

Staff Report

Request for Decision

To: SLRD Board
Date: July 22, 2026
From: Planning and Development Services

**Subject: Zoning Amendment Bylaw and OCP Amendment Bylaw Electoral Area B -
Edwards Road – Tsal’alh First Nation Affordable Housing**

RECOMMENDATION(S)

THAT Bylaw No. 1971-2026, cited as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1971-2026”, be given First Reading.

THAT Bylaw No. 1972-2026 cited as “Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025, Amendment Bylaw No. 1972-2026, be given First Reading.

THAT Bylaw No. 1971-2026, cited as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1971-2026”, and Bylaw No. 1972-2026, cited as “Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025, Amendment Bylaw No. 1972-2026”, be referred to affected First Nations, Provincial agencies and ministries including Ministry of Transportation and Transit, Ministry of Water, Land and Resource Stewardship, Interior Health Authority, School District No. 74, and CN Rail.

PURPOSE

The purpose of this report is to provide an overview of a 16 multiple-unit affordable housing application that has been submitted by Tsal’alh Development Corp. and to request First Reading of Amendment Bylaw No. 1971-2026 and Amendment Bylaw No. Bylaw No. 1972-2026.

EXECUTIVE SUMMARY

This report evaluates a proposal to develop 16 affordable, family-oriented townhouse units in Seton Portage, intended for members of Tsal’alh First Nation. The project supports identified regional housing needs by providing non-market rental housing and increasing housing diversity in an area with limited supply. The SLRD Housing Needs Assessment specifically identifies non-market affordable housing, among other housing types, as a gap in Area B’s housing stock. While the proposal is generally consistent with broader regional growth and housing objectives, it requires both a Zoning amendment and an Official Community Plan amendment to permit the multi-unit residential use.

KEY INFORMATION

Property Information

Applicant: Tsal'alh Development Corp.	Location: 6885 Seton Portage Rd, 6855 Seton Portage Road, 70 Edwards Road	Legal Description: LOT 6 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213 LOT 8 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213 LOT 7 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213,	PID: 008-434-522 008-434-565 008-434-549
RGS Designation: Rural Community (settlement area)	OCP Designation: Residential	Zoning: Residential 1	Development Permit Areas: Form and Character Wildfire Protection

Site Context

The [subject site](#) is located in the residential area of Seton Portage within Electoral Area B, in close proximity to the Lil'tem' Mountain Hotel and the Highline Pub and Restaurant. The site is bounded by Edward Road to the west, Seton Portage Road to the south, a parking area for the Lil'tem' Mountain Hotel to the east, and the Seton Passing Track (owned by CN Railway) to the north, with the Seton River located immediately beyond the rail line. Tsal'alh Development Corporation and Tsal'almec Holding Corporation own and operate several nearby properties, including residential units directly across the street that are used to house community members.

The subject lands comprise two developed residential parcels (Lots 6 and 8) and one vacant parcel (Lot 7). Each developed lot contains a single-detached dwelling, constructed in 2014 (Lot 6) and 1971 (Lot 8). All three lots are serviced by on-site water wells, including an existing well located on the vacant parcel (Lot 7).

Project Overview

The application proposes a multi-unit residential development comprising 16 affordable rental units in townhouse form. The development is arranged in four clusters of ground-oriented units and is intended to provide family-oriented housing for members of the Tsal'alh First Nation. A range of unit types, from two to four bedrooms, is proposed to accommodate varying household needs. One unit will be fully accessible, with the remainder designed to be adaptable. Form and character guidelines will be detailed as part of the Form and Character Development Permit, which will require Board approval as the proposal involves a gross floor area of more than 1000m².

Affordable Housing Details

The applicant is proposing 16 units of affordable housing intended for members of Tsal'alh First Nation. The SLRD would enter into a Housing Agreement with Tsal'alh Development Corporation as means to secure this. The applicants operating budget, originally prepared for BC Housing applications, establishes rental rates that are well below 30% of the area's median household income of \$57,200 (Statistics Canada, 2021). The following definition from the [SLRD Development Approval Information, Fees and Notification Procedures Bylaw](#) is provided below for context:

“Non market Housing” means housing that is rented, leased or held in a cooperative and made available for monthly rates that represent less than 30% of total monthly median household income of an area or housing that is sold at prices that are a minimum of 25% less than market housing prices in an area, and all of which is covenanted to remain affordable in perpetuity through rental and resale restrictions.

