

SQUAMISH-LILLOOET REGIONAL DISTRICT

**BYLAW NO. 1062, 2008, AMENDMENT BYLAW NO. 1356-2014**

**A Bylaw to Amend the Regional Growth Strategy for the Squamish-Lillooet Regional District**

WHEREAS the Local Government Act provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 25,

AND WHEREAS the Squamish-Lillooet Regional District adopted a regional growth strategy on June 28, 2010,

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

1. Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule "A" as attached.
2. This Bylaw may be cited as "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014".
3. If any section, subsection, clause or phrase of this Bylaw is for any reason deemed invalid by a Court of Law, such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this Bylaw.

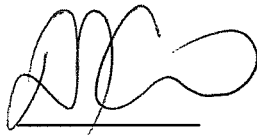
READ A FIRST TIME this 27th day of October, 2014.

READ A SECOND TIME this 27th day of October, 2014.

REFERRED TO AFFECTED LOCAL GOVERNMENTS on the 30 day of October, 2014.

READ A THIRD TIME this 28th day of January, 2015

ADOPTED this 28th day of January, 2015



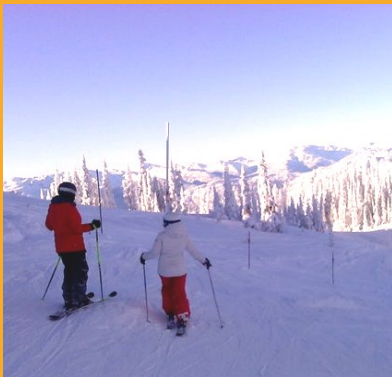
Jack Crompton  
Chair



Peter DeJong  
Secretary



*Squamish - Lillooet*  
REGIONAL DISTRICT  
*Regional Growth Strategy*



**Exploring New Opportunities**  
**Update 2014**

**SLRD Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014**



## Our Mission

To enhance the quality of life of constituents through the facilitation of regional and community services for the benefit of present and future generations.

The Squamish Lillooet Regional District Regional Growth Strategy authorizing bylaw No. 1062 was adopted in 2008.

Without changing the content, the bylaw has been modified slightly for publication purposes.

For more information, please contact the Squamish Lillooet Regional District:

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## SUMMARY OF AMENDMENTS

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### CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

<b>BYLAW NO.</b>	<b>SUMMARY OF BYLAW AMENDMENTS</b>	<b>DATE OF ADOPTION</b>
1356 – 2014	Regional Growth Strategy Housekeeping Amendment Bylaw	January 28, 2015
1367 - 2014	Text Amendment	March 18, 2015

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# PART 1

## Introduction

The Regional Growth Strategy for the Squamish-Lillooet Regional District (SLRD) is an initiative of the SLRD, the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet. The purpose of a regional growth strategy under Part 25 of the *Local Government Act* is to

**“promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.”**

The SLRD Regional Growth Strategy is the result of several years of public consultation and intergovernmental dialogue. It supports collaborative planning and consensus-based problem solving across the region.

The Regional Growth Strategy is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting

development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social and environmental well-being and that acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps which will take us to closer to our chosen vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the *smart growth* principles that form the basis of the Regional Growth Strategy Memorandum of Understanding which was established at the outset of the process.



The Regional Growth Strategy will assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.



The SLRD Regional Board initiated a regional growth strategy in July, 2003 recognizing that the region was facing a unique combination of opportunities and challenges, including the following:

- Responsibility for co-hosting the 2010 Winter Olympics and the desire by all residents to benefit from related socio-economic opportunities;
- Infrastructure and legacies associated with this significant international event, including major upgrading of the Sea to Sky Highway;
- Urban and rural land use pressures and the desire for managed growth in the southern part of the region (Sea to Sky corridor);
- Declining employment and the desire for managed economic recovery in the northern part of the region;
- Leadership in land and resource management being taken by First Nations with traditional territory in the region and the desire for improved relations and better cross-cultural communication with our First Nations neighbours;
- Active promotion of crown land development by the Province and its agencies and the desire for a coordinated, collaborative approach among all levels of government.

The project began with initial regional issue-identification and the development of a shared vision and goal statements. Early on, member municipalities requested the flexibility to design their own approaches to achieving the vision and goals of this strategy through Official Community Plans and other means of local decision making. In 2005, the SLRD and its members developed a Regional Growth Strategy Memorandum of Understanding (MOU), a “bridging” document based on the principles of smart growth, in order to guide decision-making on key regional issues until the RGS was adopted. Following this, a draft RGS was created based on earlier consultation results and the principles contained in the MOU.

There was extensive consultation involved in developing a draft RGS. Provincial agencies and neighbouring regional districts were consulted and their interests were taken into account in the development of this strategy. Significant efforts were also made to involve aboriginal communities in the development of this framework. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus has been to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region.

While the growth strategy will guide the SLRD and its member municipalities with respect to land use decisions in accordance with their legislative authority, it does not alter the role of senior governments to manage crown land uses in the public interest, nor does it commit their agencies to a particular course of action. Its intention is to guide development and encourage collaborative approaches toward a sustainable future.

Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, and social needs of our communities.



# PART 2

## Context

### Overview

The Squamish-Lillooet Regional District is a complex region, comprising a wide range of landscapes and lifestyles and covering a total area of 16,500 square kilometers of land. Straddling the southern Pacific Ranges of the Coast Mountains, the SLRD encompasses a diversity of ecosystems and biogeoclimatic zones, from the wet Coastal Western Hemlock zone along Howe Sound, to the drier Interior Douglas Fir zone of the Lillooet River watershed. The land is varied and includes steep mountainous terrain, heavily forested areas, glaciers, river valleys and floodplains. Approximately 20% of the SLRD landscape is located within parks and protected areas, yet the least protection is afforded to the biologically diverse, lower elevation areas that are also most desirable for human settlement. The SLRD contains a range of settlement types from remote aboriginal communities, to small, historic mining

towns like Bralorne, to the international mountain destination resort municipality of Whistler.

There are four incorporated municipalities and four electoral areas in the SLRD, as shown on Figure 1 – SLRD Context Map. The four municipalities are: the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish. The four electoral areas are: Area A (Upper Bridge River Valley), Area B (Pavilion Lake / Yalakom Valley), Area C (Pemberton Valley / Mount Currie to D’Arcy corridor) and Area D (Howe Sound East / Upper Squamish Valley / Squamish to Whistler corridor / Callaghan Valley). All four municipalities and three electoral areas (Areas B, C and D) participated in the development of the RGS. The Regional Growth Strategy does not apply to Electoral Area A, which was permitted to opt out of the RGS.



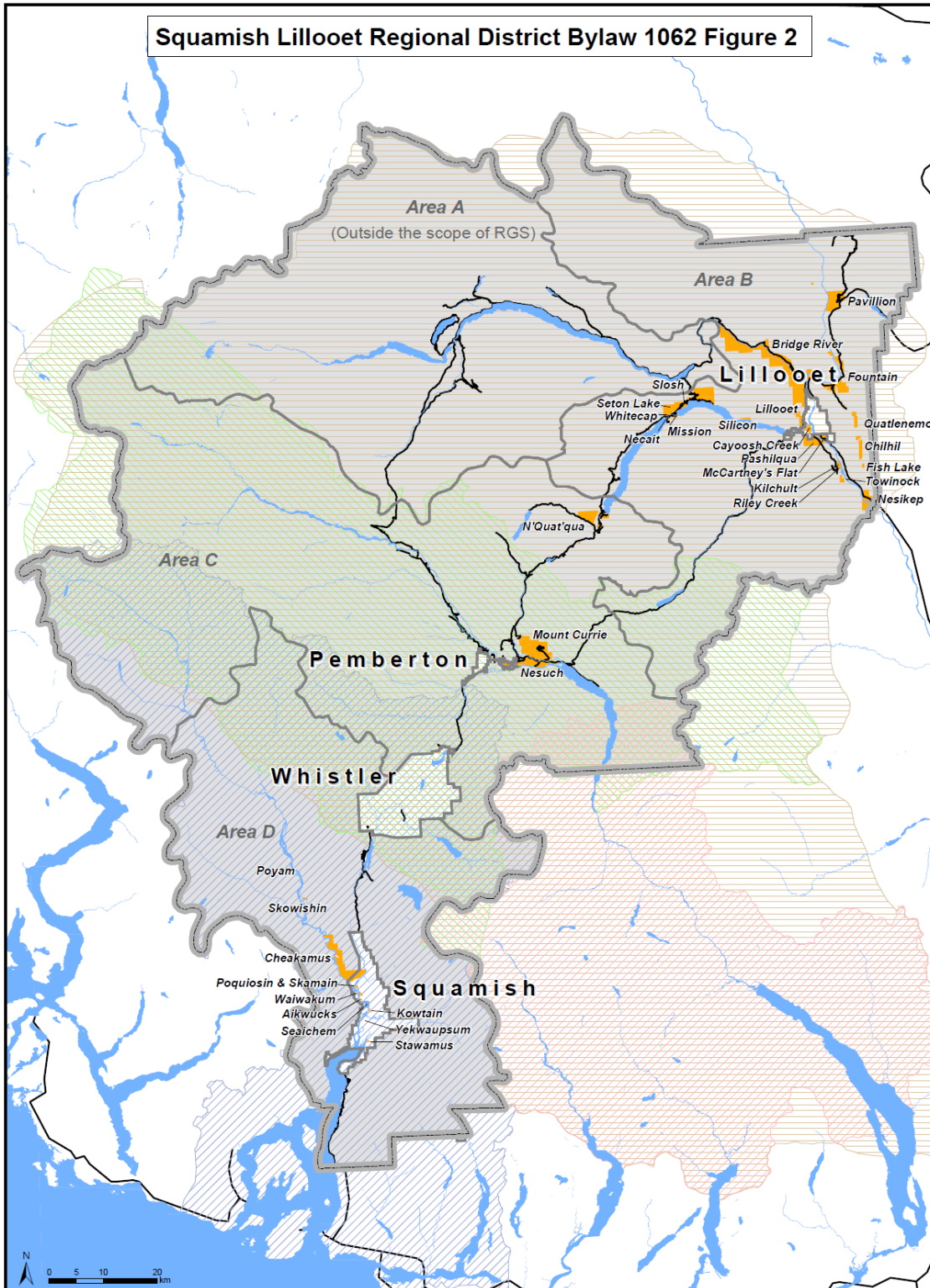
There are several First Nations which have reserve lands and asserted traditional territory partially or wholly located within the boundaries of the SLRD, as shown on Figure 2 – Aboriginal Communities. The majority belong to the Squamish Nation and the St’át’imc. The traditional territory of the St’át’imc includes the participating St’át’imc communities of Lil’wat (Mount Currie), N’Quát’qua (Anderson Lake), Shalalth (Seton Lake), Nxw’sTEN (Bridge River), Sekw’el’wás (Cayoose Creek), T’it’q’et (Lillooet), Ts’kw’aylacw (Pavilion), and Xaxl’ip (Fountain) Bands. The In-SHUCK-ch Nation also partially overlaps with the SLRD boundaries and consists of the Samahquam, Skatin and Douglas Bands.

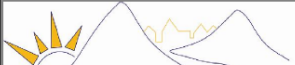
Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. This trend has been particularly evident in the southern area of the SLRD. The northern part of the SLRD, including Lillooet and surrounding electoral areas, has been challenged by slow population growth and economic change over the past 5-10 years, while the southern communities of the Sea-to-Sky Corridor faced higher growth rates and escalating housing costs. This has created challenges for regional planning, as the needs and goals of these sub-regions vary significantly.





