

## DISTRICT OF SQUAMISH

### Squamish Oceanfront Sub Area Plan Amendment

The following new section 7.6 is added:

#### **7.6 Implementation of the Sub Area Plan**

7.6.1 Despite any other provision of this Sub Area Plan, or of the Official Community Plan of which this Sub Area Plan forms a part, Council may adopt a bylaw or undertake a work that is inconsistent with the text or a plan forming part of this Sub Area Plan only if:

7.6.1.1 the bylaw or work respects the oceanfront vision, themes and values described in section 1 of this Sub Area Plan;

7.6.1.2 the total gross floor area of each of

7.6.1.2.1 commercial, having a maximum gross floor area of 31,085 m<sup>2</sup>;

7.6.1.2.2 employment (including the Village Centre), having a maximum gross floor area of 58,000 m<sup>2</sup>;

7.6.1.2.3 institutional, having a maximum gross floor area of 59,000 m<sup>2</sup>;

7.6.1.2.4 residential, having a maximum gross floor area of 291,000 m<sup>2</sup>,

is not exceeded;

7.6.1.3 despite section 7.6.1.2, commercial on the lands shown cross-hatched on Schedule AD having a maximum gross floor area of 27,666 m<sup>2</sup>, plus up to

(a) 7895 m<sup>2</sup> subtracted from the maximum gross floor area for “employment” under section 7.6.1.2.2; and

(b) 5,000 m<sup>2</sup> subtracted from the maximum floor area for the “Mamquam Blind Residential” area shown on Schedule G,

is not exceeded;

7.6.1.4 despite section 7.6.1.2, residential on the lands shown cross-hatched on Schedule AD having a maximum gross floor area of 133,000 m<sup>2</sup>, plus up to 40,000 m<sup>2</sup> subtracted from the “employment” and “institutional” gross floor area under sections 7.6.1.2.2 and 7.6.1.2.3, consistent with sections 5.3.4 and 5.3.7 and Schedule G of the Sub Area Plan, is not exceeded;

7.6.1.5 subject to section 7.6.1.2 through 7.6.1.4, the boundary of an area designated for Neighbourhood Commercial, Primary Employment, Waterfront Employment, Education and Institutions, Interior Residential, Cattermole Residential, or Mamquam Blind Residential on Schedule G is not adjusted substantially;

7.6.1.6 the policy ground for the inconsistency is one or more of the following:

7.6.1.6.1 environmental constraints and opportunities in connection with fish and wildlife habitat, soil remediation, groundwater contamination, flood protection, greenhouse gas emissions, climate adaptation or similar matters,

7.6.1.6.2 social, economic or environmental benefits,

7.6.1.6.3 engineering or other technical constraints and opportunities in connection with geotechnical or servicing matters;

7.6.1.7 the land area of the Oceanfront Beach and Park described in section 5.4.3, less any area dedicated as highway within that park land area, shall not be less than the area described in the master plans prepared by PWL Partnership and dated January 1, 2011;

7.6.1.8 in the case of a park, open space or waterfront public walkway referred to in this Sub Area Plan (other than the Oceanfront Beach and Park described in section 5.4.3 which shall be dedicated as park land on a plan of subdivision, subject to section 7.6.1.5), the park, open space or waterfront public walkway is:

7.6.1.8.1 protected as such, including by dedication, reservation, reverter, a condition on title, bylaw, covenant, statutory right of way or other similar means; and

7.6.1.8.2 not less in area than the area described in section 5.4 and Schedule H, and for certainty the boundaries and area shapes in Schedule H are for illustrative purposes and not intended to constrain the final boundaries and shapes.

7.6.2 Despite section 7.6.1.5 but subject to section 7.6.1.2,

7.6.2.1 a highway or parking area boundary may be adjusted without limitation, and for certainty the boundaries and area shapes are for illustrative purposes and not intended to constrain the final boundaries and shapes;

7.6.1.4 in the area shown outlined in yellow on Schedule AC, the boundaries of areas designated for Interior Residential, Education and Institutions or Civic Uses may be adjusted without limitation.