Access and Transportation

Vehicular access is provided via a proposed internal road connecting Seton Portage Road and Edwards Road. Additionally, the site is adjacent to Shalalth Station, providing residents and children with direct access to the Tsal'alh Seton Train, an important transportation link to school and services in Lillooet. The daily rail shuttle between Seton Portage and Lillooet is operated by Tsal'alh under an agreement with CN Rail.

Firefighting Capabilities

The proposal received preliminary input from SLRD Fire Services Manager, Bill Stoner. The proponent has confirmed that based on the operational capabilities of the local fire department and the proposed building configuration, the project is proceeding with a non-sprinklered building design, noting that the SLRD does not have a sprinkler bylaw in place for Seton Portage. Fire protection will rely on code-compliant construction.

Solid Waste

The applicant has identified a location for a secured solid waste storage facility on site. The SLRD Infrastructure and Environmental Services department has requested that a Solid Waste Plan be developed for this complex as per the [SLRD Diversion Storage Technical Design Guidelines](#). Solid waste will be managed by Tsal'alh at their transfer station.

Technical Reports

Water and Servicing

Kala Geosciences Ltd. (Kala) completed an onsite wastewater disposal system design and groundwater source supply considerations. The hydrogeological assessment confirms that groundwater resources at the site are sufficient to support the proposed 16-unit development, with tested well yields exceeding the projected maximum daily demand and demonstrating strong aquifer recharge. However, the existing wells are outdated and not recommended for use; a new, deeper well constructed to current standards will be required.

The report also confirms that onsite wastewater disposal is feasible, with suitable soil and groundwater conditions supporting decentralized treatment and disposal systems. No water storage reservoirs are proposed or required as part of the servicing strategy.

The proponent has engaged Interior Health in preliminary conversations around the proposed systems and Interior Health is generally supportive of the servicing plan at the subject site.

Environmental Assessment

Ecora Engineering & Environmental Ltd (Ecora) completed a Phase I Environmental Site Assessment (PIESA) for the site. Based on desktop review, it was inferred that a fill material of unknown environmental quality and origin was placed onsite during the 1980's. The report concluded that further investigation is warranted. The additional reporting will be required prior to Building Permits.

Geotechnical Considerations

Seton Portage is located between two glacial lakes, and steep slopes. The community is vulnerable to a variety of hydrogeomorphic hazards including flooding and debris flows. Ecora is currently designing a debris berm for Tsal'alh to protect the community from debris flows originating from Bear and Pete's creeks. The report notes that until a berm is installed, the project area is at significant risk of being impacted by debris floods and flows. Based on seismic considerations, no other ground improvements are suggested. A geotechnical report confirming the site is safe for intended use would be required in conjunction with any building permit applications.

Site Servicing Plan

A preliminary civil design has been completed, demonstrating that the site can be serviced with on-site water, wastewater, and stormwater systems and supporting the overall feasibility of the development.

Archaeological Assessment

GWR Heritage Consulting LTD conducted an Archaeological Resource Overview Report for the site. While there are no registered archaeological sites, the project area is considered to have high archaeological potential, and further heritage work is recommended by GWR. An archaeological impact assessment (AIA) prior to any development will be required. This work is regulated by the province under the *Heritage Conservation Act* and will require a provincial Heritage Inspection Permit.

CONSIDERATIONS

Relevant Plans and Strategies:

SLRD Electoral Area B Zoning Bylaw

The current Residential 1 zoning does not permit the proposed housing type. 'Townhouse' would be a permitted use of the new proposed RR2 zone, and this definition is to be added to the Area B Zoning Bylaw. Bed and breakfast has been removed as this is not consistent with the intent of long-term affordable housing.

ZONING	
Current Zoning	Proposed Zoning
RR1 – Residential 1	RR2 – Multiple Unit Residential 2
Permitted Uses • Single family dwelling • Accessory dwelling unit • Secondary suite • Duplex • Bed and breakfast	Permitted Uses • Single family dwelling • Accessory dwelling unit • Secondary suite • Duplex • Home business

• Home business, • Accessory buildings and uses	• Accessory buildings and uses • Townhouse
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SLRD Area B Official Community Plan

The subject site is designated Residential under the Electoral Area B OCP and is within the Seton Portage Sub-Area Plan.

OCP Amendment and Public Hearing

Permitted uses under the Residential Designation include: single family home, secondary suite, accessory dwelling unit, duplex, home-based business, and related accessory buildings and uses. As the Area B OCP does not permit the multi-unit housing type proposed, a text amendment to the OCP is required. A public hearing will be required for this application because it requires an OCP amendment.

