areas could be developed in the OCP, significant conflict between any goals or policies is not anticipated.

8. Environmental Considerations:

As per District policy, the development of the RCS will take into account environmentally sensitive areas, greenhouse gas mitigation, and other environmental considerations.

9. Staff Recommendation:

1. THAT District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Minor OCP Amendments for Regional Context Statement) No. 2224, 2012 be given first reading;
2. THAT District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Regional Context Statement) No. 2223, 2012 be given first reading;

3. THAT as per section 879(2) of the *Local Government Act*, Bylaw No. 2223, 2012 and Bylaw No. 2224, 2012 be referred to the following agencies for comment:

- (a) Squamish Lillooet Regional District,
- (b) Squamish Nation,
- (c) Howe Sound School District #48,
- (d) Resort Municipality of Whistler, and,
- (e) Ministry of Community, Sport, and Cultural Development.

10. Alternatives to Staff Recommendation:

Another alternative as identified by Council.

Amica Antonelli, Planner

Chris Bishop, Acting Manager Planning and Building

Cameron Chalmers, General Manager, Community Services

Joanne Greenlees, General Manager, Financial Services

CAO Recommendation:

That the recommendation of the Planning Department be approved.

K. Ramsay, CAO

- Attachment A: Project timeline
- Attachment B: District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Regional Context Statement) No. 2223, 2012
- Attachment C: District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Minor OCP Amendments for Regional Context Statement) No. 2224, 2012

Appendix A: Regional Context Statement - Project Schedule

Target Date	Milestone	Communications
January 2012	Project initiation	Development of Outreach + Engagement Plan
February 2012	Report # 1: legislative requirements, project timeline, consultation First draft of RCS prepared	Web RCS Project Page District News Release E-Newsletter Feb 17 Pop-Up Displays Web Feedback Form/Survey
March 2012	Council Workshop #1: review of RCS, seek consensus on issues, identify outstanding issues <i>Optional:</i> Public Open House/Forum <i>Optional:</i> Council Workshop #2 (find consensus on outstanding issues, potential for external facilitator)	Staff level discussions with agencies Web updates E-Newsletter March 2012 Newspaper Ads for public event (optional)
April 2012	Report # 2: second draft of RCS, request first reading Refer bylaw to external agencies, including SLRD (30 days for review)	Agency referral District Quarterly Update & Utilities Mail Out Ongoing Web updates
May 2012	Report # 3: third draft of RCS, request second reading	Web updates E-Newsletter May 2012 Newsletter Property Tax Mail Out? Newspaper Ads for PH (2 issues)
June 2012	Public hearing Report # 4: overview of public hearing comments Refer bylaw to SLRD Board (120 days required for review, acceptance requested)	SLRD referral Web updates E-Newsletter June 2012
~ September 2012	RCS acceptance by SLRD Board, or, enter into a Ministry directed resolution process (timeline variable)	
Dependant on previous milestone	Report # 5: final draft of RCS, request third reading and adoption	Web updates E-Newsletter

DISTRICT OF SQUAMISH

BYLAW NO. 2223, 2012.

A bylaw to amend the District of Squamish
Official Community Plan Bylaw No. 2100, 2009.

WHEREAS the District of Squamish deems it necessary and appropriate to amend Official Community Plan Bylaw No. 2100, 2009;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Regional Context Statement) No. 2223, 2012."
2. District of Squamish Official Community Plan Bylaw No. 2100, 2009 is amended as follows:

By amending 'Part 2, Community Context, Subsection 7, Regional Context Statement' with the text contained in Schedule 'A'

READ A FIRST this day of 2012.

READ A SECOND TIME this day of 2012.

PURSUANT TO THE LOCAL GOVERNMENT ACT, NOTICE WAS ADVERTISED ON
AND 2012.

PUBLIC HEARING HELD on the day of 2012.

READ A THIRD TIME this day of 2012.

APPROVED BY THE SQUAMISH LILLOOET REGIONAL DISTRICT
this day of 2012.

ADOPTED this day of 2012.