7.6.3 It is further expressly recognized, in keeping with the foregoing, that:

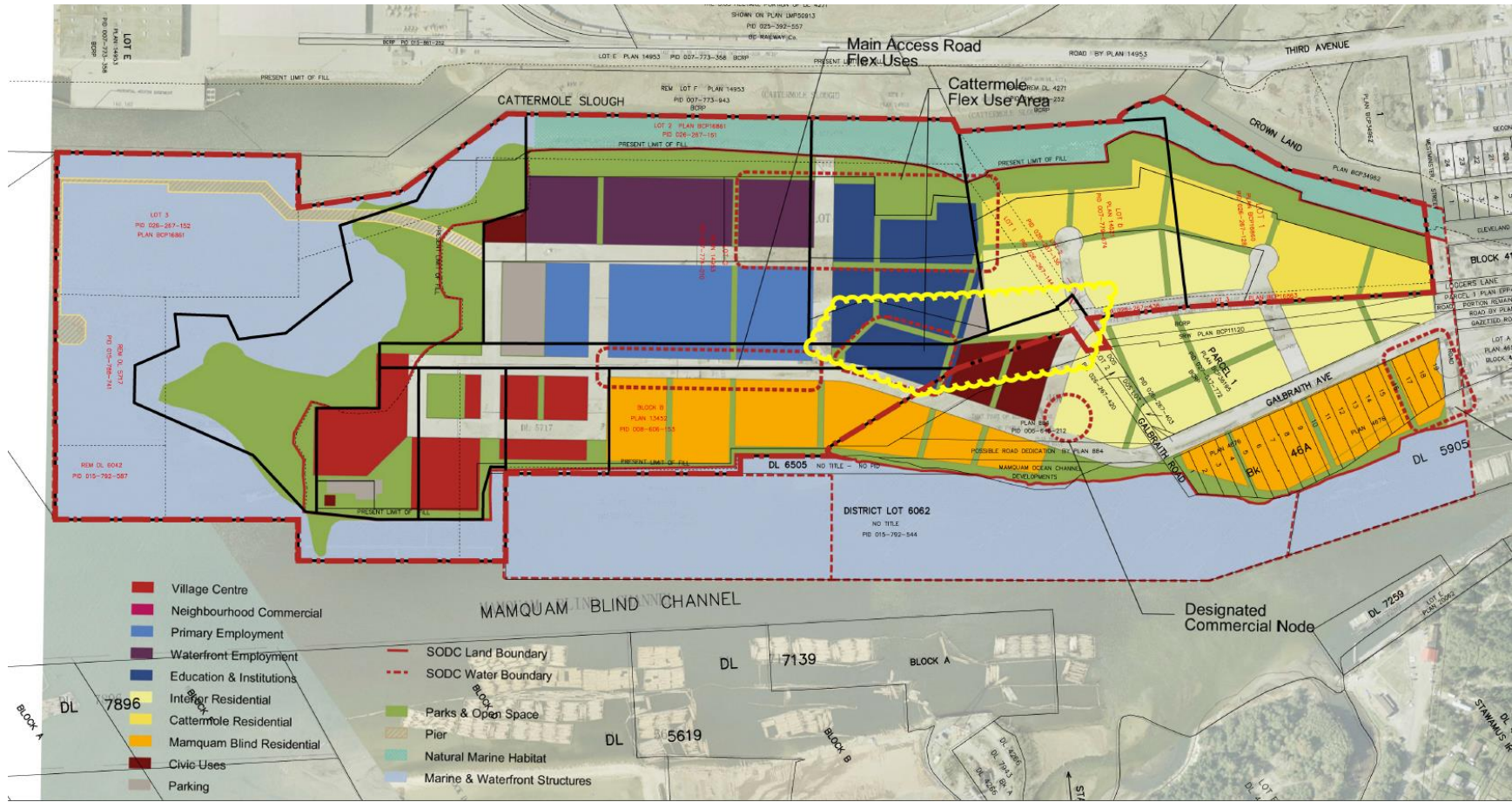
7.6.3.1 a provision of this Sub Area Plan respecting works or services only applies to the extent the District's Subdivision Bylaw permits them; and

7.6.3.2 where reference is made to parks and open space (other than the Oceanfront Beach and Park described in section 5.4.3 which shall be dedicated as park land on a plan of subdivision, subject to section 7.6.1.7), while the general preference is for park, this Sub Area Plan recognizes that there will in various cases be a need for public open space to take the form of privately owned but publicly accessible public open space provided for by way of a statutory right of way in favour of the District, in order to accommodate underground parking, a dedicated access requirement for cruise ship and other facilities and uses.

7.6.4 The Industrial Development Permit Area designation will not apply to the area of this Sub Area Plan.

7.6.5 The boundaries of the Gateway, Interior Residential, Mamquam Waterfront, Education and Institutions, Village Centre, Maritime, Primary Employment, and Cattermole Waterfront Development Permit Areas on Schedule U are amended to the extent necessary to align with any adjustment of any concomitant land use designation boundary on Schedule G as permitted under sections 7.6.1.

# Schedule "AC"





Schedule "AD"