OCP	
Current Land Use Designation	Proposed Land Use Designation
Residential	Residential
2.2.4 Permitted uses in all Residential and Rural Residential areas are single family home, secondary suite, accessory dwelling unit, duplex, home-based business, and accessory buildings and uses related to the above.	2.2.4 Permitted uses in all Residential and Rural Residential areas are single family home, secondary suite, accessory dwelling unit, duplex, home-based business, and accessory buildings and uses related to the above. Multi-unit housing and townhomes are permitted in some Residential areas, as permitted under the zoning bylaw or through site-specific zoning amendment.

Affordable Housing Policies

The following housing policies in Section 6 of the OCP are relevant:

6.3.2 Require multiunit developments to contribute to the provision of affordable housing by designating 15% of units as affordable housing or by providing land for affordable housing.

6.3.4 Continue to employ expedited permitting processes, as well as fee reductions for affordable housing projects.

100% of the proposed multi-unit development will be affordable non-market rental housing subject to a housing agreement. Staff are working to employ expedited permitting processes and fee reductions have been applied.

Seton Portage Sub-Area Plan

The goal of the sub-area plan is:

“to maintain the quiet, rural residential lifestyle of the Seton Portage, Tsal’alh, Anderson Lake, and Seton Lake communities, while providing for some low-impact development.”

Guiding Principles:

The following guiding principles from the Seton Portage Sub-Area Plan are relevant:

The community of Seton Portage, property owners on Anderson and Seton Lakes, and the Regional Board are generally supportive of the following as common objectives to guide future development on both private and public land within the plan area:

- a) To respect the spiritual and cultural significance of the traditional territory of the Tsal'alh, which comprises a significant portion of the plan area. This includes following, as closely as possible, the recommendations put forward in the St'at'imc Draft Land Use Plan.*
- b) To improve communications between the Indigenous and non-Indigenous communities in the plan area and between both of these groups and the Squamish Lillooet Regional District.*
- i) To ensure the economic viability of the Seton Portage community.*
- j) To maintain existing opportunities for additional rural residential development.*

Land Use Designation Policies:

The following policies from the Seton Portage Sub-Area Plan are relevant to the proposal:

- 3.1.1. Future development must be of a form, density, and location that meets future housing needs without compromising the rural character of the existing community.*
- 3.1.6 Minimum residential lot sizes are applicable only to the extent that site specific environmental factors allow for, including slope and natural features, access to the site, and the ability to service a parcel with water and sewer.*
- 3.1.7 The minimum lot size permitted for a newly created parcel on lands designated as Residential shall be 1 hectare.*

The amendment bylaws are aligned with the Seton Portage Sub Area Plan and Land Use Designation policies which support some low-impact development and future development that meets future housing needs without compromising the rural character of the existing community.

Development Permit Areas

The site is subject to the Development Permit Area 2: Wildfire Protection (DPA 2), and the Development Permit Area 4: Intensive Development Form and Character (DPA 4).

DPA 4 outlines guidelines for form and character, energy and water conservation, and greenhouse gas emission reduction. Details will be reviewed at the time of DP application. The application already indicates how it may meet some of these guidelines including the design of adaptable units and using appropriate scale of buildings, colours, and architectural design that blends well with the surrounding character of the neighbourhood as seen in the rendering in the [architectural package](#) submitted. DPA 4 applications involving buildings and structures with a Gross Floor Area (GFA) of greater than 1,000m² require approval of the SLRD Board. Therefore, this DPA 4 application will require SLRD Board approval.

[SLRD Regional Growth Strategy](#)

Goal 1 – Focus development into Compact, Complete, Sustainable Communities

The subject parcels are designated Rural Community under the SLRD Regional Growth Strategy (RGS). This designation is considered a “settlement area” and the RGS describes states that:

Rural Communities are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the Regional Settlement Planning Map. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.

The amendment bylaws are aligned with the Rural Community RGS designation as they propose small-scale mixed use development.

Additionally, the following policies and strategic directions under Goal 3 and Goal 8 apply, which support the proposed housing project.