Rob Kirkham, Mayor

R. Arthurs, General Manager, Corporate Services

Regional Context Statement

Introduction

On June 28, 2010 the Squamish Lillooet Regional District adopted a Regional Growth Strategy (RGS). 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:

- Goal 1: Focus Development into Compact, Complete, Sustainable Communities
- Goal 2: Improve Transportation Linkages and Options
- Goal 3: Support a Range of Quality Affordable Housing
- Goal 4: Achieve a Sustainable Economy
- Goal 5: Protect Natural Ecosystem Functioning
- Goal 6: Encourage the Sustainable Use of Parks and Natural Areas
- Goal 7: Create Healthy and Safe Communities
- Goal 8: Enhance Relations with Aboriginal Communities
- Goal 9: Improve Collaboration among Jurisdictions

The *Local Government Act* requires that each member municipality prepare a Regional Context Statement (RCS) following adoption of the RGS. The intent of this RCS is to indicate how Squamish's Official Community Plan (OCP) conforms to the provisions of the RGS, outlining:

- a. the extent to which the OCP is consistent with the RGS, and,
- b. if it is not consistent, how the municipality intends to bring itself into consistency over time.

The District's Regional Context Statement is a key implementation mechanism for the RGS. It maintains the District's authority to make local planning decisions, while ensuring that the Council and the Regional Board agree upon matters of legitimate regional interest.

RGS Strategic Directions

This section of the RCS illustrates how the District of Squamish will assist in achieving the nine goals established in the Regional Growth Strategy. Where changes to the District's OCP are required for consistency with the RGS, proposed actions are also outlined.

Goal 1: Focus Development into Compact, Complete, Sustainable Communities

The Regional Growth Strategy aims to encourage compact, complete sustainable communities as the basis for land use planning throughout the region. The efficient use of land is promoted, fostering greater transportation choices, the protection of agricultural land, natural areas and open spaces, and opportunities to live and work in the same community.

Schedule A - Bylaw No. 2223, 2012

The RGS directs major settlement growth to 'Urban Areas,' which are set out in a series of RGS Settlement Planning Maps. Within the District's OCP mapping, lands that are intended for current and future development are generally consistent with the RGS maps. One inconsistency is identified: The 'Urban Area' polygon in the RGS Squamish Settlement Planning Map (Map 1a) does not accurately reflect the correct boundaries of Squamish's northern neighbourhoods, which fall south of the Cheekeye Special Study Area (OCP Area Planning Map, Schedule I). The RGS map would benefit from a housekeeping amendment to create better alignment between the two documents and accurately reflect future development in the District. ***(See policy gap 'A' in Table 1.)***

The District's OCP prevents major development in the 'Non-Settlement Areas' designated in the RGS. Growth Management and Area Planning policies limit development in the community to comprehensively planned and complete residential communities suitable for efficient and cost effective delivery of services. Parks, natural areas, environmentally sensitive lands, and the Agricultural Land Reserve are identified as Limited Use.

Consistent with the RGS, Smart Growth strategies are promoted throughout the Squamish OCP. Comprehensive redevelopment of the Waterfront Landing and the Oceanfront are part of the District's plans to revitalize the downtown and adjacent waterfront areas through compact, mixed-use development, focusing higher density in close proximity to the downtown core.

The RGS strategic direction to prevent resort development from creating urban sprawl and to ensure infrastructure is contained within a development boundary will be addressed through future OCP policy development. Council has directed that additional OCP policy be developed, in the form of a 'Destination Resort Special Study Area' to provide guidance for any resort development proposed for within the District's boundaries. ***(See policy gap 'B' in Table 1.)***

Goal 2: Improve Transportation Linkages and Options

The RGS encourages compact, mixed-use development as a proactive means of addressing regional transportation, which is reflected in the OCP's Growth Management, Community Services, Residential, Transportation, and Energy policies.

Support for a collaborative approach to a regional transportation system is provided through OCP policy covering marine transportation linkages, the Squamish Port, partnering on regional transit, and incorporating marine, air, and rail into the local public transit networks. The RGS strategic direction to improve the safety and reliability of the regional road network is addressed through Squamish's 2031 Multi-Modal Transportation Plan. The OCP also encourages the continued development of trails and bicycle routes that provide for safe hiking, biking, and commuting in the region.

