

Memorandum of Understanding

Between

The District of Squamish,
The Resort Municipality of Whistler,
The Village of Pemberton,
The District of Lillooet,

And

The Squamish-Lillooet Regional District
(Collectively referred to as the “Parties”)

Respecting the

Principles to address key issues of the Regional Growth Strategy

Whereas the Parties are committed to co-operating and collaborating where possible to address matters of common regional concern; and

Whereas the Parties wish to be respectful of each other, their jurisdictions, and their processes;

Whereas the Parties wish to maintain good communications and co-ordination with respect to land-use and other decisions of a regional and sub-regional nature in advance of adoption of a Regional Growth Strategy; and

Whereas the Parties share a desire to ensure that decisions on land use and related matters result in net social, economic and environmental benefits; and

Whereas the Parties share a desired future vision for the region, as articulated by the following Vision Statement:

Our vision of the Squamish-Lillooet Regional District in 2025 and beyond is of:

A region comprised of diverse, distinct and liveable communities that are strengthened and unified by a shared commitment to:

- Protect the region’s natural beauty;
- Enhance the region’s world-class outdoor recreation;
- Foster balanced and sustainable economic growth; and
- Make decisions that engage local, provincial, federal and First Nation governments, and reflect the values of communities.

Therefore the Parties hereby mutually agree as follows:

1. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to guide decision-making on key regional issues until the Regional Growth Strategy is adopted. The Parties agree to consider the principles set out in this MOU when deliberating on land use and other matters of regional significance. This M.O.U. recognizes two distinct areas of the regional district (see Schedule A): the priority of the North is managed economic recovery, and the priority of the South is managed growth.

2. TERM

This MOU shall serve until such time as a Regional Growth Strategy has been accepted by the affected local governments and adopted by the Board of the Squamish-Lillooet Regional District, at which time the MOU shall expire. Adoption of the Regional Growth Strategy is contemplated to occur by the end of 2006. If the Regional Growth Strategy is not completed by this time, the Parties agree to review the MOU and amend it as necessary.

3. PRINCIPLES

The Parties agree that although many issues have been identified as regionally significant, decision-making with respect to the following six regionally significant issues will occur based upon the principles described in this MOU.

A. Land Use

The Parties recognize the purpose of this document and endorse the attached principles of Smart Growth and Sustainability for the preparation of the Regional Growth Strategy (see Schedule B). The regional growth approach will focus on urban containment or nodes of development within existing and planned communities. Smart Growth principles and the desire for compact communities with accessible public spaces and complete services will be the basis for land use planning. (For explanations of terms shown in **bold font**, see Schedule C).

The following principles shall guide decision-making with respect to Land Use until adoption of the Regional Growth Strategy:

- i) New urban settlement should be located within existing **Urban** communities. Settlements outside of existing urban communities should only be considered where there is clear support for such development in adopted Official Community Plans, or other growth management policies, or Official Community Plans currently in preparation or under review as of the date of this agreement.
- ii) Except as provided in principle i) above, existing **Non-Urban** communities should retain their **Non-Urban** character.
- iii) Except as provided in principle i) above, existing **Non-Settlement** areas should remain as such. Settlement should be discouraged in existing areas used for agriculture, forest management, timber-harvesting, public and commercial back-country recreation, and other resource activities.

- iv) Within existing communities, Smart Growth shall be practiced to conserve open space regionally addressing the need for sustainable land use that will protect the region's natural environment and cultural heritage;
- v) Within existing communities, Smart Growth shall be practiced to reduce the threat to farm and rangeland;
- vi) During preparation of the Regional Growth Strategy, Official Community Plans should be consistent with Smart Growth Principles (see Schedule B).

B. Transportation

The following principles shall guide decision making with respect to Transportation until adoption of the Regional Growth Strategy:

- i) The Smart Growth principle of promoting a variety of low impact transportation options to the car and a Transportation Demand Management (TDM), multi-modal approach shall be applied to corridor challenges;
- ii) The Parties will support efforts to improve safety of roads that connect rural communities (e.g. the Duffey Lake Road, Hurley FSR, In-Shuck-CH FSR, Highway 40, and the Highline Road/Douglas Trail);
- iii) Provision of transit service will be encouraged in the design of new urban developments in the Sea to Sky Corridor;
- iv) The Parties agree that it is a goal to strive towards a better regional transportation system, to reduce reliance on single-occupant automobiles in commuter traffic.