Goal 3 – Generate a Range of Quality Affordable Housing

Policies

- *Increasing the rental housing supply, including purpose-built rental housing.*
- *Integrating affordable housing in existing communities and in close proximity to services.*

Strategic Directions

- f) *Encourage cooperation with community service groups and private developers to supply low-cost housing options for seniors with the aim of maximizing independence and self-reliance and promoting continued socialization and the ability to age in place. This will be pursued in the review of residential and commercial development proposals and in the review and updating of Official Community Plans in regard to congregate care and independent living developments for seniors.*
- g) *Encourage housing models that provide security of tenure and support infill priorities, such as cooperative housing, cohousing, pocket neighbourhoods, etc. This will be pursued in the review of residential and commercial development proposals, in the review and updating of Official Community Plans, and through sub-area/neighbourhood level planning.*

GOAL 8 - Enhance Relations with Indigenous Communities and First Nations

Policies

Relations with Indigenous communities and First Nations will be enhanced by:

- *Acknowledging and respecting cultural differences, while recognizing that Indigenous and non-Indigenous governments have overlapping and mutual interests, that their decisions impact one another, and that the residents in the entire region are best served by Indigenous and non-Indigenous governments working together in a spirit of cooperation.*
- *Supporting collaboration on economic development, land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and First Nations.*

Strategic Directions

- d) *Encourage First Nations to engage with local governments on the development of their land use plans. This will be pursued through discussions with First Nations and referral processes to encourage coordinated land use planning and to jointly improve servicing efficiency and community liveability.*

SLRD Housing Needs Assessment

The Housing Needs Assessment notes that increasing housing and living costs are unsustainable and there is generally a lack of rental housing stock and lack of housing diversity within the SLRD as a region. More specifically to Area B, non-market affordable housing, among other housing types, is identified as a gap in Area B's housing stock. A potential opportunity that the Housing Needs Assessment identifies is diversifying the housing stock by allowing more

small-scale multi-unit housing in all areas of the region, increasing affordability and allowing more multi-generation living. This type of housing is noted as more affordable to build per unit than stand-alone buildings with accessory dwelling units.

Organizational / External Impacts:

Financial Implications:

The application fee for this proposal was calculated using the SLRD Development Approval Information, Fees and Notification Procedures Bylaw No. 1936-2025. Through this bylaw, the SLRD provides a discount for non-market housing applications. A discount of 75% was applied to the fees for those dwelling units that are non-market housing and subject to a housing agreement.

Truth, Reconciliation, and Indigenous Relations:

The SLRD is committed to enhancing relations with the Indigenous communities and First Nations within whose traditional and unceded territories we operate, with a focus on the Lílwat Nation, Skwxwú7mesh Úxwumixw and St'át'imc Nation, and its member communities. Decisions are informed by the [SLRD's Indigenous Relations, Truth & Reconciliation Guide](#).

This project represents a meaningful opportunity to advance reconciliation by supporting Tsal'alh First Nation with a Nation-led affordable housing project. Seton Portage and the surrounding Anderson/Seton Lake area are the home of the Tsal'alh First Nation. Adjacent to Seton Portage, on the northwest shore of Seton Lake, is the Tsal'alh Indian Reserve, home to approximately 320 members. The community is still involved in traditional hunting, fishing, and trapping practices, serving as important reminders of the subsistence lifestyle that once dominated the region. Tsal'alh First Nation owns many businesses and properties in the area, forming a core part of the local economy. Tsal'alh has also shared that many community members are seeking ways to come home and/or age in place.

This project aligns with the SLRD's *Indigenous Relations, Truth & Reconciliation: In Practice Guide* by supporting a community-driven initiative that responds directly to Tsal'alh First Nation priorities, advances meaningful collaboration, and strengthens government-to-government relationships. It reflects the Guide's emphasis on shared decision-making, meaningful engagement, and supporting Indigenous-led approaches to housing and community development, consistent with UNDRIP principles related to self-determination and participation in decisions affecting Indigenous communities.

Level of Community Engagement:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Strategic Priority Alignment:

- | | |
|---|--|
| ☒ Community well-being and livability | ☐ Advocacy |
| ☒ Truth, reconciliation and relationships | ☐ Climate action and sustainability |
| ☐ Responsible governance and service excellence | ☐ Emergency planning, response and recovery |
| ☐ Not applicable | |

OPTIONS

1. Give Amendment Bylaw No.1971-2026 and Amendment Bylaw No. 1972-2026 First Reading as recommended.
2. Request further information and defer First Reading.
3. Other, as per Board direction.

NEXT STEPS

If the Board proceeds with giving the Amendment Bylaws First Reading, the application will be sent out to referral agencies for comment.

