



REQUEST FOR DECISION

**Tiger Bay Development Corporation -
OCP & Zoning Amendment Application
Bylaws for 3rd Reading
(South Britannia)**

Meeting Date: September 27, 2023

To: SLRD Board

Applicant: Tiger Bay Development Corporation ("Tiger Bay")

Location: South Britannia, Electoral Area D

Legal Descriptions:

1. Part of District Lot 1583 Group 1 New Westminster District Except: Firstly; Part In Reference Plan 4390, Secondly; Part in Reference Plan 4878, Thirdly; Part on Plan 21576, Fourthly; Part Shown as 8.31 Acres on Highway Plan 76 Fifthly; Part Shown as 0.08 Acres on Highway Plan 76, Sixthly: Portion on Plan BCP29232 PID 010-026-151
2. Lot A, Except Part Dedicated Road on Plan BCP28651, District Lots 1583, 2001 and 7034 Plan 21576 PID 010-077-227
3. Parcel 1 (Reference Plan 4878) of District Lot 1583 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-952
4. Parcel 1 (Reference Plan 4878) of District Lot 2001 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-901
5. Part of Lot A Except: Part Dedicated Road on Plan BCP25632 District Lot 2001 and 7035 Group 1 New Westminster District Plan 20309 PID 006-646-921
6. Part of District Lot 4008 Group 1 New Westminster District Except: Firstly: Part on Highway Plan 76, Secondly: Part on Plan BCP29235 PID 010-025-766

OCP Designation:

**Mixed Residential,
Single Family
Residential,
Community
Commercial, Tourist
Accommodation,
Park, and Open
Space**

**Electoral Area D
OCP Bylaw No.
1135-2013**

Zoning:

**Rural Resource 3
and Rural
Resource 4

Electoral Area D
Zoning Bylaw No.
1350-2016**

ALR Status:

N/A

Development Permit Areas:

**Wildfire, Riparian
Area Protection,
Environmental
Protection and
Natural Hazard
Protection**

RECOMMENDATIONS:

1. THAT the written submissions and the minutes of the public hearing held on September 6, 2023 on Bylaw No. 1739-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021” and on Bylaw No. 1740-2021, cited as “Squamish Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021” be received by the Board.
2. THAT Bylaw No. 1739-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021” be given third reading.
3. THAT Bylaw No. 1740-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021” be given third reading.
4. THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw No. 1740-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021” be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.
5. THAT a Community Amenity Contribution in the amount of \$2,000 per apartment unit and \$3,000 per townhouse unit, payable to the Squamish-Lillooet Regional District at the time of the closing of sale of each residential unit in South Britannia, be approved and included in the development agreement.

BACKGROUND:

Board Direction

The Board considered the South Britannia OCP amendment and rezoning bylaws for second reading and referral to Public Hearing at its Regular Meeting on July 26, 2023. The following resolutions (draft) were passed by the Board at that meeting:

1. THAT Bylaw No. 1739-2021, cited as “Squamish Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021”, as amended, be read a second time.
2. THAT Bylaw No. 1740-2021, cited as “Squamish Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740- 2021” be read a second time.
3. THAT the Board direct staff to schedule and advertise a public hearing, to be held in person, and delegate the holding of the public hearing to Electoral Area D Director Tony Rainbow with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw 1739- 2021 and Bylaw 1740-2021.
4. THAT the draft development agreement for the subject lands setting out the developer’s amenity commitments and other obligations be received for information, with the final version of the development agreement to be registered on the title of the subject lands as one of the conditions of adoption of Bylaw No. 1739-2021 and Bylaw No. 1740-2021.
5. THAT should Bylaw No. 1739-2021 and Bylaw No. 1740-2021 be read a third time, that the applicant, as a precondition of bylaw adoption, be required to contribute \$480,600 to

the Squamish Lillooet Regional District towards funding the Britannia Beach Fire Department.

6. THAT staff explore with the proponent a voluntary cash-in-lieu contribution of critical amenities to District of Squamish as part of the Tiger Bay development OCP and Zoning amendment application and that the results of these discussions be brought back as part of third reading.