C. Affordable Housing

The following principle shall guide decision making with respect to Affordable Housing until adoption of the Regional Growth Strategy:

- i) The Parties are encouraged to seek a balance of jobs and housing within each community, and to secure a supply of housing that remains affordable for local employees and residents over the long-term. Strategies such as zoning for secondary suites and other innovative zoning, financial tools, deed-restricted price, resale control and rent geared to income are encouraged;
- ii) The Parties are committed to working together to address the issue of housing affordability with senior levels of government and their respective crown agencies.

D. Economic Development

The following principle shall guide decision making with respect to Economic Development until adoption of the Regional Growth Strategy:

- i) The Parties will be supportive of opportunities to foster economic development throughout the regional district where social, economic, environmental, and community values are addressed in a balanced and sustainable manner;
- ii) The Parties acknowledge regional economic differences, and support sustainable economic development in the North;
- iii) The Parties recognize that there may be managed economic development initiatives in the North that could be located outside of urban settlements provided that the initiative is consistent with Smart Growth Principles.

E. First Nations Consultation

The Parties recognize that First Nations in the Squamish-Lillooet Regional District have asserted within their traditional territories aboriginal rights and title.

The following principle shall guide decision making with respect to consultation with First Nations until adoption of the Regional Growth Strategy:

- i) Consultation with First Nations on the development of the Regional Growth Strategy shall be encouraged and proceed without prejudice to any aboriginal rights or title that may currently exist, or be further defined through treaty or other processes.

F. Boundary Expansion Consultation

The following principle shall guide decision-making with respect to boundary expansions until adoption of the Regional Growth Strategy:

- i) The Parties agree to consult with Electoral Area Directors and the SLRD on matters respecting boundary expansions.

4. REQUEST FOR REVIEW

Any Party may request a review of the content and meaning of the MOU by giving 30 days notice to each of the other Parties.

5. MONITORING AND COMMUNICATION

The Elected Officials Forum shall serve as a body for monitoring and communication with respect to the MOU and any issues arising from it.

6. RECOMMENDATIONS FOR ENDORSEMENT

Electoral Area Directors Committee

December 16, 2005

Council of District of Squamish *November 7, 2005*

Council of Resort Municipality of Whistler *February 20, 2006*

Council of Village of Pemberton *March 7, 2006*

Council of District of Lillooet *November 7, 2005*

As evidenced by their acceptance of this Memorandum of Understanding, the Parties, by their authorized signatories, have executed this document on the dates set out below.