The RGS directs that regional air service be approached in a collaborative manner. This is partially addressed through Squamish OCP policies identifying the importance of the Squamish Airport for commercial, industrial, and employment purposes. Developing a long-term vision for the airport and exploring its regional role, if any, is intended as a future policy exercise. Previous planning processes must be taken into account, in particular, the community referendum undertaken in 2000 that supported limiting use of the Squamish Airport to small-scale, local operations servicing the community. Any future policy exercise will be subject to the limitations supported by the community referendum, or any future referendums. ***(See policy gap 'C' in Table 1.)***

Goal 3: Support a Range of Quality Affordable Housing

The RGS strategic direction to consider a regional affordable housing strategy is addressed through the District's Residential OCP policies. The District commits to working in co-operation with other agencies and community groups to support residents with limited housing choices, and implementing its Affordable Housing Strategy, adopted in 2005. The OCP supports policies and regulations to ensure a range of housing forms and tenures, supports the development of secondary suites, maintaining a reserve fund for affordable housing, and where appropriate, density bonusing for development proposals that include an affordable housing component.

Goal 4: Achieve a Sustainable Economy

The RGS strategic direction to support further sector-based economic development strategies appropriate to the region is addressed throughout the OCP. The importance to the local economy of marine-based activities, the municipal airport, alternative energy technology, knowledge-based industries, forestry, film, and outdoor recreation are emphasized in the policies. Industrial land policies commit to protecting Squamish's employment land base in order to create a diversified economy, healthy tax base, and higher paying jobs.

The RGS encourages member municipalities to provide the basis for new agricultural investment and protection of the Agricultural Land Reserve (ALR). The District's OCP supports urban agriculture and the production, processing, sale, and distribution of locally grown products, and recognizes the importance of agriculture, but strong support for maintaining lands within the Agricultural Land Reserves and building the agriculture industry is not provided. To achieve alignment with the RGS, the District has committed to develop more in-depth policy to support local agriculture and the preservation of Squamish's agricultural lands through the future development of an Agricultural Area Plan. ***(See policy gap 'D' in Table 1.)***

The RGS encourages further work to advance a regional strategy addressing Independent Power Projects (IPP) proposed within the SLRD and member municipalities, framed within the context of integrated watershed management. The District's OCP encourages participation in development of this regional strategy, addressing community values and environmental protection, as well as support for the development of low-impact, renewable energy sources.

OCP policies also support the RGS strategic direction to collaboratively enhance national and international awareness of the region's suitability for sustainable business investments.

Goal 5: Protect Natural Ecosystem Functioning

Consistent with the RGS, the OCP encourages a collaborative approach to inventorying and protecting ecologically sensitive areas through Sub-Area Plans, the Sea to Sky Sensitive Habitat Atlas, and the Squamish ecosystem mapping project.

The OCP encourages use of innovative development standards for stormwater management to preserve aquatic resources, and encourages the development of water conservation policies and programs.

Schedule A - Bylaw No. 2223, 2012

The RGS strategic direction to strive for continuous improvement of regional air quality via the Sea to Sky Air Quality Management Plan and Smart Growth principles is addressed through the OCP's Growth Management and Energy policies. The application of Smart Growth principles is required in all Sub-Area Plans. Transportation policies identify alternative transportation options and encourage reduction of single vehicle occupancy to improve air quality. Greenhouse gas reduction targets and actions are also established within the OCP.

The OCP contains policies requiring environmentally responsible management of weeds and invasive species. Community stewardship efforts, including Bear Smart programs and ecological restoration projects, are encouraged through the OCP's Environment policies. Bear Smart principles in waste management are a requirement of development, and striving for zero waste is encouraged. The preparation of a regional climate change strategy is supported.

The RGS encourages member municipalities to explore the possibility of adopting the Natural Step sustainability framework, which has strong support in the Sea to Sky Corridor. The Natural Step is a trademarked program that sets out a series of steps and principles that organisations can use to build strategies toward sustainability. Other sustainability frameworks, such as Smart Growth principles and transit-oriented design, are also implemented within the SLRD. To reflect the range of possible methods and frameworks for improving our communities, the District encourages a minor amendment to the RGS providing support for the Natural Step, Smart Growth, and other equivalent sustainability frameworks. *(See policy gap 'E' in Table 1.)*

Goal 6: Encourage the Sustainable Use of Parks and Natural Areas

The RGS strategic direction to support existing provincial parks as recreational and natural areas, and support adventure tourism activities is reflected the OCP's Park policies. The importance of municipal and provincial parks within and adjacent to the municipality is recognized. There are a number of policies supporting green corridors, 'blue ways', an interconnected network of trails, and the Sea-to-Sky Regional Trail. RGS direction to explore options for managing green spaces at a regional level, and establishing a no-net loss policy is also reflected in the OCP. OCP policies direct the District to acquire land for parks and work with government agencies, community organizations, and private landowners to formalize and maintain a trail network. The District commits to engaging the community in the development of the trail system, assisting with the maintenance of trails and facilities, and partnering with local organizations to promote rock climbing and mountaineering activities.