Squamish Lillooet Regional District Bylaw 1062 Figure 2





**Squamish - Lillooet**  
REGIONAL DISTRICT  
Regional Growth Strategy

## Aboriginal Communities

**Figure 2**

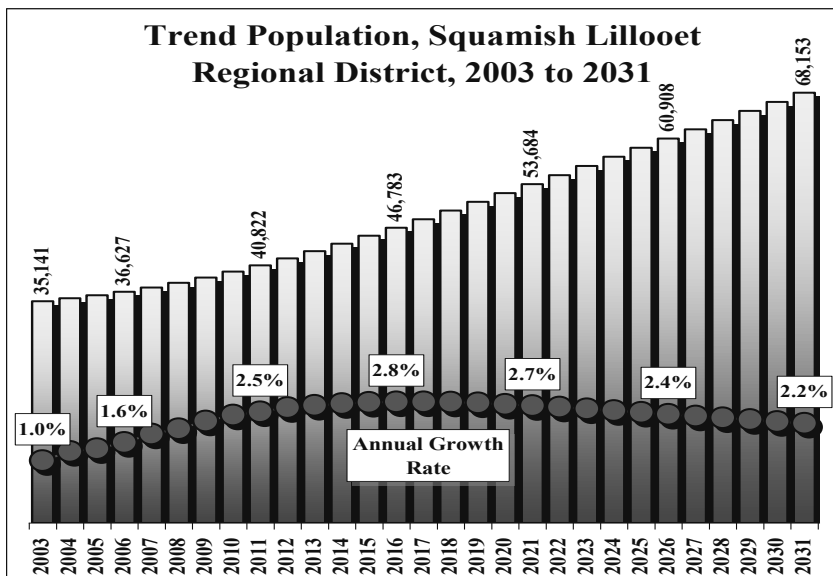
<ul style="list-style-type: none"> <li> SLRD Boundary</li> <li> SLRD Electoral Area Boundary</li> <li> Municipality/District</li> <li> Major Road</li> <li> Waterbody</li> </ul>	<ul style="list-style-type: none"> <li> Reserve Land</li> <li> Squamish Traditional Territory</li> <li> Li'wat Traditional Territory</li> <li> St'at'imx Traditional Territory</li> <li> In-SHUCK-ch Traditional Territory</li> </ul>
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## Population Projections

The rate of population growth in the region has been consistently higher than the provincial average, although there has been a province-wide slowing trend over time. The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada). During this time period, the population in the region increased at an annual rate of approximately 3.9%, while the provincial population increased by 2.3% over the same period. Some of the primary factors driving growth include lifestyle reasons, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland.

Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Figure 3 shows a gradual increase in the annual growth rate from less than one percent in the near term to approximately 2.8 % per year by 2016 before declining to 2.2 percent by 2031 (Urban Futures).

**Figure 3: Population Trend**

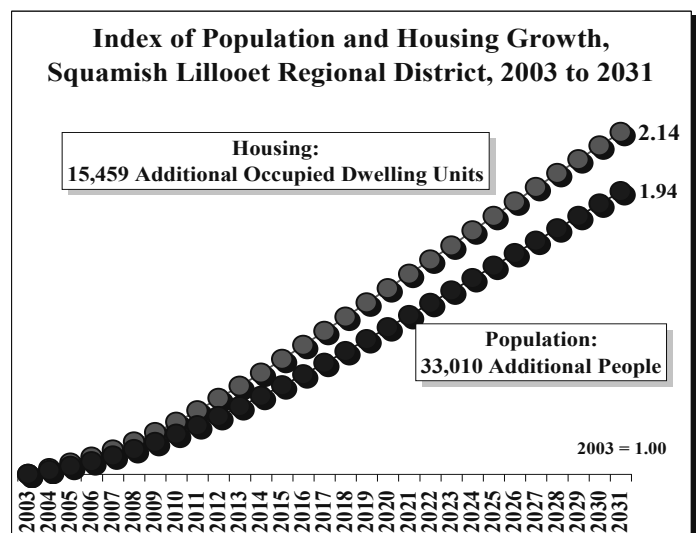


Source: Urban Futures, 2004

During this period of overall growth, the mix of age groups within the population is expected to change substantially. Figure 4 compares the 2003 and projected 2031 age structure. Senior citizens will form a much larger demographic, resulting in greater demands for health care, housing, recreation and other services related to older age groups. Population growth in First Nations communities will outpace growth in other areas. First Nations populations will have a much younger age profile, resulting in high demands for housing, education and job opportunities. A more detailed analysis of population trends and projections is found in the 2005 SLRD Regional Growth Strategy Base Case Report.

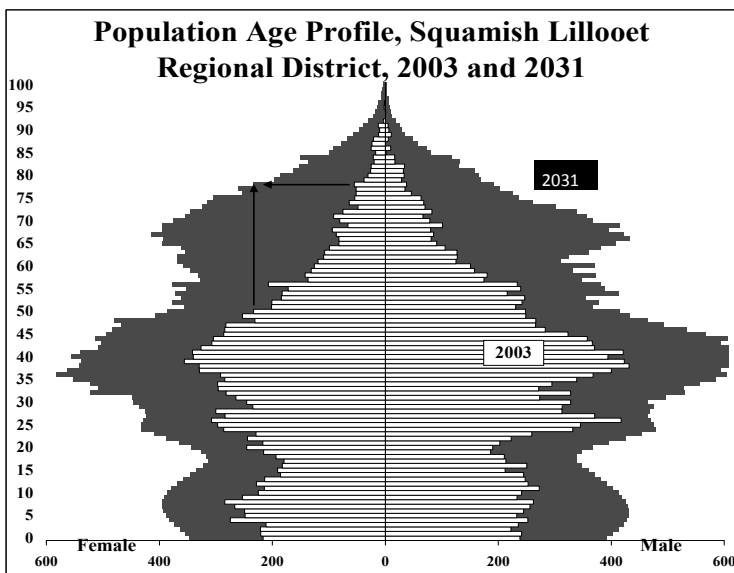
Population change will play a significant role in driving future housing occupancy demand in the region over the next three decades. This is due to the lifecycle of housing occupancy where the propensity to maintain a household increases with age. Figure 5 shows population increasing 94% (33,000 new residents) and housing occupancy demand increasing by 114% between 2003 and 2031(15,459 new dwelling units).

**Figure 5: Population and Housing Growth**



Source: Urban Futures, 2004

**Figure 4: Population Age Profile Trend**



Source: Urban Futures, 2004

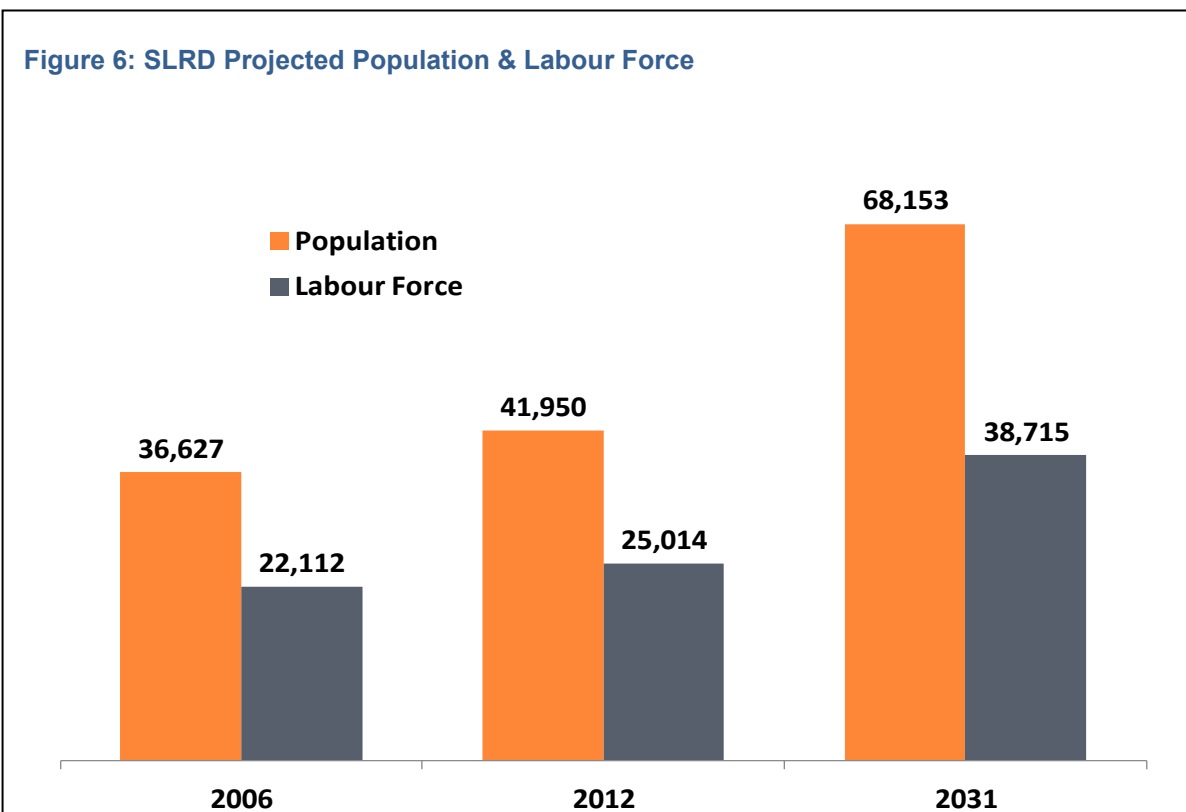
## Employment Projections

Despite the SLRD having among the youngest populations in BC, the 55+ population is projected to grow by almost four times the rate of the under 55 population over the next couple of decades.

This aging of the population will cause the regional labour force to grow at a somewhat lower rate (55%) than the total population (62%) from 2012 to 2031.

Using a projected unemployment rate of 7%, and assuming that the same proportion of commuters and those with jobs that have no fixed place of work, the SLRD's future (2012—2031) labour force has the following composition:

- 28,950 jobs with a fixed place of work in the SLRD
- 6,100 employed residents with no fixed place of work (such as construction workers)
- 950 more employed residents who commute out of the region than external residents who commute into the SLRD
- 2,700 unemployed residents.



## What type of growth is desirable?

The SLRD and its partners recognize the importance of planning for a sustainable future based on a long term vision and the intermediate steps required to take us to our chosen vision.

The vision of a sustainable future includes:

- Living within the limits imposed by natural systems;
- Reducing our dependence on non-renewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Managing land, water and air wisely and efficiently;

- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

Sustaining the region's exceptional quality of life and stunning natural beauty while managing projected increases in population in the south and stimulating economic recovery in the north is a key priority. Determining what constitutes positive growth for the SLRD and the many communities and rural areas within its boundaries is not a simple matter, as the goals for the diverse parts of the SLRD differ:

**For urban areas, there is the need to plan for compact, complete and sustainable communities, to accommodate expected growth over the next 30 years, and to ensure that urban densities are being achieved in the designated growth areas.**

**For rural areas, land use patterns should support traditional rural lifestyles and economic transitions, while at the same time protect environmental values and resources on which both the urban and rural areas depend, and prevent sprawl and extension of urban services into the rural land base.**

## RGS Smart Growth Principles<sup>1</sup>

The Squamish-Lillooet Regional District and member municipalities collaboratively developed and endorsed *smart growth* principles that are included within a *Memorandum of Understanding* established to guide the preparation of the RGS. These include:

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



<sup>1</sup>The RGS Smart Growth principles summarize the core values that have guided the development of the RGS and that will also guide its application in the Squamish Lillooet Regional District.

# PART 3

## The Strategy

### Vision

Our vision of the Squamish-Lillooet Regional District in 2025 and beyond is of a region comprised of diverse, distinct and liveable communities that share a commitment to:

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

### Goals

The SLRD and its members will strive to achieve the following nine goals. These broad statements provide the strategic directions that will be used to address growth management challenges over the next 20 years.

**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 Eco-system 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

# 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. 'Compact, Complete, Sustainable Communities' refers to settlement that takes a long-term view of the quality of life for future generations, promotes the efficient use of land at higher population densities with greater transportation choices, protects agriculture, natural areas and open spaces, and provides an opportunity to live and work in the same community. Focussing settlements into compact, complete, sustainable communities or nodes moves us toward a vision of sustainable, highly liveable communities with accessible services, public spaces, parks, and cultural and recreation amenities.

The Regional Growth Strategy provides a smart growth framework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path. Population growth and settlement development will be primarily directed to compact Urban Areas and Master Planned Communities on the basis of smart growth principles. New urban communities will not be considered outside of the established settlement areas. Non-Settlement Areas that have important agricultural, environmental, back-country recreational, aesthetic and natural resource values will be protected.