ATTACHMENTS

- A. Draft Zoning Amendment Bylaw No. 1971-2026
- B. Draft OCP Amendment Bylaw No. 1972-2026

Submitted by:	K. Bell, Planner
Reviewed by:	C. Dewar, General Manager of Planning and Development Services
Approved by:	H. Paul, Chief Administrative Officer

Attachment A

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1971-2026

A bylaw of the Squamish-Lillooet Regional District to amend the Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1971-2026”.
2. Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013 is amended as follows:
 - (a) By adding Amendment Bylaw 1971-2026 to the Summary of Amendments table as follows:

1971-2026	Tsal’alh Edwards Road Multi-Unit Affordable Housing Zoning Amendment	, 202X
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- (b) By inserting the SECTION 13 – R2 – MULTIPLE-UNIT RESIDENTIAL 2 ZONE into Schedule A and correcting the preceding numbers.
 - (c) By adding the following definition under SECTION 1 – DEFINITIONS in the appropriate alphabetical order:

TOWNHOUSE means at least three attached *dwelling units* where each unit has its own entrance from the exterior of the *building*. *Townhouse* does not include a *secondary suite*.
 - (d) By adding the following designation to Table 3-1 Designation of Zones, to come after R1 – Residential Zone 1:

R2 – Multiple-Unit Residential Zone 2

- (e) The Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Schedule B Electoral Area B Map is amended as follows:

The lands outlined on the map on Schedule 1 to this bylaw and legally described as “LOT 6 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213; PID: 008-434-522, LOT 8 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213; PID: 008-434-565, and LOT 7 DISTRICT LOT 1596 LILLOOET DISTRICT PLAN 17213, PID:008-434-549” are rezoned from R1 - Residential 1 Zone, to R2 - Multiple-Unit Residential 2 Zone.

Attachment A

- (f) By inserting the following SECTION 13 – R2 – MULTIPLE-UNIT RESIDENTIAL 2 ZONE after SECTION 12 – R1 – RESIDENTIAL 1 ZONE as follows, and correcting the preceding section numbers:

SECTION 13 – R2 – MULTIPLE-UNIT RESIDENTIAL 2 ZONE

Intent

- 13.1 The intent of this zone is to provide multiple-unit housing in a form and density that meets housing needs without compromising the rural character of the existing community.

Permitted Uses

- 13.2 In the R2 Zone the *use* of land, *buildings* and *structures* is restricted to:

- *Single family dwelling*
- *Accessory dwelling unit*, subject to Section 4.5
- *Secondary suite*, subject to section 4.6
- *Duplex*, subject to section 15.2.2
- *Home business*, subject to 4.177
- *Accessory buildings and uses*, subject to section 4.4
- *Townhouse*

Regulations

- 13.3 On a parcel located in the R2 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	Where a parcel is served by a public highway: 1ha In all other cases: 8 ha
.2	Maximum number of <i>dwelling units</i>	16
.3	Maximum <i>gross floor area</i>	1,100m ²
.4	Unit Per Acre	12 UPA
	Minimum <i>setback</i> • From front parcel line • From interior side parcel line • From exterior side parcel line • From rear parcel line	6.0 m 3.0 m 6.0 m 3.0 m
.5	Maximum <i>height</i> of buildings and structures	12m or 3 storeys
.6	Maximum <i>parcel coverage</i>	33%

Attachment A

Parking and Loading

- 13.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this bylaw.

READ A FIRST TIME this day of 2026

READ A SECOND TIME this _____ day of _____, 202X

PUBLIC HEARING held this _____ day of _____, 202X

READ A THIRD TIME this _____ day of _____, 202X

APPROVED PURSUANT TO SECTION 52
(3)(a) OF THE TRANSPORTATION ACT
this _____ day of _____, 202X

ADOPTED this _____ day of _____, 202X

Jen Ford
Chair

Angela Belsham
Corporate Officer

Attachment A



**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA B OFFICIAL COMMUNITY PLAN BYLAW NO. 1890-2025
AMENDMENT BYLAW NO. 1972-2026**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-
2025

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025, Amendment Bylaw No. 1972-2026”.
2. Squamish-Lillooet Regional District Electoral Area B Official Community Plan Bylaw No. 1890-2025 is amended as follows:

(a) the SUMMARY OF AMENDMENTS page is amended by adding to the table, the following bylaw:

1972-2026	Tsal'alh Edwards Road Affordable Housing OCP Text Amendment – Multi-Unit Housing Language (policy 2.2.4)	, 2026
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(b) By adding the following to Policy 2.2.4 of Section 2 'Land Use Designations':

“Multiunit housing and townhomes are permitted in some Residential Areas, as permitted under the zoning bylaw or through site-specific zoning amendment.”

READ A FIRST TIME this _____ day of _____ 2026.

READ A SECOND TIME, this _____ day of _____ 2026.

PUBLIC HEARING HELD this _____ day of _____ 2026.

READ A THIRD TIME this _____ day of _____ 2026.

ADOPTED this _____ day of _____ 2026.

Attachment B

Jen Ford
Chair

Angela Belsham
Corporate Officer

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