Reflecting the RGS's direction to protect wildlife and other valued ecosystem components within the open space system, the District's OCP policies state that within developments, lands along water courses are to be incorporated into the open space system and stream crossings are to be minimized. On lands designated as 'Park,' management plans should balance ecological preservation with recreation. Areas for off-road motorized recreation should be identified in conjunction with other stakeholders, and noise and pollution associated with these activities must be managed.

OCP policies support the preservation of undeveloped Crown land designated as 'Non-Settlement Areas' in the RGS, and public access to these lands. Access to oceanfront locations, the Mamquam Blind Channel, local rivers, sea dykes, and other waterbodies are recognized as critical to the District's open space system.

Schedule A - Bylaw No. 2223, 2012

The RGS encourages municipalities to provide suitable recreation facilities for the growing population and tourism industry. The OCP's Park policies reflect this, stating that community parks and open space facilities are to be provided, including sports fields, natural areas, trails, and other special purpose areas. These amenities are intended to promote Squamish, and the region as a whole, as a world-class outdoor recreation destination. Water-based recreation, rock climbing, bouldering, mountaineering, and the provision of access, facilities, and services for these activities are supported.

Goal 7: Create Healthy and Safe Communities

The RGS strategic direction to work in conjunction with regional health authorities, local social development organizations, School Districts, the RCMP, and Tribal Police to promote public policy for a healthy community is supported by a range of OCP policies. Support for parks and trail networks, municipal services, youth programs, environmental principles, safety and reliability of the regional road network, and compact, walkable communities all contribute to a healthier Squamish. Additional policies for a community health address community gardens, universally accessible housing, aging-in-place, and management of hazard areas. The OCP's Community Services policies state that the District is to work with Vancouver Coastal Health, School District #48, government agencies, and other non-profit service providers to identify and address social needs and issues, and to maximize social service delivery.

The RGS directs that emergency planning be approached on a regional basis. In the District's OCP and the 2008 Squamish Nation Protocol Agreement, planning for fire protection, natural hazard management, and 911 emergency services are addressed. The OCP encourages hazard risk assessment and reduction strategies to be developed with senior levels of government.

Goal 8: Enhance Relations with Aboriginal Communities

The RGS strategic direction to support fair and timely resolution of aboriginal rights and title is addressed through the 2008 Squamish Nation Protocol Agreement. This agreement includes statements of intent to collaborate with the Squamish Nation on matters relating to land use, economic development opportunities on Crown land, and future treaty negotiations. Information sharing protocols and consultation tools for matters of joint interest, such as land use, servicing, and economic development, are addressed through the District's OCP. Referral requirements during the development or revision of District policy are also included in the OCP.

The 2011 Intergovernmental Cooperation Accord meets the RGS's strategic direction to encourage coordinated local government land use planning through discussions and referral processes with First Nations. The OCP sets out commitments to work with the Squamish Nation to harmonize land use and resource plans, and provide services to reserve lands under negotiated servicing agreements.

Goal 9: Improve Collaboration among Jurisdictions

The RGS encourages the development of regional working groups and memorandums of understanding to share information, collaborate with other jurisdictions, and resolve conflicts. The 2008 Squamish Nation Protocol Agreement, the 2011 Intergovernmental Cooperation Accord, and a range of OCP policies address this. For examples, under Growth Management, the District is directed to work in conjunction with the SLRD and member municipalities to manage growth through regional planning. The

Schedule A - Bylaw No. 2223, 2012

OCP also contains policy stating the District's commitment to participating in committees and planning exercises of regional interest, should they be established.

Monitoring and Implementation

As set out in Part 4 of the RGS, preparation and adoption of the RCS is a key implementation tool that serves to implement the RGS directives within the District's OCP. To measure progress in RGS implementation, the RGS sets out performance monitoring objectives and suggests key indicators for the nine RGS Goals. District policies addressing this include:

- i. a review of the Growth Management Strategy every five years;
- ii. support for coordination, cooperation, and monitoring of transportation at a regional level;
- iii. commitment to initiate a monitoring program within two years of OCP adoption;
- iv. a bi-annual review of District population projections, and dissemination of population data to other agencies; and,
- v. recognition that changes to the OCP may be required in response to changing conditions, community trends, and priorities.