The July 26, 2023 report to the Board is available via this link: [TigerBay2ndReading.pdf](#)

DISCUSSION:

Public Hearing

The public hearing was held on September 6, 2023 at 7:00 pm at the Britannia Mining Museum multi-purpose room, 150 Copper Drive, Britannia Beach. Present were: Tony Rainbow, Meeting Chair and Electoral Area D Director; Kim Needham, Director of Planning and Development Services; Julie Pendergast, Building Clerk (Recording Secretary); and approximately 96 members of the public, including the project proponents.

The minutes (draft) of the public hearing are attached (**Attachment A**).

A total of 23 people spoke at the public hearing, including 21 members of the public and two representatives of Tiger Bay Development Corporation ("Tiger Bay"). The 21 members of the public who spoke were in support of the project. The stated reasons for supporting the project included Minaty Bay becoming a publicly accessible park, the surf park, more housing in the corridor, tourism opportunities, and local employment opportunities.

A number of the speakers felt that any Community Amenity Contributions (CACs) generated by the proposed development should be used for amenities in the Britannia Beach community. There was also some questioning of the need for, and timing of, a community centre at South Britannia when the North Britannia community centre is just getting launched.

There were 40 individual written submissions (**Attachment B**) received from the public. Of these, 38 people stated that they supported the project, one was opposed and one supported it, but with conditions attached. The reasons for supporting the project were largely the same as those noted above that were expressed by speakers at the public hearing.

Also received was a written petition signed by 82 people (**Attachment C**) requesting that any CACs generated by the South Britannia development be kept in the community, "...for the purpose of supporting Britannia Beach residents and our ever growing population and community."

A written submission was also received from Tiger Bay (**Attachment D**) covering the following key points:

- The requested payment of CACs, as elaborated upon below.
- Tiger Bay is prepared to commit to constructing the playfield in Phase 3 rather than Phase 4.

- Tiger Bay cannot agree to delivering the community centre in Phase 3 rather than Phase 4 for a number of reasons:
 - the detrimental impacts on the financial performance of the project, which is delivering a number of other amenities in earlier phases;
 - residents in earlier phases of the development will have access to these other amenities and Tiger Bay does not agree that the community centre is required due to a lack of amenities for early stage residents;
 - the community centre will be built to a warm shell condition, with the SLRD responsible for the cost of outfitting and operating the facility, which could be burdensome on the SLRD financially if there is not a critical mass of users to support it;
 - the community centre may be built jointly with the potential school, but the timing of school construction will likely not be known for years; and
 - Tiger Bay believes that the residents of South Britannia should be consulted on community needs that would inform the design of the facility and there would not be enough residents by Phase 2 to know what those needs might be.

Related to this, it should be noted that there will be a new community centre opening in North Britannia within the next year. It is likely that this space can be shared with the South Britannia residents, when not in use by the North Britannia residents.

Community Amenity Contribution (CAC)

The Board directed at its July 26, 2023 that staff explore with Tiger Bay a voluntary cash-in-lieu contribution of critical amenities to District of Squamish as part of the development application and that the results of these discussions be brought back as part of third reading.

Tiger Bay's position, per **Attachment D**, is that applying Furry Creek's per residential unit CAC of \$5,000 to South Britannia would be inequitable since Tiger Bay believes that the units planned for Furry Creek will, on average, be larger than at South Britannia. Tiger Bay estimates the average unit sizes at South Britannia (rounded) to be 1,000 sq. ft. for an apartment and 1,500 sq. ft. for a townhouse. Applying a proposed CAC of \$2.00 per sq. ft. (Tiger Bay's number) to these units, the CACs would be \$2,000 per apartment unit and \$3,000 per townhouse unit.

There is some flexibility on unit mix in the proposed CD zone, which would affect the total CACs paid by the time of completion of the project, but Tiger Bay estimates they could be about \$2.5 million in total.

Tiger Bay estimates that its proposed amenity package at the time of second reading of the bylaws was \$31.6 million, or an average of about \$35,000 per residential unit. The CACs proposed above would therefore increase the amenity position of the average sales price by 6.5%, from \$31,000 to \$33,000 for apartment units and from \$46,500 to \$49,500 for townhouse units.

Tiger Bay therefore proposes that the following be enshrined in the development agreement:

- a CAC of \$2,000 per apartment unit constructed;
- a CAC of \$3,000 per townhouse unit constructed;
- the CAC will be payable for each unit at the time of closing of the sale of the unit; and
- the CACs will be paid to the SLRD.

Tiger Bay states in its submission that it does not wish to participate in future direction by the Board on how the CACs are allocated or spent.