It is recognized that detailed planning is required in some parts of the region to further determine the appropriate boundaries for 'compact, complete, sustainable communities' during the initial period of the RGS. Special provisions are also included to encourage economic development and urban growth and revitalization in the Lillooet area.

### Compact, complete, sustainable communities will be achieved by:

- **Developing Compact Urban Form**  
Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- **Establishing Long-term Settlement Boundaries**  
Delineating the existing and future settlement areas and, in accordance with *smart growth* principles, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- **Maintaining Nodal Development in the Sea to Sky Corridor**  
Concentrating development in the Howe Sound to D'Arcy corridor into compact, well-planned centres separated by natural resource and rural land uses and avoid the potential for continuous or dispersed linear development.

- **Encouraging Urban Growth and Revitalization in Lillooet**

Supporting urban development of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.

- **Promoting More Complete Communities**

Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete communities.

- **Protecting Rural / Resource Landscapes**

Maintaining the integrity of ‘non-settlement’ lands that have particular physical constraints or values, and ensure rural residential or resort development is compatible with the rural landscape.

- **Protecting the Agricultural Land Base**

Protecting the productivity of farmland through Agricultural Planning.



## Settlement Planning Map

A *Regional Settlement Planning Map*, attached as Map 1, identifies the settlement types and provides the spatial context for growth management strategies. The purpose of this map within the RGS is to guide the land use and community planning processes by defining the long-term urban boundaries where they are known, identifying areas where further planning is required to determine such boundaries, and assisting in delineating the defined non-settlement areas within the region.

Land use designations have been mapped to assist the implementation of Goal 1 of the RGS. These include:

- **Urban Areas** – areas designated in Official Community Plans or otherwise identified for existing and future urban growth, including serviced rural residential areas that are contiguous with and functionally part of existing urban areas, but excluding non-settlement areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints. Table 1 lists the identified Urban Areas.
- **Non-Urban Settlement Areas** – areas designated in Official Community Plans or otherwise classified as *Master Planned Community*, *Rural Community* and *Serviced Residential* settlements and for long-term low density *Rural Residential* land uses, excluding areas that have agricultural, environmental, open space, parks and

protected areas, hazard lands and other limited use constraints. Table 1 lists the Non-Urban Settlements: Master Planned Community, Serviced Residential, Rural Community, and Rural Residential Areas.

- **Non-Settlement Areas** – lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged.  
  
The Settlement Areas Planning Map provides a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. This is a conceptual map with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.
- **Special Planning Areas**, identified on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d* as “Subregional Planning Study Area” indicates where further planning may be required. Further review and updating of Official Community Plans may refine the RGS settlement policies and area designations in these Special Planning Areas. Subsequent amendment to the RGS may be required and this is provided for in the RGS Implementation Process.

## Strategic Directions:

1.1 The SLRD and member municipalities agree that:

- a) The RGS *Settlement Planning Map* will be used in conjunction with Official Community Plans to:
- encourage compact development within Urban Areas, Master-Planned Communities, and Serviced Residential and Rural Communities;
  - maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and
  - protect and maintain Non-Settlement Areas.

Official Community Plans should:

- (i) establish policies that are consistent with the Regional Settlement Planning Map;
- (ii) direct major settlement growth to the Urban Areas and Master Planned Communities;
- (iii) prevent major settlement growth in Non-Settlement Areas; and
- (iv) encourage Smart Growth strategies appropriate to the settlement types and local circumstances.

Member municipalities shall:

- (i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official

- Community Plan is to be made consistent with the RGS over time);
- (ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 866 of the Local Government Act; and
  - (iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.

- b) **Urban Areas**, as shown on the *Regional Settlement Planning Map 1*, the *Squamish Settlement Planning Map 1a*, the *Whistler Settlement Planning Map 1b*, and the *Pemberton/Mount Currie Settlement Planning Map 1c*, will accommodate most of the future population growth, consistent with *smart growth* principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, and Village of Pemberton.<sup>2</sup> The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.

- c) **Master-planned Communities** refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*. Significant future growth will be accommodated in these communities. The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.



- d) **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.

<sup>2</sup>The Base Case Study estimated that 84 % of projected population in 2010 and 87% in 2025 will reside within the existing municipal areas, compared to the current 83% of population in 2005.

e) **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgWoods as shown on the Regional Settlement Planning Map. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands. *(Amendment Bylaw No. 1367)*

f) **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map*. These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term, except in exceptional circumstances where they may be in transition to Urban Areas, as set out in Official Community Plans and in a manner consistent with *smart growth* principles.

g) **Destination Resorts** are defined as self contained, master planned tourism developments in areas of significant natural amenity. Destination resorts provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure,

entertainment or similar recreation activities; and include real estate development primarily oriented to short term visitor accommodation (50% or more).

Tourism and resort development is a major part of the regional economy. Any new destination resorts within the region shall complement the sustainable economic development and diversification goals of the RGS and the strategic tourism objectives of the province while balancing sustainability initiatives.



The SLRD, with its spectacular scenery, the success of Whistler, proximity to Vancouver International Airport and the major population concentrations of the Georgia Basin has potential for development of a variety of destination resort types, including mountain (alpine ski) resorts, agri-tourism resorts, golf resorts, health and wellness resorts and land and marine (water-based) resorts. Destination casino resort development in non-settlement areas will not be supported.

A range of destination resort investment opportunities are recognized to exist in the region. Destination resort development will occur only where the following principles can be demonstrated:

- (i) Destination Resort developments will only be considered if they are based on significant recreation and natural features that support tourism activities and clearly contribute to the tourism economy of the region.
- (ii) Destination Resort developments will be planned and developed on the basis of *smart growth* principles to ensure compact, complete communities with a minimal ecological footprint.
- (iii) Destination Resort developments will be planned and developed in a manner that minimizes ecological impact on land, water, air quality and wildlife and that adopts best management practices for environmental and natural hazards management, sustainability and building design, including consideration of adjacent forest management issues.
- (iv) Destination Resort developments located in remote locations will be planned and developed with self-sufficient infrastructure and services appropriate to the type and scale of development.
- (v) Destination Resort developments must be tourism-based and contribute to the

regional tourism economy. They must be clearly distinguished as primarily commercial developments, not master-planned residential communities with resort and recreational facilities as secondary features.

- (vi) Destination Resort proposals adjacent to designated Urban areas will only be considered in context with the long range growth management policies of those Urban areas.
- (vii) Destination Resort development may be approved outside designated Urban areas where they meet the following planning criteria:
  1. The proposed Destination Resort provides urban level public utility services that are strictly contained within the boundaries of the resort development by design and construction. The resort should not be a catalyst for spin off urban development on rural or resource lands. Extension of urban infrastructure (water and sewer systems) outside of urban areas must not be required and the provision of necessary utilities must not provide for development of new urban or rural uses adjacent to or in the vicinity outside the resort boundary. The location, area and configuration of the proposed Destination Resort must be sufficient

to provide for a full range of resort facilities while maintaining adequate separation from any adjacent rural or resource land uses.

2. Overnight accommodation facilities within the resort must be designed and used primarily for short-term public accommodation and be in balance with the capacity of the resort's facilities (consistent with the *BC All Season Resort Guidelines* calculation of Balanced Resort Capacity). Full time residences (including a minimum 20 percent employee housing), seasonal private residential units and shared ownership facilities should together comprise less than 50 percent of the total bed units in the resort. Land title restrictions will be required to prevent conversion of short term public rental accommodation units to private short term or permanent residential use.
3. The proposed Destination Resort must demonstrate market feasibility and provide evidence that public facilities and services are sustainable.
4. Commercial uses and activities within the Destination Resort shall focus on serving customers within the Destination Resort and located within the resort to minimize the

automotive convenience trips for people using the facilities;

5. Significant natural and cultural features of the site shall be preserved and enhanced to the greatest degree possible; each Destination Resort proposal must be of a type or scale to be a reviewable project under the Environmental Assessment Act.
6. Adequate emergency services must be available to the resort.

Consistent with the overall vision of the Regional Growth Strategy, future Destination Resorts will be particularly encouraged in the northern areas of the regional district.



h) **Non-settlement Areas** will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with *smart growth* principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas. Major land developments will be limited to agricultural developments in the Agricultural Land Reserve, resource extraction and industrial uses (forestry, mining, etc.) on resource lands, Backcountry Resorts and Destination Resorts without residential components. Residential development in the designated Non-Settlement Areas will be discouraged by generally maintaining subdivision minimum parcel sizes of 40 ha.

i) **Special Planning Areas** will provide for more detailed subregional planning and will include the areas identified as “Subregional Planning Study Area” on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d*.

Some subregional planning work has been completed in the Lillooet area through the Economic Development Assessment Strategy and Action Plan for the Northern SLRD. The objectives of any additional work would be to further define land use and economic development strategies, in conjunction with Goal 4 of the RGS – Achieve a Sustainable Economy. No subregional planning work has been completed to date in the Callaghan area.

j) **Future Growth Nodes** as shown on the Pemberton/Mount Currie Settlement Planning Map 1c are areas deemed to have potential for the development of residential (Mosquito/Ivey Lake and the Benchlands), commercial or industrial uses (Rutherford Creek area and the Pemberton airport). These areas will require further review to determine their development potential. The objective within these areas is to encourage compact, mixed use communities within well-defined boundaries.

k) **Settlement Planning Map Amendment** – Proposed changes to designation boundaries, through RGS revision, must be based on clearly defined *smart growth* principles and demonstrate a commitment to the concept of ‘Compact, Complete, Sustainable Communities’ as described in the RGS.



**Table 1: Description of Settlement Planning Map**

Classification		Area Descriptions	OCP Designations
<b>URBAN AREAS</b>		<b>Urban</b> 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.	
District of Squamish		Includes the downtown, residential neighbourhoods, university, industrial and business parks, restricted industrial and transportation and utilities areas within the OCP. Excludes the ALR, Limited Use and the Parks and Ecological Reserves and Open Space areas that define the outer edge of the 'Urban' area.	Downtown Residential Neighbourhoods Commercial Industrial and Business Park University and Residential Neighbourhood Institutional Transportation Facilities & Util.
Municipality of Whistler		Includes all lands as shown on Map 1b: Whistler Settlement Planning Map.	As set out in the OCP.
Village of Pemberton		Includes the Village of Pemberton and the future "Benchland" growth node as well as "Future growth nodes" at Ivey/Mosquito Lake and Lil'wat Nation lands and "Future industrial growth nodes" at the Pemberton airport and the Rutherford Creek area.	Includes existing Village of Pemberton and Mt. Currie lands as well as "Future Growth Nodes" at Ivey/Mosquito Lake, Pemberton airport and Rutherford Creek.
District of Lillooet		Text to be defined / incorporated pending the results of the sub-regional planning study	To be further considered in a Special Planning Area process.
<b>NON-URBAN AREAS</b>		Non-urban includes any unincorporated or incorporated settlement area , and includes small Rural Communities, Serviced Residential areas and Rural Residential areas.	
<b>Serviced Residential</b>		<b>Serviced Residential</b> means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	
Black Tusk Village, Pinecrest Estates and WedgeWoods		Includes the rural residential areas and one commercial property as shown in the Black Tusk Village/Pinecrest Estates Sub-area Plan, Electoral Area D OCP, excluding hazard areas and environmentally sensitive areas and Resource Management designated areas. Also includes the WedgeWoods Residential Area as shown on the Electoral Area C South Settlement Plan.	<b>Planned Community (PC)</b> designation covers existing residential communities of Black Tusk Village and Pinecrest Estates <b>Commercial (C)</b> designation on north edge of Black Tusk Village <b>Rural Residential (RR)</b> designation covers the residential community of WedgeWoods.
<b>Master Planned Community</b>		<b>Master Planned Communities</b> refers to larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis	
Furry Creek		Includes the boundaries of the Furry Creek community in the Howe Sound East Sub-Area Plan	<b>Planned Community</b> – shown on Schedule B Howe Sound East Sub-Area 3 Plan
Porteau Cove		Includes the boundaries of the Porteau Cove Community Development Plan in the Howe Sound East Sub-Area Plan	<b>Planned Community</b> – shown on Schedule B Howe Sound East Sub-Area 3 Plan