Mayor, District of Squamish _____
Date

Administrator, District of Squamish _____
Date

Mayor, Resort Municipality of Whistler _____
Date

Administrator, Resort Municipality of Whistler _____
Date

Mayor, Village of Pemberton _____
Date

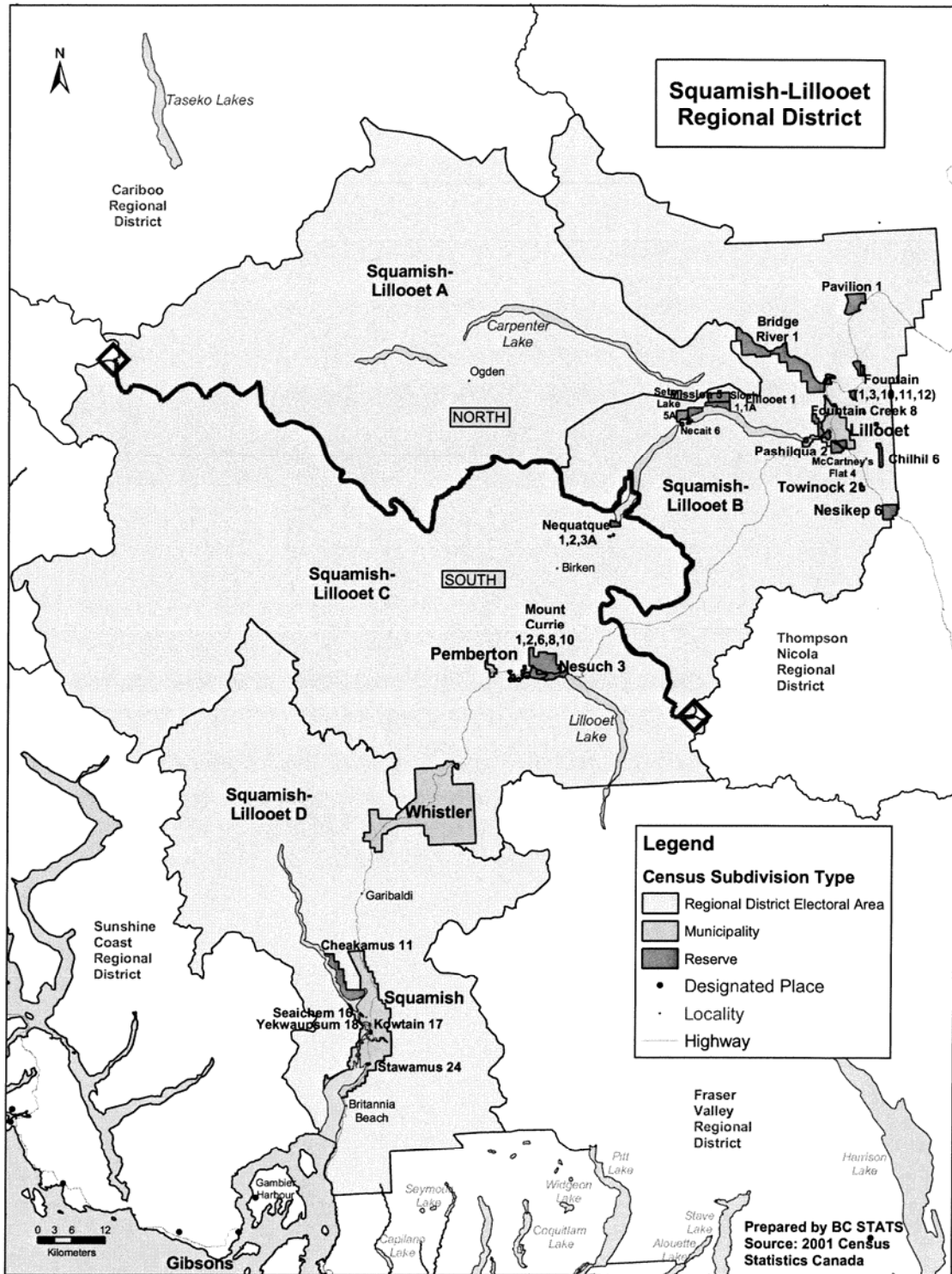
Administrator, Village of Pemberton _____
Date

Mayor, District of Lillooet _____
Date

Administrator, District of Lillooet _____
Date

Chair, Squamish-Lillooet Regional District _____
Date

Administrator, Squamish-Lillooet
Regional District _____
Date



**Principles of Smart Growth and sustainability
to guide the preparation of the Regional Growth Strategy**

- Direct urban development towards existing communities (avoiding urban and rural sprawl);
- Build compact, mixed-use neighbourhoods;
- Create walkable communities;
- Promote a variety of low impact transportation options;
- Advocate a range of affordable housing options;
- Foster distinct, attractive, economically sustainable communities with a strong sense of place;
- Protect and promote responsible stewardship of green spaces and sensitive areas;
- Ensure the integrity of a productive agricultural and forestry land base;
- Endorse energy efficient infrastructure;
- Ensure early and ongoing public involvement that respects community values and visions;
- Cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and First Nations.

Explanation of Terms

For the purposes of this MOU:

Community means an identifiable or distinct settlement of people, living and interacting with one another in a defined geographic area, who may share a common culture, values and norms and similar environmental conditions.

Settlement means an area of predominantly residential use at varying densities. These may be either **Urban** or **Non-urban**.

Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses. Undeveloped land completely surrounded by developed areas, such as cemeteries, golf courses, and urban parks is recognized within urban areas. The extent of urban areas is determined by the existence of a dense systematic street pattern and the relative concentration of buildings.

Non-urban includes any unincorporated or incorporated settlement area that is not urban, and includes small **Rural Communities**, **Serviced Residential** areas and **Rural Residential** areas.

Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.

Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.

Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.

Non-settlement means an area predominantly used for agriculture, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas are characterized by some sparse settlement and localized, historic subdivisions and large areas of unsurveyed Crown land. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.

Neighbourhood means a local, identifiable area within a settlement area, either **Urban** or **Non-urban**, which has some quality or character which distinguishes it from other areas.

Note: For the purposes of this MOU, political boundaries, such as municipal limits, are not used to define urban limits.