The OCP also states that the District's OCP monitoring program is to reflect the monitoring recommendations made in the RGS. The District will consider incorporating RGS performance monitoring core indicators within the OCP monitoring framework.

RCS Implementation

The following table summarizes the implementation steps required to bring the District's OCP into consistency with the RGS overtime.

Table 1. Regional Context Statement Implementation

Policy Gap	Action	Timeline
A. The 'Urban Area' polygon in the RGS Squamish Settlement Planning Map (Map 1a) does not accurately reflect the correct boundary of Squamish's northern neighbourhoods.	Recommendation: That RGS Map 1a be amended according to the OCP to accurately reflect Squamish's northern neighbourhoods.	Dependent on SLRD process.
B. The OCP policy to guide appropriate resort development within the District boundaries requires additional detail and an in-depth policy exercise.	Further OCP policy will be developed, specifically, a new set of development parameters for the 'Destination Resort Special Study Area.'	2 - 5 years from adoption of the RCS.
C. The OCP does not provide a long-term vision for the airport, or explore its regional role, if any.	OCP policy will be developed, exploring regional air service planning, and reflecting previous planning exercises.	5 - 10 years from adoption of the RCS.

Schedule A - Bylaw No. 2223, 2012

D. Strong support for the preservation of agricultural lands and building the agriculture industry is lacking.	An Agricultural Area Plan will be developed.	2 years from adoption of the RCS.
E. The RGS encourages member municipalities to explore the possibility of adopting the Natural Step sustainability framework, which is not referenced in the OCP.	Recommendation: That the RGS be amended to provide additional support for equivalent sustainability frameworks.	Dependent on SLRD process.

DISTRICT OF SQUAMISH

BYLAW NO. 2224, 2012.

A bylaw to amend the District of Squamish
Official Community Plan Bylaw No. 2100, 2009.

WHEREAS the District of Squamish deems it necessary and appropriate to amend Official Community Plan Bylaw No. 2100, 2009;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish OCP Bylaw No. 2100, 2009, Amendment Bylaw (Minor OCP Amendments for Regional Context Statement) No. 2224, 2012."
2. District of Squamish Official Community Plan Bylaw No. 2100, 2009 is amended as follows:
 - a. By amending the text under of Section 12 (Land Use Designations) 'Limited Use' as follows:

'Limited Use

Applies to agricultural lands, including those within the Agricultural Land Reserve, long-term resource extraction and processing areas, rural residential areas, inaccessible areas and areas with terrain constraints and areas requiring limited improvements. Development that requires connection to municipal infrastructure or services is not permitted on Limited Use lands. Examples of uses within the Limited Use designation include *dispersed* rural residential, agricultural production and facilities, equestrian uses, gravel extraction facilities, recreational uses including campgrounds and residential dwellings that are not connected to the municipal water or sewer system. *Further subdivision of parcels for rural residential use is discouraged.*'

- b. By inserting the following text as Policy 26-1, and renumbering the Subsection 26 (Resource Management) policies accordingly:

'The Limited Use designation is predominantly for agriculture, forestry, outdoor recreation, resource extraction uses, and undisturbed natural environments. Lands within the Limited Use designation may be used for sparse settlement that maintains a rural character. Further subdivision of parcels for rural residential use is discouraged.'

- c. By amending Policy 18-30 (Downtown) as follows:

'18 - 30 The District *supports the development of a collaborative, regional transportation system and implementation of the 2031 Multi-Modal Transportation Plan* to address future vehicular, pedestrian, cyclist and transit routes in the Downtown and surrounding area.'

- d. By amending Policy 22-22 (Energy and Air Quality) as follows:

'22 - 22 The District will continue to investigate opportunities for improving air quality in the municipality, including the on-going implementation of Council's Anti-Idling Policy #03-05-01 *and Anti-Idling Bylaw No. 2116, 2009.*'

- e. By inserting the following text after Policy 16-36, and renumbering the Subsection 16 (Natural Environment) policies accordingly:

'Pest Management

16 - 37 The District will strive to eliminate the use of cosmetic/non-essential pesticides on all lands in and around Squamish, starting with municipal lands, and educate the public regarding environmentally friendly alternatives to conventional pesticides.