Britannia Beach	Includes the boundaries of the Britannia Beach community in the Howe Sound East Sub-Area Plan: - Britannia North mine and existing townsite with the surrounding area, and land currently owned by MacDonald Realty, the BC Museum of Mining, and the Crown (waterfront area); - Britannia South surrounding Minaty Bay and the adjacent private property known locally as the Makin Lands.	<b>Planned Community</b> – all designations shown on Map B2 Britannia Beach Land Use Plan, Schedule B Howe Sound East Sub-Area 3 Plan
<b>Rural Community</b>	<b>Rural Communities</b> 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.	
Mount Currie	Includes Mt. Currie Indian Reserve and transfer lands. To be included in a Special Planning Area sub-regional planning process.	While Indian Reserves are not subject to RGS, Mt. Currie is included for planning purposes.
D'Arcy	Includes the small area at D'Arcy 'townsite'; could possibly include some adjacent rural residential east of the railway tracks	EA 'C' OCP, January 2000 - Residential - Commercial
Seton Portage/ Shalalth	Includes area between Anderson and Seton Lakes and the area on the east end of Seton Lake, following the Residential and Commercial designation boundaries.	Seton Portage/ Anderson/Seton Lakes OCP, 2005 - Residential - Commercial
<b>Rural Residential</b>	<b>Rural Residential</b> means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.	
Pemberton Fringe	Includes the Pemberton Fringe area, a semi-rural landscape on the edge of an established small, yet urban, community. It is primarily a farming community of large lots; however, due to some quirks of history the area is host to several very small pockets of urban-sized residential lots and urban-type uses such as the community sports fields, located on a former school site. Excludes ALR lands.	EA 'C' OCP, January 2000; to be further considered in a Special Planning Area sub-regional planning process.
Lillooet Lake Estates	Includes all of the subdivision on the north shore of Lillooet Lake	
Birken and Devine	Small, historic communities and large lot subdivisions such as Owl Ridge. Only the communities of D'Arcy and Devine have a community water system. All communities rely on in-ground, on-site septic disposal. Includes all of the area of Rural Residential in the OCP	EA 'C' OCP, January 2000 - Rural Residential
Pavilion Lake	To be identified as per zoning	
East Lillooet	Includes the rural residential and airport lands but excluding ALR and most of the Open Space and Outdoor Recreation Commercial areas. No community water and sewer systems. Airport opportunities and resort potential under consideration.	District of Lillooet OCP: - Rural Residential - Residential; - Institutional/Industrial (airport)
Cheekye	To be identified as per zoning	
Paradise Valley/ Upper Cheakamus	As identified on Revised Map 1a	
<b>NON-SETTLEMENT AREAS</b>	Includes all other areas	

# GOAL 2

## Improve Transportation Linkages and Options

The Regional Growth Strategy intends to promote transportation choices across the region and to support an improved regional transportation system that sustains compact, liveable communities, economic vibrancy and a healthy environment.

The Regional Growth Strategy:

- (i) Encourages the development of neighbourhoods and communities that are compact with a mix of land uses, well-connected streets and trails, and a pedestrian friendly environment to encourage active forms of transportation.*
- (ii) Supports minimizing auto-dependency where possible, and increasing transportation choices and connectivity within the region and between the region and the Lower Mainland and the Interior.*
- (iii) Supports the development of a regional transit system that is convenient, efficient, integrated with land uses and other transportation modes, and is financially sustainable.*
- (iv) Supports improving the efficiency and effectiveness of the regional road network (access, mobility, safety, reliability), making better use of capacity and managing issues such as traffic volumes, speed, noise and air quality.*

Transportation needs in the regional growth strategy have been identified as an expression of local priorities for improvements. Where the province has responsibility for local roads, improvement decisions will be based on a proper evaluation that considers cost and benefits and impact on safety. In the northern part of the region, safety concerns, the need for highway service improvement, and the lack of public and/or private transportation options are the primary transportation issues. Improvements to the Duffey Lake Road and other northern routes [Hurley Forest Service Road (FSR), In-Shuck-CH FSR, Highway 40, Highway 12, and the Highline Road / Douglas Trail] are suggested in order to improve accessibility, enhance safety and support economic development.

In the southern part of the region, safety concerns and level of service/capacity constraints have been addressed by the Sea-to-Sky Highway upgrade. The transportation focus is thus to integrate land uses in a way that minimizes auto-dependency, to maintain and further improve current levels of transit ridership, human-powered modes of transportation and car-pooling, and to facilitate the development of an efficient regional approach to transit service. Ensuring compact land use patterns with high quality pedestrian environments and a mix of land uses will increase transport options, reduce air pollution and lower the risk of accidents.

## Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *smart growth* principles to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM) approach, increasing average vehicle occupancy, in the Sea to Sky Corridor that support an integrated and viable transportation system that is efficient, clean, flexible, convenient, attractive and affordable.
- Expanding alternative transportation choices/ options to reduce reliance on single-occupant vehicle travel within neighbourhoods and communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of highway service across the region (access, mobility, safety and reliability) that will move more people, goods and services efficiently.

## Strategic Directions:

- 2.1 The SLRD and member municipalities agree to:
- a) Strongly encourage compact, mixed use developments that allow for minimized use of vehicles and encourage walking, cycling and the use of public transit.



This will be pursued by implementing Goal 1 – Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant, and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected, reducing distance and time needed to get from one place to another.

b) Consider a model for the provision of regional transit services that will:

- assess opportunities to develop regular bus services between the major centres;
- initiate further transit studies and initiatives with the aim of increasing transit ridership;
- undertake long range transit planning, implementing transit provisions in the Sea to Sky Highway upgrade project and integrating transit facilities within updated Official Community Plans;
- improve connectivity of ferry/rail/bus infrastructure, especially in downtown Squamish;
- consider marine transportation opportunities between Squamish and Vancouver/Richmond; and
- encourage transportation improvements and transit opportunities in regional tourism development, including tourism operators promoting transit use by their employees and customers.

c) Work with the Ministry of Transportation and other agencies to improve the safety and reliability of the regional road network, taking account of priorities identified by the member councils of the regional district and First Nations.

*Table 2: Regional Road Network Improvement Priorities* identifies regional priorities. These will be pursued by encouraging priority road improvements that reflect safety and reliability needs in the region. Particular note is made of the Duffey

Lake – Lillooet – Highway 12 route improvements that will enhance economic development and urban growth opportunities in the Lillooet area, the potential upgrades in the Whistler-Pemberton corridor, and long range planning of southern alternative routes. Discussions with Ministry of Forests are also proposed to address road access and maintenance issues in certain rural areas.

d) Encourage the continued development of trails and bicycle routes that provide for safe hiking and biking in the region.

This will be pursued through discussions with community organisations, Sea to Sky Trail and Friendship Trail (Pemberton to Mt. Currie) participants, the Ministry of Transportation, the Ministry of Tourism, Sport and the Arts, CN Rail and property owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

e) Approach the issue of regional air service in a coordinated manner, undertaking a SWOT analysis (strengths, weaknesses, opportunities) that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

This will be pursued in conjunction with Goal 4 – Achieve a Sustainable Economy.

- f) Continue to support region-wide 911 and cell phone service to enhance the safety of the public in remote areas in the event of an accident or emergency situation through improved communication with emergency responders.
  
- g) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reducing travel needs.

These will both be pursued in conjunction with economic development functions of the regional district and discussions with service providers to enhance region-wide cell phone service for better travel safety in remote areas, and broadband internet services that promote economic development / local employment opportunities close to home.

2.2 Road system improvement priorities at the regional level are summarized in the Regional Road Network Improvement Priorities on Table 2. These are presented as a guide for gradual long-term upgrading of the road system recognizing that provincial funding allocations are based on cost-benefit evaluations.



**TABLE 2: Regional Road Network Improvement Priorities**

Capital Improvements	Rehabilitation Improvements
<b>Southern routes (south of Pemberton)</b>	
<ul style="list-style-type: none"> <li>• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route</li> <li>• Construct a Highway #99 “Suicide Hill” solution to switchback turns, erosion and excessive grade</li> <li>• Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road</li> <li>• Highway capacity and safety improvements in accordance with a Sea to Sky Corridor Sustainable Transportation Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade access and improve connectivity between Squamish Port, CN Rail and Highway 99. This will contribute towards a future strategic, integrated, sustainable transportation plan.</li> <li>• Single lane bridges on Garibaldi Park Rd (Ring Creek)</li> </ul>
<b>Northern routes (north and east of Pemberton)</b>	
<ul style="list-style-type: none"> <li>• Upgrade all single lane bridges on Duffey Lake Road</li> <li>• Address the Texas Creek slide area on Highway 12 possibly through construction of a tunnel</li> <li>• Upgrade the Hurley Forest Service Road, preferably to highway status, to support potential sales of Crown Land, the development of tourism opportunities and to provide a vital link to the Bridge River Valley</li> <li>• Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn</li> <li>• Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving</li> <li>• Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road</li> </ul>	<ul style="list-style-type: none"> <li>• Address erosion and undermining of highways throughout the sub-region</li> <li>• Expedite subsurface rehabilitation and repaving of all highways in the sub-region including Highway #97 – Lillooet to Cache Creek, Pemberton Valley Road, Pemberton to Anderson Lake</li> <li>• Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet</li> <li>• Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage</li> <li>• Add a rail crossing on Portage Road in Pemberton for connectivity and safety</li> <li>• Replace all one lane bridges in the sub-region including Devine and Birken</li> <li>• Provide parking facilities for boats/trailers at Anderson Lake ‘end of road’</li> <li>• Widen shoulders and/or provide dedicated routes required between Whistler and D’Arcy to accommodate the significant volume of bicyclists and pedestrians</li> </ul>

# GOAL 3

## Support a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to improve the provision of quality affordable housing and support a range of housing types in the region.<sup>3</sup> Affordable housing is intended for households of low and moderate incomes - those that have household earning 80% or less than the area's median income reported by Statistics Canada in the previous Census. However, many low to middle income regional residents and employees face affordability issues. In the south especially, affordability is an issue even with above-average household incomes that may exceed affordable housing benchmarks. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality. Also, with increasing numbers of seniors in the region, it will be crucial to create a variety of housing options that meet these particular needs.

Affordable housing is recognized as a regional issue, needing cooperative approaches that build upon a common strategy to support a range of quality affordable housing across the region.

The Regional Growth Strategy:

- (i) *Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.*
- (ii) *Encourages higher-density and mixed use neighbourhoods with housing close to where residents live, work and play as part of the solution to the affordability issue. This*

*strategy could involve incentives for targeted affordable units, infill housing, units above commercial space and mixed use developments that address the needs of families, singles, seniors and low-income earners.*



### Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.
- Adhering to *smart growth* principles to create communities that advocate a range of affordable housing options within Official Community Plans.
- Creating a range of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.

<sup>3</sup>Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.

- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

## Strategic Directions:

3.1 The SLRD and member municipalities agree to:

- a) Establish a regional Affordable Housing Strategy that encourages innovative and alternative methods for the provision of affordable housing, such as regional housing trust funds, partnerships with non-profit organizations, and exchange of experiences.

This will be pursued in discussions between member municipalities and electoral areas, and through the creation of an affordable housing committee within the regional district.

- b) Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flex-housing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability. This will be pursued in the review and updating of Official Community Plans and the

overall development of an affordable housing strategy within the region.

- c) Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).

This will be pursued in discussions with these organizations and in the review and updating of OCPs to identify affordable housing land supply options, and by maximizing the use of existing provincial and federal government housing programs and advocating for increased funding for affordable housing.

- d) Adopt financial tools that will assist in the delivery of accessible family housing, such as cash-in-lieu of social housing contributions, waiving development cost charges, property tax exemptions, and lands grants.

This will be pursued as part of an affordable housing strategy and in decision making by the Regional Board in regard to social housing proposals.

- e) Adopt, as appropriate, deed-restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing and create housing that remains affordable in perpetuity.

This will be pursued by as part of an affordable housing strategy and through discussions on lessons learned by the Whistler Housing Authority and in affordable housing experiences in Squamish and Pemberton.

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.

- 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.