Development Agreement

The draft development agreement was discussed in the June 28, 2023 report to the Board and was attached to the report. There were no per unit cash CACs contemplated at the time that the development agreement was drafted. If the Board directs that per unit cash CACs be applied in South Britannia, this will need to be added to the development agreement. The proposed timing of the playing field will also have to be adjusted.

The final version of the development agreement will be prepared accordingly and presented to the Board at the same time as consideration of adoption of the two bylaws. Staff's proposed resolution at that time will be that the Board authorize the Corporate Officer and/or Board Chair to sign the development agreement on behalf of the SLRD and that it be registered on title of the subject lands as one of the conditions of adoption of the two bylaws.

NEXT STEP

The next step is for the Board to consider third reading of Bylaw No. 1739-2021 (**Attachment E**) and Bylaw No. 1740-2021 (**Attachment F**).

OPTIONS

1. (PREFERRED OPTION)

THAT the Board give 3rd reading to Bylaws No. 1739-2021 and 1740-2021 and refer the bylaws to MOTI for approval, and, that the development agreement be revised.

2. THAT the Board defer consideration of third reading of Bylaw No. 1739-2021 and Bylaw No. 1740-2021 and direct that staff and the applicant address additional items.

3. THAT the Board provide another resolution.

ATTACHMENTS:

Attachment A: Public Hearing Minutes – September 6, 2023 (draft)

Attachment B: Public Hearing – Written Public Submissions

Attachment C: Public Hearing – Community Amenity Contributions Petition

Attachment D: Public Hearing – Tiger Bay Written Submission

Attachment E: Bylaw No. 1739-2021

Attachment F: Bylaw No. 1740-2021



REQUEST FOR DECISION
Tiger Bay Development Corporation
OCP & Zoning Amendment Application
Bylaws for 3rd Reading
(South Britannia)

Prepared by: E. Vance, Contract Planner and K. Needham, Director of Planning and Development Services

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: N. Gilmore, Interim Chief Administrative Officer



PUBLIC HEARING

1. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021; and
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021.

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held in-person on September 6, 2023 at 7:00 p.m.

Present were: T. Rainbow., Meeting Chair and Electoral Area D Director; K. Needham, Director of Planning and Development Services; J. Pendergast, Building Clerk (Recording Secretary); and approximately 96 members of the public.

CALL TO ORDER

T.Rainbow introduced and called the meeting to order at 7:00 PM.

CHAIR'S INTRODUCTORY COMMENTS

Good afternoon, my name is Tony Rainbow, and as the Electoral Area D Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Kim Needham, Director of Planning and Julie Pendergast, Building Clerk who will be recording your comments.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed bylaw:

1. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021; and
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021.

This public hearing was advertised in the August 23 and August 30 issues of the Pique Newsmagazine and August 24 & August 31 issues of the Squamish Chief. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

Each individual wishing to speak to the bylaws will be given 5 minutes to speak. After all others have had a chance to speak, they may speak again for another 5 minutes.

When speaking please address myself as Chair and commence your remarks by clearly stating your NAME and COMMUNITY of residence.

Written submissions can be sent in until the end of the Hearing by email to kneedham at slrd dot bc dot ca (kneedham@slrd.bc.ca). Written submissions will have emails and addresses redacted and any information provided may be included in the public record.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaws. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaws and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 40 written submission(s) regarding the Tiger Bay Development Application and associated amendment bylaws. We have also received a petition with 81 signatures. I will now ask Kim Needham to introduce the bylaws.

After Kim's presentation, the applicants will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION

Ms. Needham gave an overview of bylaws 1739-2021 and 1740-2021. The presentation provided information with respect to the project description, proposed amenities, development plans and next steps.

PROPONENTS PRESENTATION

C. Chalmers of Chalmers Consulting gave a brief presentation for the application, describing the vision for the development, as well as impact that feedback from the SLRD Board and public has had on the proposal.

SUBMISSIONS

Donal O'Callaghan, from MacDonald Development Corp., spoke in opposition to the proposed CAC plans. He would like SLRD to commit to the community what the CAC money will be used for, and make sure the money is being spent in this community and not elsewhere in the region. He raised concerns about the legality of CACs being used outside of the community in which it is collected.