16 - 38 The District will work in conjunction with community groups and government agencies to develop an invasive species management and removal plan within the District's boundaries.'

- f. By amending Policy 15-15 (Parks and Recreation) as follows:

'15 - 15 The District *supports the development of a cross-jurisdictional 'Green Plan,' and shall work cooperatively with the Squamish Lillooet Regional District, provincial and federal agencies, School District No. 48, and the Squamish Nation in providing parks and park services.*'

- g. By inserting the following as Policy 13-6 (First Nations):

'13 - 6 The District supports broad consultation during land use changes, and will consider referring proposed amendments to the Official Community Plan to the Squamish Nation for comment, as per the requirements of the *Local Government Act*, and any other draft policy initiatives of interest to the Squamish Nation.'

- h. By inserting the following as Policy 10-14 and 10-15, and renumbering the Subsection 10 (Growth Management) policies accordingly:

'10 - 14 The District supports broad consultation during land use changes, and will consider referring proposed amendments to the Official Community Plan to the Squamish Lillooet Regional District, the Squamish Nation, and provincial and federal agencies for comment, as per the requirements of the *Local Government Act*, and any other draft policy initiatives of interest to these organizations.

10 - 15 The District supports cross-jurisdictional collaboration on issues of regional interest and will consider participation in regional committees, partnerships, and memorandums of understanding.'

- i. By amending Policy 27-1 (Implementation and Monitoring) as follows:

'27 - 1 The District will implement a monitoring program within two years of the adoption of this OCP. *The monitoring program will incorporate indicators to gauge Squamish's progress toward its vision, and also reflect Regional Growth Strategy direction.* It is anticipated that a monitoring report will be prepared at least every two years.'

- j. By inserting the following as Policy 11-24, 11-25, and 11-26 (Area Planning):

'Destination Resort Special Study Area

11-24 A Destination Resort is a self-contained, master planned tourism development based on a significant natural amenity. A Destination Resort is focused on an intensively developed recreational activity or activities, and may include a real estate component that is primarily oriented to short-term visitor accommodation. To recognize that Destination Resorts are a unique form of development, additional study and an additional set of development parameters are required before any changes to the existing land use designations will be considered.

11 - 25 A terms of reference for a Destination Resort Special Study Area that is approved by Council is required to define the special study area process and requirements before the process is initiated. The process and requirements will address at a minimum the following:

- a. Consultation process requirements;
- b. Inventory of recreational values and proposals for enhancement;
- c. Inventory of the environmentally sensitive areas, environmental habitat, and wildlife movement corridors and opportunities for protection and enhancement;
- d. Identification of the proposed alternative land uses and densities to be considered;
- e. Consistency of proposed land uses and densities with the Growth Management Study and the Official Community Plan;
- f. Consistency with Strategic Direction 1.1(g) Destination Resorts of the Squamish Lillooet Regional District Regional Growth Strategy;
- g. Identification of self-sufficient infrastructure to meet the entire needs of the Resort Development at build out, including an infrastructure and services cost analysis;
- h. Identification of land-use tools and policies to ensure a recreational resort focus and not a master-planned residential community with resort and recreational facilities as secondary features;
- i. Land supply and demand analyses in relation to development in the rest of the District and the proposed land uses and densities;

j. Any other matters as directed by Council.

11-26 A Sub-Area Plan prepared in accordance with Policy 11-11 and the findings and conclusions of the Destination Resort Special Study Area is required prior to consideration by Council for any Official Community Plan land use amendment or rezoning application review.'

k. By inserting the following as Policy 24-19, and renumbering the Subsection 24 (Municipal Facilities and Utility Services) policies accordingly:

'24 - 19 The District will participate in the development of a regional strategy addressing Independent Power Projects (IPP) within the Squamish Lillooet Regional District and member municipalities, framed within the context of integrated watershed management and addressing community values and environmental protection.'

READ A FIRST this	day of	2012.
READ A SECOND TIME this	day of	2012.
PURSUANT TO THE LOCAL GOVERNMENT ACT, NOTICE WAS ADVERTISED ON	AND	2012.
PUBLIC HEARING HELD on the	day of	2012.
READ A THIRD TIME this	day of	2012.
ADOPTED this	day of	2012.

Rob Kirkham, Mayor

R. Arthurs, General Manager, Corporate Services