# GOAL 4

## Achieve a Sustainable Economy

The Regional Growth Strategy supports the development of a healthy economy as a vital component of a liveable, sustainable region. Fostering economic development throughout the regional district where social, economic, environmental, and community values are addressed in a balanced and sustainable manner is of particular importance. Sustainable economic development will contribute to the liveability of the region, helping to sustain the quality of life we all desire and will help reverse the economic decline in the northern part of the region. Throughout the region, economic development efforts need to be proactive and collaborative, identifying economic partnerships and opportunities and implementing workable strategies to achieve them.

The Regional Growth Strategy:

- (i) *Promotes northern development initiatives that contribute to a wider geographic balancing of economic growth throughout the region.*
- (ii) *Supports strengthening transportation linkages within the region and with the Interior and the Lower Mainland that support new investment.*
- (iii) *Supports undertaking various investment strategies (industrial, tourism, agriculture, etc.) at a regional and sub-regional level that complement sustainable economic development and diversification and assist the transition from traditional resource industries.*

### A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *smart growth* principles to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the existing and potential regional, provincial and international markets for agricultural products.
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with First Nations.
- Improving regional transportation infrastructure.

- Increasing the supply of affordable housing for people living in the region; and addressing the affordability of goods and services for local residents, particularly for those with low or moderate incomes to increase residents' ability to remain in the region and add to its social fabric.
- Exploring the potential for a regional industrial development strategy.
- Protecting farmland for agricultural purposes.



## Strategic Directions:

4.1 The SLRD and member municipalities agree to:

- a) Implement the SLRD Northern Economic Development Strategy completed in 2013, which involved a broad range of business and community interests, the Province and the Federal Government in establishing a northern economic development partnership.

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the report that will guide future investment in the Lillooet area economy in collaboration with First Nations and the newly formed SLRD economic development function.

- b) Support urban growth and revitalization efforts in Lillooet to expand the range of opportunities for community development beyond the Sea to Sky corridor, and to further encourage *smart growth* policies adopted in RGS Goal 1 -'Compact, Complete, Sustainable Communities'.

This will be pursued by sub-regional economic development initiatives and updating of the Lillooet Official Community Plan and transportation improvements in conjunction with the Ministry of Transportation and the St'át'imc.

- c) Consider developing further specific sector-based development strategies appropriate to the region. For example: Regional Industrial Strategy; Regional Aggregate Resources Strategy; Regional Tourism Strategy; Regional Arts and Cultural strategy (focussing on tourism, arts, culture, performing arts); Alternative Energy; Education; Agriculture; Timber and non-timber Forest Resources; and local manufacturing which utilizes local resources.

This may be pursued by re-establishing a SLRD economic development function and targeting specific, comparative advantages for further assessment and promotion of regional economic investment.

- d) Strengthen the multi-modal transportation systems as a key component of economic diversification.

This will be pursued as described under RGS Goal 2 – Improve Transportation Linkages and Options.

- e) Work together to enhance the national and international awareness of the SLRD and its member municipalities as welcoming environments for sustainable business investments.

This will be pursued by re-establishing a SLRD economic development function and recognizing the economic development opportunities associated with providing adequate supply of industrial land with good

access to the Interior and the Lower Mainland.

- f) Implement adopted Agricultural Plans for Lillooet sub-region and the Pemberton Valley in conjunction with First Nations, Ministry of Agriculture and the Agricultural Land Commission.

Implementation is pursued by the regional district staff in consultation with the Electoral Area Agricultural Advisory Committees, member municipalities, local stakeholders, and the Ministry of Agriculture - subject to availability of funding.



- g) Further the work undertaken by the SLRD to advance a regional Independent Power Production (IPP) development strategy in context with integrated watershed management that provides a framework for long term IPP development. This will be pursued by the regional district in collaboration with UBCM.

## GOAL 5

### Protect Natural Ecosystem Functioning

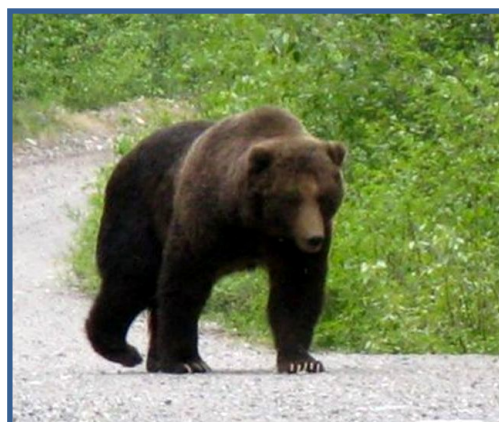
The Regional Growth Strategy seeks to protect ecosystem functioning and to conserve and steward its natural assets. These assets include both renewable and non-renewable resources including living organisms, water, air, land, vegetation and the habitats and ecological processes that support living organisms. The quality of life in the region is directly dependent on maintaining our natural assets. Population growth in the SLRD is based in large part on the quality of life offered by the region, and with future opportunities in the tourism industry dependent on the natural environment, the Regional Growth Strategy intends to protect environmental quality and retain its spectacular natural assets.

The Regional Growth Strategy:

- (i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced and how resources are managed; and*
- (ii) Supports promoting ecological restoration and enhancement opportunities.*

The Regional Growth Strategy embraces *smart growth* principles to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions,

climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards.



#### Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Maintaining healthy air and water quality throughout the region.

- Promoting best management practices in water conservation and surface/ground water management.
- Implementing a regional strategy aimed at reducing solid and liquid wastes.
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.
- Adopting Provincial Greenhouse Gas (GHG) reduction targets to see a reduction in emissions by 33% in year 2020 and 80% in 2030.<sup>4</sup>

## Strategic Directions

5.1 The SLRD and member municipalities agree to:

- a) Consolidate existing information into an inventory (data set) of regional ecologically-sensitive areas and biodiversity values, and further develop the Sea to Sky Sensitive Habitat Atlas as a planning tool (or coarse filter) for determining significant ecologically sensitive areas (ESA's) and natural biodiversity of the region that will assist in land use decision-making.

This will be pursued through collaboration with federal and provincial agencies, regional districts and local conservation organizations.

- b) Promote Best Management Practices, including bylaws that encourage development design that limits environmental impact and promotes integrated storm water management, to manage surface water, drainage and groundwater to protect the supply and quality of water resources.

This will be pursued by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.



- c) Investigate the need for a regional or sub-regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption and introduction of tools for water conservation and demand management (e.g., metering, pricing incentives).

This will be pursued through ongoing drinking water improvement plans and review of community water service operations.

<sup>4</sup>Provincial Greenhouse Gas (GHG) reduction targets apply only to the SLRD Electoral Areas; member municipalities have their own GHG reduction targets.

- d) Strive for continuous improvement of regional air quality.

This will be pursued through implementation of the Sea to Sky Air Quality Management Plan and the region-wide use of good planning principles such as *smart growth*, the promotion of a carbon-neutral region, support of new technologies, and the use of clean energy sources.

- e) Strive toward achieving Zero Waste as a means of reducing waste generation levels beyond the current 50% target.

This will be pursued by implementation of the SLRD Solid Waste Management Plan.



- f) Take an active approach to responsible vegetation management, including, where appropriate, consideration of alternatives to herbicides in rights-of-way maintenance, and cost-effective measures to control the spread of noxious weeds and alien invasive species.

This will be pursued by promoting alternatives to chemical treatments, and investigating introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

- g) Encourage community involvement and stewardship efforts, including the adoption of Bear Smart programs at the local level, and habitat conservation, restoration and enhancement.

This will be pursued through discussions with federal and provincial agencies and conservation organizations.

- h) Explore the feasibility of preparing a regional climate change strategy that would examine the potential consequences of global warming on the region's flora, fauna and water supplies and identifies strategies for taking local action on climate change.

This will be pursued through discussions with federal and provincial agencies, conservation organizations and the Union of BC Municipalities, and through the promotion of energy efficiency and conservation.

- i) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform policy direction with regards to RGS Strategic Direction and decision making.

## GOAL 6

### Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation.

Natural area conservation is a priority in the two most urban municipalities within the SLRD (e.g. see RMOW 2020, District of Squamish Official Community Plan, 2009). However, a broader perspective is necessary given that SLRD communities, and in particular the smaller municipalities and settlement areas throughout most of the region, are characterized by predominantly “natural” and rural surroundings. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

The Regional Growth Strategy:

*(i) Supports maintaining the designated non-settlement areas for rural, agricultural and forestry land uses (including agricultural development in the Agricultural Land Reserve), and the protection of ecological and recreational values.*

*(ii) Supports the establishment of a regional district ‘Green Plan’ network of local and regional parks and greenways for the purpose of recreational activities, wildlife habitats and natural ecological functions, consistent with the Provincial LRMP.*



**A diversity of sustainable outdoor recreational opportunities will be created and enhanced by:**

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces and sensitive areas.

- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations Land Use Plans.
- Harmonizing local, provincial & First Nations Land Use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

This will be pursued by investigating the potential for a regional parks system and region-wide conservation strategy. A 'no net loss' policy for important natural areas will also be considered as part of a Conservation Strategy.

- c) Support the creation (and management) of an inter-connected network of regional green spaces / corridors to serve as recreation and wildlife corridors, growth boundaries and wildfire interface areas.

This will be pursued by considering preparation of a regional district 'Green Plan' in collaboration with local conservation and recreation organizations and First Nations and in conjunction with actions to implement RGS Goal 5 and relevant provisions of the Provincial LRMPs.

## Strategic Directions

6.1 The SLRD and member municipalities agree to:

- a) Support the retention and continued operation of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long term goals of the park.
- b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

- d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, continue advancing the goals of the Sea to Sky Recreation Trails Program and explore possibilities to connect the Sea to Sky Trail to, or have it become part of, the Trans Canada Trail.

This will be pursued in collaboration with provincial, regional and local land managers including the Agricultural Land Commission, land owners in the ALR, clubs and stakeholders to preserve and maintain existing trails and plan new trails for the future.

- e) Compile (from existing sources) and undertake a new inventory of the variety and features of recreational opportunities & facilities available in the region and linkage opportunities.

This inventory will be pursued by coordinating trail planning with settlement and transportation plans and considering trails within a regional parks system. It will identify forest road recreation access opportunities and issues, boat launching potential and other backcountry recreation interests of regional stakeholders.

- f) Continue to support local, voluntary organizations in stewardship of recreational areas and natural assets.

This will be pursued in conjunction with federal, provincial and private sector environmental conservation and restoration programs.



# GOAL 7

## Create Healthy and Safe Communities

The Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. A healthy community approach is one that is continually improving the physical and social environments that people live, learn, work and play in. They are mutually supportive and allow individuals the opportunity to live in a healthy, safe and meaningful society.

The SLRD and its partners acknowledge that local governments have the ability to influence many of the determinants of community health and safety, given the interaction between land use and design, transportation planning, environmental protection, multi-hazard mitigation and recreation. The healthy communities approach includes community involvement, political commitment, volunteerism, partnerships among different community interests, and public policy that supports community health. Building complete communities with compact development can promote healthy lifestyles, including walking or cycling to work and services, and will improve environmental sustainability. The following statement is found in the *Winds of Change* Document for Pemberton – Mount Currie:

**“neighbours, friends and relatives working together to reduce the harmful effects of drugs and alcohol on our communities”,**

and provides a model for community action on social issues.

The Regional Growth Strategy:

- (i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*
- (ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

### Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.

- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services throughout the region.

reduction, rehabilitation and reintegration, and restorative justice.

This will be pursued through discussions with provincial and federal agencies. It will build upon the *Winds of Change: A Healing Vision* – a Pemberton, Mount Currie program based on the four principles of promoting healthy lifestyle choices, increasing awareness, improving services and community leadership and responsibility.



## Strategic Directions

7.1 The SLRD and member municipalities agree to:

- a) Work in conjunction with regional health authorities, local social development organizations, School Districts, RCMP and Tribal Police to promote healthy public policy.
- b) Encourage a regional strategic plan, in conjunction with the RCMP and Tribal Police, which would focus on crime prevention, harm

- c) Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *smart growth* principles, natural hazards protection and *FireSmart* principles, and provisions for seniors and universal, accessible design.

This will be pursued in the review and updating of Official Community Plans.