Alex Morrissey, Britannia Beach resident, spoke further about amenities and against CAC usage outside of Britannia Beach. She raised concern about North Britannia Beach community centre which is newly built, but still requires furnishing, equipment, etc., and now there is a new one planned for South Britannia Beach. She suggested that if the District of Squamish needs money, there is a tax process that they can go through. She suggested that the CAC process needs more transparency.

Ron Fulber, Britannia Beach resident, spoke in opposition of CAC funds going out of Britannia Beach. He mentioned there is currently no public transit from Britannia Beach to Squamish for residents to use Squamish amenities. He also mentioned upgrades to the sewage treatment plant upgrades– enclose and ozonate to reduce smell of raw sewage before new development is added onto existing system. He spoke about Lions Bay and the low noise pavement/sound barriers, none of that exists in Britannia Beach. He asked that Britannia Beach start being treated like a real community, and keep amenity and tax money in Britannia Beach to continue to develop local community.

Nick Russell, North Vancouver resident, works for Rip Curl and supports project overall. He spoke about how the new development will provide local employment, and surfing to those who would not otherwise have access. He mentioned that Surf Canada is also in support of project and what the proposed surf park will bring to the sport in Canada overall. He spoke to the growth of the sport in Canada, and success of Canadian athletes. He proposed surf park will further enhance Canadian surfing by providing the first world class facility in Canada.

Eric Dumerac, Squamish resident, spoke in support of project and the affordable housing/staff housing it will bring to the area. He runs a tourism business and supports a development that continues growth of the tourism sector as opposed to other industries that may damage the local environment. He stated that CAC money should stay in Britannia Beach, and that this development can help to create a path for how development occurs in this community. Finally, he is concerned about the ethics of CAC collection at the last minute.

Trennon Paynter, Squamish resident, head coach of Canadian Olympic Halfpipe Ski team, spoke about how proposed Surf Park will assist in athlete training across many different sports, and that this facility can be more than just recreation and offers a legitimate sport development facility.

Brian Owen, Furry Creek resident, raised concerns from previous CAC to Squamish from Furry Creek. He noted that residents already pay tax contributions to Squamish amenities, including the pool, and spoke about Area D residents paying a higher percentage of operating costs based on the population base. He raised concerns over weighted voting on the SLRD board, and that Area D residents only have 1 representative that they have voted in. He stated that the SLRD Board does not represent Area D, and finished with stating that CAC funds should stay in Britannia Beach and not go to adjacent municipalities

Willow Thornhill, Britannia Beach resident, spoke to CACs and noted that the funds need to stay in Britannia Beach and proposed doubling it and keeping it local. She also asked if there is a clause in the development agreement to deal with bankruptcy. Electoral Area D Director Rainbow responded that any agreements, bylaws and OCP's would run with the land regardless of who owns the property. Willow Thornhill then asked about the length of construction and noise/disruption from large trucks, etc. Tony Petrevecic, Tiger Bay developer responded that there is a 15-year plan, and development would primarily occur on private roads that would be created by the developer.

Ralph Fulber, Britannia Beach resident, spoke about history of Britannia Beach and what occurred in 1971 when mines were shut down. He referred to the CAC request from the District of Squamish as a last minute "shakedown".

Lee Angel, Britannia Beach resident, owner of Squamish Connector is in support of project and how it will support/help flow of traffic in the area. He believes that this project will be good for transit.

Gary Brooklyn, Britannia Beach resident, spoke about agreeing with previous concerns/comments about the CAC. Gary stated there is an opportunity to really do something in the community as amenities come back online. He believes that the CAC needs to stay in the community, and he brought up possible incorporation of Britannia Beach. He is in support of the project.

Pam Tattersfield, Britannia Beach resident, generally supports project, with some hesitation about number of units. She spoke about support of Minaty Bay access and transit centre, and asked about having Minaty Bay access moved up to Phase 1 as opposed to Phase 2.

Jonathan Mahec, Britannia Beach resident, is a recreational surfer and spoke about how the surf park will bring new people to the sport, educate people on how to use the ocean and promote safety. He spoke about how it will allow adaptive surfers to access the sport, as well as allowing children and beginners a safe environment to try the sport. He also talked about positive impacts of sport/surfing on mental health. He can't wait for this project to open.

Myles Ricketts, Britannia Beach resident, is in support of surf park and spoke about how it is a huge asset to existing industry and sports. He spoke about how development will provide access to the beach in Britannia Beach, which currently does not exist.