- d) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management and expanding 911 emergency services.

This will be pursued by a Regional District committee and staff.

- e) Encourage a well-functioning system of volunteerism that recognizes and acknowledges the ongoing contributions of those who improve our communities' well-being.

This will be pursued by engaging community organizations and citizens in the planning and delivery of appropriate social and community support services.

- f) Work in conjunction with appropriate local agencies and vulnerable, at-risk populations to address short-term solutions and long-term strategies.

This will be pursued through discussions with provincial and federal agencies.

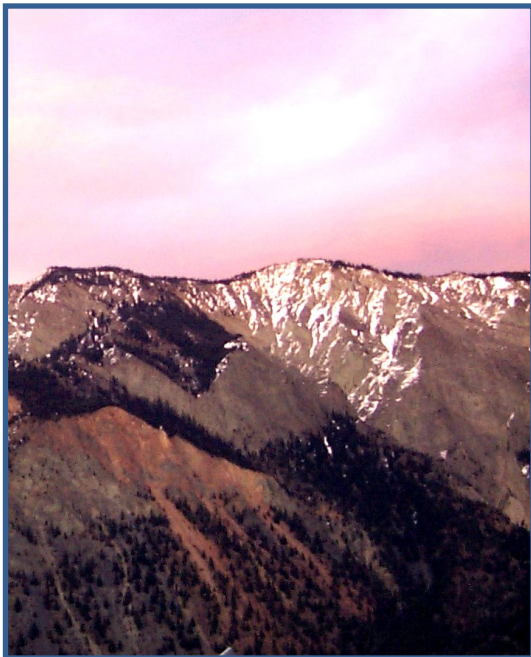
- g) Support the development of infrastructure / recreational trail and greenway systems that link communities with regional parks.



## GOAL 8

### Enhance Relations with Aboriginal Communities

The Regional Growth Strategy seeks to enhance our working relationships with the Squamish, Lil'wat and St'át'imc. The SLRD recognizes the significant opportunity to build constructive and enduring relationships with aboriginal communities through the RGS process, and this work provides a foundation for continued constructive dialogue into the future on regional land use and growth management issues. As part of the RGS public consultation process, the SLRD board and staff sought innovative and effective ways to involve the First Nations communities of the region in the development of the RGS, through invitations to participate in orientation and information-sharing, Elected Officials Forums and technical working groups.<sup>5</sup>



As well, a sub-regional planning study for the Village of Pemberton, SLRD Electoral Area C and the Lil'wat Nation was undertaken within the Regional Growth Strategy for managing long-term urban growth in the Pemberton-Mt. Currie area and to address other areas of interest in Area C.

In addition to land use planning, building strong and respectful working relationships with First Nations is especially important given the many development pressures and challenges in the region and the complexity of issues facing all levels of government. While the Squamish, Lil'wat and St'át'imc are not signatories to a RGS under the Local Government Act, there are mutual benefits in coordinating land use and servicing issues. The strategic direction under RGS recognizes the implications for aboriginal communities and endeavours to set up processes to align Regional District and First Nations' visions and plans, without prejudice to treaty negotiations or other negotiations with senior governments, recognizing that we have a common interest in a sustainable future.

The Regional Growth Strategy:

- (i) *Supports expanding the means of dialogue and cooperation with First Nations.*
- (ii) *Supports establishing MOU's between aboriginal communities and local governments that address issues of mutual concern.*

<sup>5</sup>The Lil'wat Nation's involvement in the RGS does not constitute in any way consultation and accommodation for any infringement of any aboriginal rights and aboriginal title, whether or not substantiated in law, of the Lil'wat Nation and neither in any way does such involvement abrogate or derogate from the aboriginal rights and aboriginal title of the Lil'wat Nation nor is it intended to provide, and it does not provide, a release, settlement or agreement for any claims or infringement of aboriginal rights and aboriginal title, arising directly or indirectly, in any way.

## Relations with Aboriginal Communities will be enhanced by:

- Formalizing communication and information-sharing protocols.
- Building a co-operative relationship by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Acknowledging that the residents in the entire region are best served by native and non-native governments working together in a spirit of cooperation.
- Advocating resolution and accommodation of Aboriginal title and rights.
- Encouraging land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and aboriginal communities.

## Strategic Directions

8.1 The SLRD and member municipalities agree to:

- a) Support processes that advocate the fair and timely resolution of asserted aboriginal rights and title for all aboriginal communities falling within the SLRD's boundaries.

This will be pursued through ongoing consultation with First Nations and senior governments.

- b) Establish a SLRD-First Nations Liaison Committee to work on information sharing protocols and consultation tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with First Nations.

- c) Consultation with aboriginal communities with regards to the development of Official Community Plans and further regional growth strategy implementation plans 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.

This will be pursued through referral of OCPs to adjacent First Nations.

- d) Encourage First Nations to consult with local governments on the development of their land use plans.

This will be pursued by discussions with First Nations and referral processes to encourage coordinated local government – Indian Reserve land use planning and to jointly improve servicing efficiency and community liveability.

- e) Continue using tools, such as Protocol / Communications Agreements and Memorandums of Understanding, with all interested First Nation bands in the region to assist with improving relationships.

# GOAL 9

## Improve Collaboration among Jurisdictions

Decision making over land use, health, safety, natural resources, environmental protection and many other issues of concern to residents within the regional district is a shared responsibility. The Regional Growth Strategy intends to improve collaboration between all levels of government within the region: municipal, regional, provincial, federal and First Nations. Better collaboration can lead to improved coordination and cooperation which in turn can reduce duplication and inefficiencies in local governance and improve service delivery. It also builds on the core competencies of existing jurisdictions so that limited resources are utilized efficiently.

The Regional Growth Strategy supports *expanding the opportunities for participation and communication in Regional District decision making.*

### Collaboration among jurisdictions will be improved by:

- Making decisions in ways that are inclusive, coordinated, and transparent, based on mutual respect, respect for the rights of others, and a culture of collaborative management.
- Promoting early and on-going communication, and collaborative dialogue among jurisdictions with an interest in the regional district.

- Continuing to develop a collaborative, multi-faceted approach to governance.

### Strategic Directions

9.1 The SLRD and member municipalities agree to:

- a) Continue using the round table format (i.e., RGS Elected Officials Forums) on a regular basis as a means for continued cross-regional communication and coordination.

This will be pursued through consultation activities related to a variety of regional issues.



- b) Encourage SLRD member municipality staff (administrators, planners, finance, engineering, etc.) to develop mechanisms by which they may share information, collaborate and co-operate with their respective peers across the jurisdictions including, but not limited to: regular staff meetings, referral systems, working committees, etc.

This will be pursued by through collaborative approaches to regional and trans-boundary issues.

- c) Establish MOU's, protocol agreements and working committees between various jurisdictions (i.e., local, regional, First Nation, provincial and federal) to improve collaboration and coordination.

This will be pursued through consultation activities related to a variety of regional issues.

- d) Utilize ground rules and other protocol measures established in advance to assist with inter-jurisdictional disputes and conflict resolution.

This will be pursued through consultation activities related to a variety of regional issues.



# PART 4

## Implementation and Monitoring

The RGS is intended as a strategic guide to future land use development and services in accordance with the *Local Government Act*. The operational challenges will include managing settlement growth in a manner that is consistent with the RGS *smart growth* principles while also preventing development sprawl in the rural and resource areas, improving transportation systems in a way that enhances efficiency, safety and sustainability goals, and developing the processes for communication and cooperation between local government, provincial and federal agencies and First Nations in a common commitment to responsible land use planning and management.

### Implementation Process

The RGS implementation process will involve the following tasks:

- a) The development and adoption of Regional Context statements within Official Community Plans, as required by the *Local Government Act*;
- b) Continued development of a RGS implementation program based on the directives contained in *the RGS* where the SLRD undertakes the required follow-up action;
- c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations,

where they can assist in addressing mutual concerns;

- d) Progress reporting to the Regional Board on implementation of the RGS strategic directives presented in the preceding pages;
- e) Monitoring of key indicators (Table 3) and Integrated RGS & ISP Goals (Appendix B).
- f) Implementation of the Northern Economic Development Study and completed Agricultural Plans, which may result in amendments to the RGS.

### Implementation Agreements

Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.

The implementation agreements will provide for the development of collaborative land use planning processes and relationships with a focus on the following implementation objectives:

- ***To resolve specific issues related to the application of the RGS including delineating the final settlement area boundaries where this may be required.***

It is proposed to prepare a RGS *Implementation Agreement on Growth Management* – an MOU between SLRD and the member municipalities

that further defines the manner in which long-term settlement growth and development will be encouraged consistent with the RGS. This will focus on preparation of Regional Context Statements to be included within Official Community Plans and the role of the RGS Settlement Planning Map in growth management and definition of regional significance.

- ***To further coordinate and harmonize local government planning and Crown land and resource management decision making.***

It is proposed that a RGS *Implementation Agreement on Crown Land - RGS Coordination* be prepared - an MOU between SLRD and relevant provincial agencies that outlines the process for coordination of RGS directives with implementation of regional LRMPs and the application of Crown land adjudication processes in the context of RGS.

- ***To further develop effective dialogue and working relationships with First Nations regarding their economic development aspirations and best practices/sustainable land use strategies.***

It is proposed to prepare *RGS Implementation Agreements on First Nations Land Use Planning and Development* – MOUs between SLRD and specified First Nations that establish an arrangement, without prejudice to ongoing treaty negotiations, for information exchange and coordination of land use planning of Crown land transfers and other land development initiatives in

an effort to encourage cooperative approaches to long term development and sustainability.

## Performance Monitoring

Monitoring has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS.

To facilitate the monitoring and reporting process, Table 3 presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Implementation Process. More detailed monitoring may occur using a broader range of quality of life and environmental indicators as shown in Appendix B.

## Minor Amendments

Squamish-Lillooet Regional District and member municipalities will work to ensure Official Community Plan policies are consistent with the RGS *Settlement Planning Map*, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, with particular attention to growth management that assists economic development in Pemberton and revitalization of the Lillooet area. The following outlines the criteria and process for considering minor amendments to the SLRD Regional Growth Strategy.

## Criteria for a Minor Amendment

Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:

1. Where a land use or development proposal is inconsistent with the Regional Growth Strategy, and, in the opinion of the Board:
  - a) is not considered to be of regional significance in terms of scale, impacts or precedence; and
  - b) contributes to achieving a compact, complete and sustainable community.
2. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the Board, the amendment is not of regional significance.

## Minor Amendment Process

- a) On receipt of an application from a member municipality to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. Steering Committee comments and recommendations will be forwarded to the Regional Board to assist in its decision on whether the application should be processed as a minor amendment.
- b) The SLRD Board will assess a land use or development proposal or text amendment in terms of the minor amendment criteria.

The Board may resolve, by an affirmative vote of 2/3 of the board members attending the meeting, to proceed with an amendment application as a minor amendment. Where the Board resolves to proceed with an amendment application as a minor amendment, the Board will:

- i. determine the appropriate form of public consultation required in conjunction with the proposed minor amendment;
  - ii. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the board meeting at which the amending bylaw is to be considered for first reading;
  - iii. consider the written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.
- c) At the time of consideration of first reading, the Board will determine whether a public hearing on the RGS minor amendment bylaw is required.
  - d) The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under section 791 of the *Local Government Act* and SLRD Procedural Bylaw No. 1260-2012.

**Table 3: Key Indicators of RGS Goals**

<p><b>GOAL 1</b></p> <p><b>Focus Development into Compact, Complete, Sustainable Communities</b></p>	<ul style="list-style-type: none"> <li>Regional Context Statements within OCPs conform with and assist the RGS implementation.</li> <li>Major development applications are consistent with RGS directives and land use designations.</li> <li>Increased population densities within Settlement Areas as a result of <i>smart growth</i> strategies.</li> <li>Increased proportion of compact, mixed use developments in settlement growth.</li> </ul>
<p><b>GOAL 2</b></p> <p><b>Improve Transportation Linkages and Options</b></p>	<ul style="list-style-type: none"> <li>Highway safety and reliability improvements implemented as planned.</li> <li>Decrease in fatalities per km travel.</li> <li>Decreased intra and inter-region travel times between major centres for commercial transport.</li> <li>Increased average number of occupants per vehicle.</li> <li>Increased transit ridership and transit proportion of travel demand.</li> <li>Transit authority or commission established and actively promoting transit.</li> <li>Regional trails and bicycling network implemented and being used.</li> </ul>
<p><b>GOAL 3</b></p> <p><b>Support a Range of Quality Affordable Housing</b></p>	<ul style="list-style-type: none"> <li>Diversity of housing stock including number of affordable units.</li> <li>Affordable housing strategy established and actively assisting housing initiatives as viewed by participants.</li> <li>Explicit affordable housing policies and regulations integrated into OCPs and zoning bylaws.</li> <li>Number of new initiatives by community organizations and the private sector to finance affordable housing.</li> <li>Number of new affordable housing units established, including seniors housing.</li> </ul>
<p><b>GOAL 4</b></p> <p><b>Achieve a Sustainable Economy</b></p>	<ul style="list-style-type: none"> <li>Northern development strategy established and resulting in increased economic investment.</li> <li>Increased employment and income in the northern sub-region.</li> <li>Increased proportion of urban population and development in Lillooet and Pemberton.</li> <li>Increased number of tourists and tourism expenditures.</li> <li>Increased agricultural investment, employment and income.</li> <li>Increase in irrigated areas, and stable and secure sources of irrigation water.</li> </ul>

<b>GOAL 5</b>	<ul style="list-style-type: none"> <li>• Area of representative ecosystem types under protection status.</li> <li>• Adoption and implementation of a regional water conservation strategy and rates of water consumption per capita.</li> <li>• Compliance with federal and provincial air and water quality standards and objectives.</li> <li>• Achievement of waste reduction targets and implementation of the solid waste management plan.</li> <li>• Number of initiatives to conserve, restore or enhance natural habitats and ecosystems and areas under such initiatives.</li> </ul>
<b>Protect Natural Ecosystem Functioning</b>	
<b>GOAL 6</b>	<ul style="list-style-type: none"> <li>• Area of parks and greenways and km of trails per capita.</li> <li>• Resident and visitor participation rates in outdoor recreation activities.</li> <li>• Community participation and stewardship initiatives for parks and green spaces.</li> <li>• Scope and range of recreation facilities.</li> </ul>
<b>Encourage the Sustainable Use of Parks and Natural Areas</b>	
<b>GOAL 7</b>	<ul style="list-style-type: none"> <li>• Decreased community crime rates.</li> <li>• Participation rates in sports, recreation and health-related activities.</li> <li>• Status of emergency preparedness plans.</li> </ul>
<b>Create Healthy and Safe Communities</b>	
<b>GOAL 8</b>	<ul style="list-style-type: none"> <li>• MOU's and agreements adopted between the regional district and aboriginal communities.</li> <li>• Number of regional district meetings involving aboriginal representatives.</li> </ul>
<b>Enhance Relations with Aboriginal Communities</b>	
<b>GOAL 9</b>	<ul style="list-style-type: none"> <li>• Number of participatory forums related to RGS implementation.</li> <li>• Status of RGS monitoring and reporting.</li> </ul>
<b>Improve Collaboration among Jurisdictions</b>	

## Roles and Responsibilities

### Squamish-Lillooet Regional District:

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the *Agricultural Land Commission Act* and regulations.
- Adopt Regional Context Statements that serve to implement RGS directives within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS directives in accordance with an Implementation Agreement.
- Monitor and report on implementation of the RGS directives.
- Monitor Quality of Life & Environmental Indicators.

### Member Municipalities:

- Adopt Regional Context Statements that serve to implement RGS directives within Official Community Plans.
- Assist and cooperate in the implementation of the RGS directives.

### Inter-Governmental Advisory Committee:

- Assist and advise on implementation of RGS directives.

## Glossary of Terms

**Affordable housing** means rental or ownership housing priced such that it costs less than 30% of gross household income. Affordable housing is intended for households of low and moderate incomes - those that have household incomes that are 80% or less of the median income reported by Statistics Canada in the previous Census.

**Backcountry Resort** refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/ adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

**Board** means the Regional Board of the Squamish-Lillooet Regional District; for the purposes of the RGS only those Board members who participate in the RGS service may participate in RGS decision making.

**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.

**Complete community** means a type of settlement where necessary and desired services, features and attributes allow residents to live, work, play, shop, and learn within close proximity of their home. A more complete community is one where there is a range of

opportunities for day-to-day activities, resulting in jobs closer to where people live, accessibility to transit, shops and services near home, and a wider range of housing types.

**Destination Resort Development** means self contained, master planned tourism developments in areas of significant natural amenity that provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment or similar recreation activities; and which includes real estate development primarily oriented to short term visitor accommodation (50% of total bed units or more).

**FireSmart** means structured and practical solutions or mitigative approaches to reduce the hazard posed by interface fires to communities and homes.



**Flex Housing** means a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time with a minimum of expense (e.g. UniverCity Highlands neighbourhood in Burnaby; for further information <http://www.cmhc-schl.gc.ca/en/co/buho/flho/index.cfm>).

**Healthy community** is one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

**Natural Capital:** refers to living organisms (i.e., plants, animals, bacteria), water, air, land, non-renewable stocks (i.e. oil and gas, minerals). The value of natural capital is based on the quantity & quality of the *goods* (timber, food, fuel, genetic resources, biochemicals) and *services* that flow from these stocks. Services are those that are essential, support all life and are extremely complex; and include climate regulation, water purification, waste treatment, erosion control, air quality management, nutrient recycling, photosynthesis, soil formation, pest and disease control, and protection from extreme weather damage. Natural capital is one approach to ecosystem valuation, an alternative to the traditional view of all non-human life as passive natural resources, and to the idea of ecological health.

**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.

**Non-market housing** means housing that is owned or controlled by a government or non-profit entity and is rented to low or moderate income households at less than market rent, or made available for purchase at less than market value.

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

**Non-urban** means any unincorporated or incorporated settlement areas, and includes small **Rural Communities, Serviced Residential** areas and **Rural Residential** areas.

**Regional** refers to the Squamish-Lillooet Regional District and its member municipalities.

**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.

**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.

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

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

**Smart Growth** means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.

**Transportation Demand Management:** programs designed to reduce demand for transportation through various means, such as the use of transit and of alternative work hours.

**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.



**Urban Containment Boundary** refers to a set of land-use regulations that prohibit urban level development outside a certain boundary; a regulatory tool used to shape the geographical pattern of urban growth.

**Zero Waste** means the goal of eliminating waste wherever possible by encouraging a systems approach to avoid the creation of waste in the first place. A Zero Waste Systems approach turns material outputs from one process into resources for other processes.

**PLANNING TERMS:**

**Vision:** an overall description of our desired future.

**Goals:** elements that collectively comprise the realization of our vision.

**Strategic Directions:** actions designed to guide RGS implementation.

# APPENDIX A

## Consultation Process used to develop the RGS

The RGS developed through four stages of consultation. Each stage was designed to include engagement of residents, elected officials, First Nations, provincial and federal government agencies, neighbouring regional districts and other stakeholders. A Steering Committee, comprised of SLRD and member municipality administrators and planners, provided leadership throughout the process.

### **Stage 1 (July – December 2004) focused on identifying growth management priorities, goals and objectives.**

The consultation in this stage included a Regional Ideas Symposium, a series of four public engagement workshops, an Elected Officials Forum, an Intergovernmental Advisory Committee meeting, and various communications activities.

### **Stage 2 (January 2005 – January 2006) focused on reviewing and developing the results of Stage 1 and developing a pre-RGS MOU.**

The primary consultation activity in this stage was collection of feedback through online and hard copy feedback forms and dialogue with Mayor and Council of each member municipality and with the Electoral Area Directors Committee. Feedback forms focused primarily on the draft goals. Dialogue with member councils and

electoral area directors focused primarily on the draft vision statement. Meetings of the Intergovernmental Advisory Committee and the Elected Officials Forum addressed both the vision and goals. The SLRD and member municipalities developed the RGS Memorandum of Understanding.

### **Stage 3 (January 2006 - May 2007) focused on developing a draft RGS.**

Consultation in this stage included formation and engagement of five technical working groups, two Elected Officials Forums, and two Intergovernmental Advisory Committee meetings, and meetings with First Nations. The results were used in developing the draft RGS.

### **Stage 4 (June 2007 to June 2008) involves a final public review of the draft RGS.**

Consultation activities in Stage 4 include further consultation with First Nations, a second series of four public open houses, an Elected Officials Forum, first and second reading of the RGS Bylaw, a formal 120 day referral of the RGS bylaw to member municipalities and a public hearing in four locations.

## APPENDIX B

### Quality of Life and Environmental Indicators<sup>6</sup>

The following is the new rationale for using the more updated, streamlined and measurable ISP indicators as a realistic set of data for the RGS going forward.

Table 4 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *smart growth* principles but align with the proposed indicators of the SLRD Integrated Sustainability Plan, thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the regional growth strategy will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life in communities.



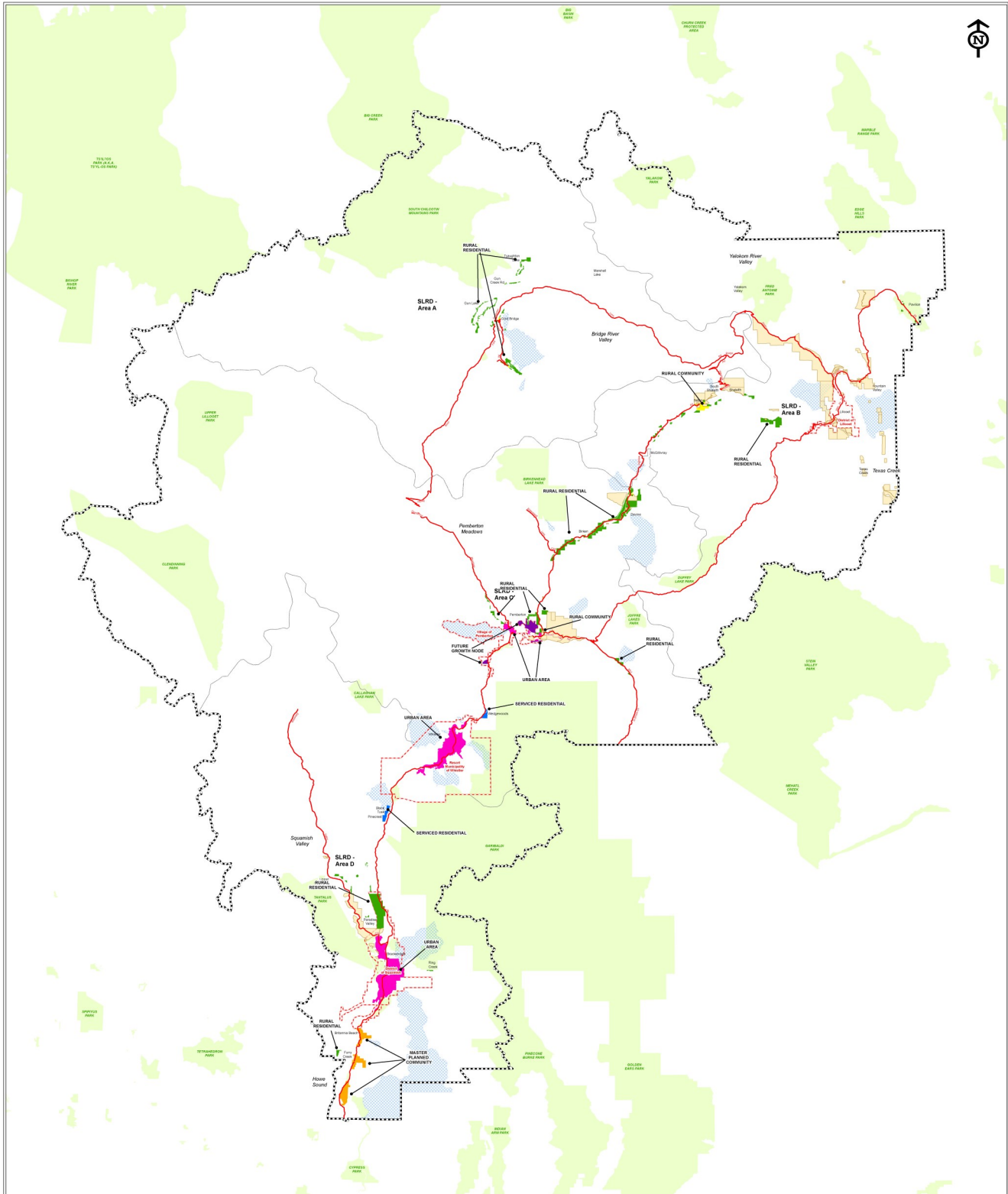
<sup>6</sup>This material derives from Section 2 of the Base Case Report.