Jonathon Penfield, Squamish resident, spoke about how sometimes developers use amenities to push through projects, and stated that it was beneficial to see them committed to before development started. He spoke about how this development is building its own infrastructure.

Deron Johnson, Britannia Beach resident, noted their full support of the development and spoke to it creating more opportunity for locals to live and work in the community.

Jerry King, Squamish resident, is in support of project and spoke to the positive economic and tourism impact. He noted that the housing typology was encouraging and liked the mixed use.

Tony Petricevic, Tiger Bay Head of Development spoke to clarify that the surf park development would begin in Phase 1, as well as some food and beverage. In Phase 2 subdivision would occur, and roads would be created. This is when Minaty Bay would become accessible- as it has to wait for subdivision/roads.

Ron Fulber, Britannia Beach resident, asked the SLRD to make deliberations surrounding CAC as public as possible.

Christine Best, Britannia Beach resident, spoke about the struggle of getting the Britannia North community centre going, and questioned a second being built prior to the first one getting off the ground. She has concerns about duplication of the community centres.

Mark Sampson, Britannia Beach resident, mentioned that Squamish is not short on big projects, and Britannia Beach only has one left. He'd like to see the amenity funds stay in Britannia Beach.

Jeffrey Edward, Squamish resident, supports the project as a Britannia Beach business owner who hires local staff from Britannia Beach. He appreciates having more staff housing in the area.

TERMINATION

Director Rainbow called three times for further comments. He adjourned the public hearing for:

Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021; and
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021
at 8:26pm.

Approved by: Tony Rainbow, Electoral Area D Director

for
Julie Pendergast, Recording Secretary

August 31, 2023

Board of Directors
Squamish Lillooet Regional District
Box 219, 1350 Aster Street
Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia.

Canada Skateboard is the official National Governing Body for Skateboarding in Canada, recognized by the Canadian Olympic Committee, Sport Canada and World Skate.

The opportunity that exists at South Brintainia to create an action sports hub with a surf wave and skatepark within a vibrant community would have an incredible impact on the youth of the region and action sports in Canada. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

In addition to the sport amenities, the attainable multiple-family housing form, including significant affordable housing, would attract skilled athletes who could live and train within this incredible community. This will create a mixed-community of individuals and families in a vibrant, walkable, complete community. The comprehensive pathway, open space, parks and neighbourhood commercial areas will become community gathering places to nurture a strong sense of community.

The WaveGarden surf park and a potential covered skateboard training facility as an anchor to the community, and as a world-class recreation destination, will generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and glamping sites will draw additional economic opportunity and increase hospitality options in the region.

Finally, the dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

I appreciate the development will require new servicing and will access Highway 99, but given the significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, on balance I support the project.

Outside of Canada Skateboard, I am a homeowner in Squamish. I believe this project is an incredible vision and something that I personally would love to see move forward.

Yours Truly,

Adam Higgins
High Performance Director
Canada Skateboard

Cc: Kimberley Needham, Director of Planning
Steven Olmstead, Contract Planner



surfcanada



August 29, 2023

Board of Directors
Squamish Lillooet Regional District
Box 219, 1350 Aster Street
Pemberton, BC, V0N 2L0

Sent by Email: [REDACTED]

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

I am excited to support Tiger Bay Development Ltd's. application for rezoning at South Britannia.

SURF CANADA is the official recognized National Sport Federation for Surfing, Stand Up and Prone Paddleboard (SUP) in Canada, by the International Surfing Association (ISA), International Olympic Committee (IOC) and the Canadian Olympic Committee (COC).

SURF CANADA is responsible for delivering the Nationals Championships for Surf and SUP each year and for selecting the official Canadian Surf and SUP Team to compete internationally at World Championships, Pan American Games and Olympic Games.

The International Surfing Association (ISA) is recognized by the International Olympic Committee (IOC) as the International Federation (IF) and World Governing Authority for Surfing, SUP and Paddleboard.

Vision

- South Britannia, BC, Canada becomes one of the World's most unique surfing destinations.

SURF CANADA HEADQUARTERS

Phone: [REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

- South Britannia becomes the Official Training and Events facility partner for Surf Canada.
- By having access to a Canadian based world-class facility, Surf Canada becomes one of the World's top performing surf teams.