**Table 4: Integrated RGS & ISP Goals**

<b>RGS &amp; ISP Goal</b>	<b>Indicators</b>	<b>Description</b>
<b>GOAL 1</b>	Energy Use	Total energy used.
<b>Focus Development into Compact, Complete, Sustainable Communities</b>	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions.
	Material Use	Estimated amount of all materials used (includes landfilled, recycled, composted etc...).
	Population Density	Population per ha of developed land.
	Mixed Use	Ha of mixed use where possible for new areas.
<b>GOAL 2</b>	Highway safety	Fatalities on certain highways.
<b>Improve Transportation Linkages and Options</b>	Transit Commutes	% commuting to work via transit.
	Number of vehicles	ICBC Vehicle ownership data.
	Travel Time between Key Centres	Length of trip time between major Sea to Sky <u>Centres</u> .
<b>GOAL 3</b>	Housing Affordability	Ratio of median income to median assessed residential property value.
<b>Support a Range of Quality Affordable Housing</b>	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas.
	Diversity of Primary Industry	Labour force breakdown by primary industry.
<b>GOAL 4</b>	Median Income	Real median income of SLRD based tax filers.
<b>Achieve a Sustainable Economy</b>	Total Income	Total income reported by SLRD based tax filers.
	Room Revenue	Room Revenue for the SLRD tourism Communities.
	Active Farms	Total ha of active farms
	Population	Population and Sustainable Population Ratios.
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology.

<b>GOAL 5</b>	Species at Risk	Number of vascular species at risk within the SLRD.
<b>Protect Natural Ecosystem Functioning</b>	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is worse than low.
<b>GOAL 6</b>	Recreation Facilities	Recreation facilities and parks/ fields area.
<b>Encourage the Sustainable Use of Parks and Natural Areas</b>	Commercial Recreation Participants	Number of commercial recreation participant trips.
<b>GOAL 7</b>	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
<b>Create Healthy and Safe Communities</b>	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index.
	Recreation activities by residents ( Health Survey)	
	Trail Length	
<b>GOAL 8</b>	First Nations Referral Response Rate	Proportion of SLRD referrals that receive a response from First Nation governments.
<b>Enhance Relations with Aboriginal Communities</b>		
<b>GOAL 9</b>	Voter Turnout	Proportion of the registered voters voting in SLRD Community/ Electoral Area elections.
<b>Improve Collaboration among Jurisdictions</b>	RGS Collaboration	Number of RGS steering committee meetings.

# REGIONAL GROWTH STRATEGY MAPPING

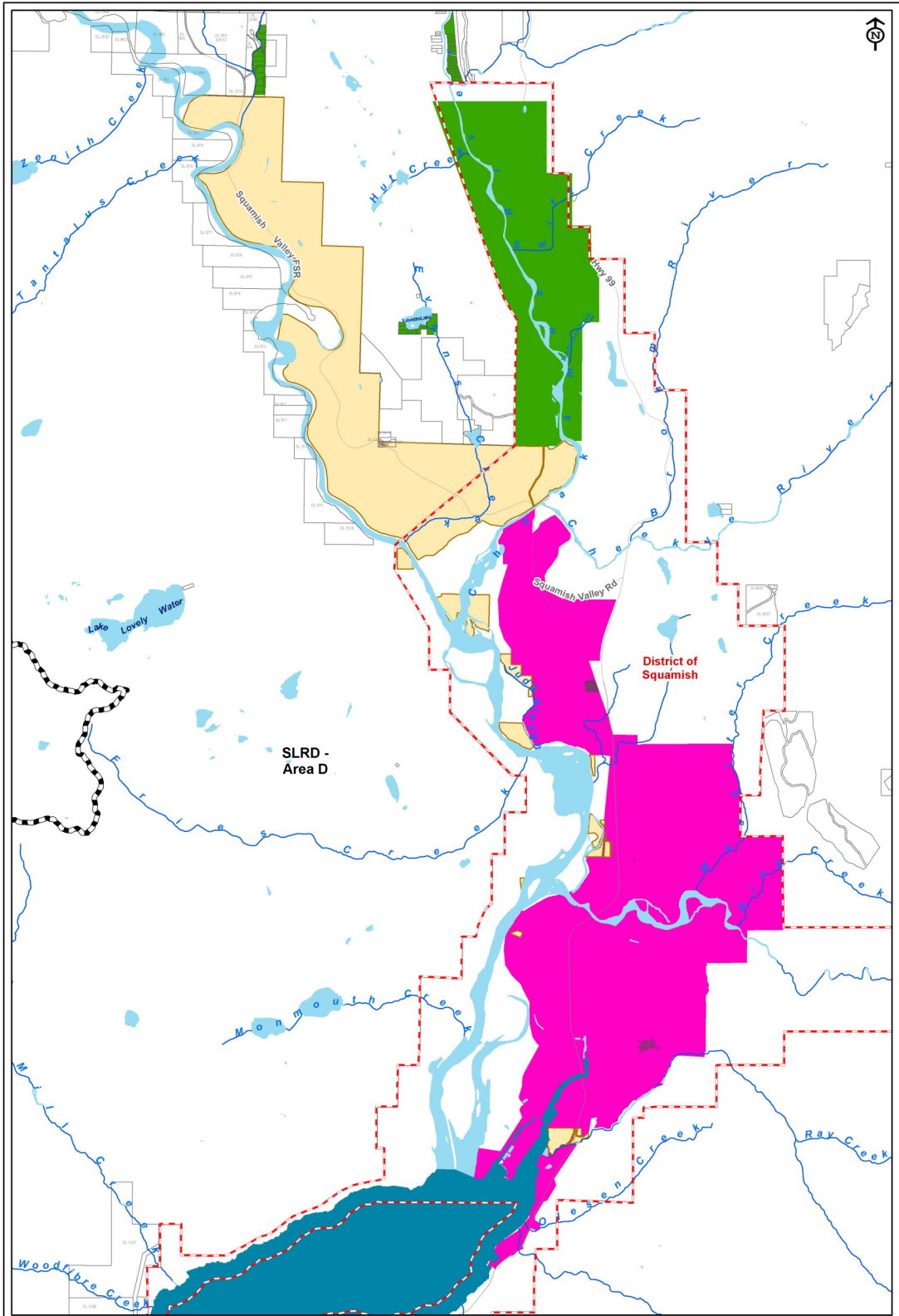


Squamish - Lillooet Regional District  
Bylaw 1062 Map 1

**REGIONAL SETTLEMENT PLAN**



0 5 10 km  
NAD 83 UTM Zone 10N



Squamish - Lillooet Regional District  
Bylaw 1062 Map 1a

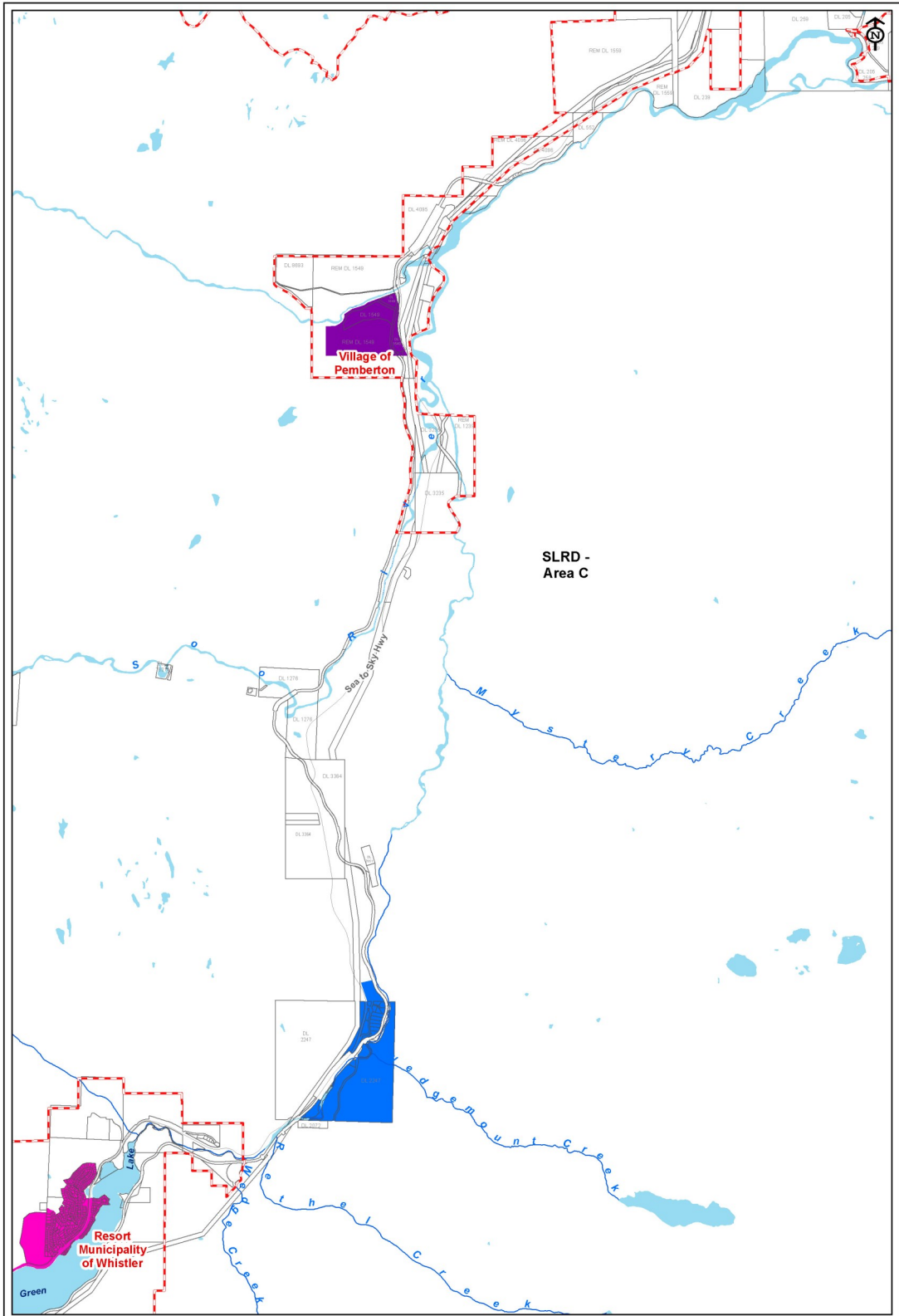
**SQUAMISH SETTLEMENT PLAN**

Integrated Cadastral Fabric	Municipal Boundaries	Future Growth Node	Rural Community
SLRD Boundary	IR	Master Planned Community	Rural Residential
Electoral Area Boundaries	Non-Settlement Area	Serviced Residential	Urban

Scale: 0 0.25 0.5 1 km  
NAD 83 UTM Zone 10N  
Plot Date: 07/04/2014

**Squamish - Lillooet REGIONAL DISTRICT**  
Regional Growth Strategy





Squamish - Lillooet Regional District  
Bylaw 1062 Map 1c, Part 2

**ELECTORAL AREA C SOUTH SETTLEMENT PLAN**

Integrated Cadastral Fabric	Municipal Boundaries	<b>Settlement Areas</b>	Rural Community
SLRD Boundary	JR	Future Growth Node	Rural Residential
Electoral Area Boundaries		Master Planned Community	Serviced Residential
		Non-Settlement Area	Urban

0 0.25 0.5 1 km  
NAD 83 UTM Zone 10N  
Print Date: 03/20/2015