Potential Hosting Opportunities

Classes/Academy:

- Introductory
- Intermediate
- Advanced
- Pro

Clinics:

- ISA Certified
- Local/Regional/Provincial Events:
- Club Events

National Events:

- Surf Canada Nationals
- SUP Nationals
- Olympic Trials

International Events:

- ISA World Surfing Games
- ISA World Junior Surfing Championship
- ISA World SUP and Paddleboard Championship
- ISA World Masters Surfing Championship
- ISA World Longboard Surfing Championship
- ISA World Adaptive Surfing Championship
- ISA World Bodyboard Championship
- World Surf League (WSL) Pro Qualifying Events

Private Events:

- Stab High
- Rip Curl GromSearch

Hosting Benefits Local/Regional/Provincial:

Hosting grass roots events would help grow and develop the sport of surf within the community of South Britannia, and the Province of B.C..

National:

Hosting National competitions would attract top Canadian surf athletes from across the Nation and around the world to this facility. There would be economic, image, reputation and social benefits from hosting national events.



surfcanada



International:

Hosting an ISA and/or WSL events will attract competitors and surf fans from all corners of the world to your community, while providing a real, measurable direct economic impact and global media value.

Through an ISA and/or WSL events you can:

- Access a global audience through international media attention
- Grow tourism revenue from visitor spending
- Promote the country/region as a top surf destination
- Further establish the area as an international tourism destination
- Create a turnkey event activation with minimal community impact

PRIORITY ALIGNMENT

Community/Social Benefit

- Creating the opportunity to surf is in alignment with the Sea to Sky strategy for healthy living.
- Surfing is for everyone
- Truly unique attraction and showcase the first World Class, purpose built, surf park in Canada
- Support the development of Team Canada and Canadian surf athletes

I strongly encourage the SLRD to approve the rezoning application as presented.

Yours Truly,

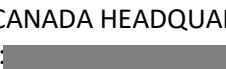


Dom Domic
Executive Director | Directeur Exécutif, CSA SURF CANADA

1417 Broad Street | Victoria, B.C. V8W 2B2

SURF CANADA HEADQUARTERS

Phone:



September 5, 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0
Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:
Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Representing MSAA (Mountain Skills Academy & Adventures) with offices in Squamish and Whistler. As well as Ridehub Café. Employing in totality approximately 50 local people. As citizens ourselves and concerned businesspeople living in Squamish.

We echo the wide community support for the South Britannia Project.

We find that the project has all the elements that will not only greatly benefit the Sea to Sky as a whole, but it forges the continued type of development we are aligned with. Which is development that resolves community issues such as the need for more affordable housing and staff accommodation. The need to provide more housing opportunities to support our growing community. The need for more public parks and sports amenities. The need to develop sustainable tourism as *the* mainstream industry in a locale that after all, due to its natural splendour and amazing terrain is destined to be a world class tourism destination. The best of industries for the planet and for our futures.

We would also like to state that as we understand it, this is a private property development for which the proponent has been applying for 8 years now. Anyone would agree that this is an inordinate amount of time for any project to be adjudicated. No less than three Squamish mayors have had their say and personal opinions on the matter. What is more we have found out that at this last minute, that the board is imposing an additional monetary ask of several millions of dollars to the proponent. An action which we severally question on its ethical grounds.

Please accept our full support for the South Britannia project in its whole.

Sincerely,

A rectangular grey box redacting the signature of the sender.

Director and on behalf of co-directors: , Eric Dumerac



San Sebastian, 5th September 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Dear Board of Directors,

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Wavegarden is an innovative engineering company dedicated to the research, design, manufacture, installation, commissioning of wave generation systems, and the construction and operation of surf lagoons.

Wavegarden's technology offers the greatest variety of waves and highest user capacity, with the lowest energy and water consumption in the market.

We remain true to our mission to share the incredible experience of surfing perfect waves with everyone around the world. The company has an extremely high growth potential in this emerging sector with more than 70 projects currently in development across the globe, 6 facilities operating successfully and 7 projects currently under construction across 4 continents.

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. We have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

Specifically, the Wavegarden surf park, as a central feature of the community, will provide a world-class recreation destination generating significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The 'Blue Health' benefits of surfing are well established and the surf park will help thousands of people restore their mental and physical health while boosting their wellbeing.

Finally, the dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the





Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

Sincerely,

Fernando Odriozola.
Business Development Director



 Kimberley Needham, Director of Planning

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: Failure Notice
Date: Tuesday, September 5, 2023 8:12:34 AM

From: Alpine Carpet & Upholstery Cleaning Ltd [REDACTED]
Sent: September 4, 2023 7:34 AM
To: Planning <planning@slrd.bc.ca>
Subject: Fw: Failure Notice

Caution: External email. Please take extra care.

Hello

I'm a long time Sea to sky local , business owner and writing about the south britannia surf resort , We are enthusiastic and fully support the project , pls make reference to bylaws 1739-2021 and 1740-2021 .

Thank you for your help and hope this email would help accelerating the project timeline .

Jonathan Desrosiers and Mylene Neveu

[REDACTED]
Britannia-Beach resident

[Sent from Yahoo Mail for iPhone](#)

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: Letter in Support of South Britannia Development
Date: Tuesday, September 5, 2023 3:42:50 PM

From: Paul Chutter <p[REDACTED]>
Sent: September 5, 2023 3:38 PM
To: Planning <planning@slrd.bc.ca>
Subject: Letter in Support of South Britannia Development

Caution: External email. Please take extra care.

To Whom It May Concern,

I am writing this letter in support of the proposed South Britannia development, led by Tiger Bay Development.

The vision for this scarred and long-neglected corner of the beautiful Sea to Sky Corridor represents a triumph in vision and ambition. It is one that will contribute significant sorely needed community amenities, most significantly housing, but also cement Squamish, Britannia, and the surrounding areas as one of, if not the, adventure capital of North America.

Let us continue to be pioneers in community, sport, adventure tourism and active lifestyles by supporting this project that is so highly anticipated by locals, tourists, and burgeoning Olympians alike.

This email may be submitted to the official public hearing record.

Regards,

Paul Chutter

[REDACTED]

Vancouver, BC

[REDACTED]

In Reference to Bylaws 1739-2021 and 1740-2021

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: Public Hearing
Date: Wednesday, September 6, 2023 8:11:03 AM

From: Alexandra Morrissey [REDACTED]
Sent: September 5, 2023 8:32 PM
To: Planning <planning@slrd.bc.ca>; Tony Rainbow <TRainbow@slrd.bc.ca>; needham@slrd.bc.ca
Subject: Public Hearing

Caution: External email. Please take extra care.

Good Evening,

Tomorrow I will be speaking at the community meeting regarding the Britannia South Development.

I would like to see this development go forward. I think it offers a lot in the way of support for Britannia residents and the growth of our community.

I believe the actions Squamish has taken to prevent the development of Britannia for its own gain as self-serving. I also see these actions as a hindrance to the entire sea-to-sky community as a whole.

Many people in the community are in agreeance that if a further cash CAC injection is required for this development to move forward, then that money should go to support the residents of Britannia Beach.

Thank you for your time,
Alex

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: South Britannia - Bylaw No. 1739-2021 and 1740-2021
Date: Tuesday, September 5, 2023 4:08:25 PM

From: Donald Lewisham <d[REDACTED]>
Sent: September 5, 2023 3:55 PM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia - Bylaw No. 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Hey there SLRD team

I am writing this email to show my support for the South Britannia project by Tiger Bay Development.

I live in Whistler and think that this project brings a lot of things into the Sea to Sky corridor that are needed along with bringing a world class attraction to the area.

We need more housing, jobs for locals, diversification for year round activities, development of the waterfront and more parks for the general public to use.

This development ticks all the boxes. I would like my email submitted to the official public hearing record.

Thanks for your time and I appreciate all your hardwork serving our community.

Don Lewisham

[REDACTED]
Whistler, BC

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: South Britannia Project
Date: Tuesday, September 5, 2023 11:04:23 AM

From: Mark Savoy [REDACTED]
Sent: September 5, 2023 10:56 AM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia Project

Caution: External email. Please take extra care.

Hello,

My name is Mark Savoy. I'm a resident of Vancouver and Whistler and I travel the corridor often. I've lived in this area my whole life, and I have a wife and teenaged son. We're skiers and hikers and spend a lot of time in the Sea to Sky corridor. I'm also a surfer.

I would like to voice my support for the Tiger Bay Rezoning Application at South Britannia rezoning - reference Bylaws 173902021 and 1740-2021. I have reviewed the application and believe it is entirely consistent with community vision of the OCP. The Sea to Sky corridor is such a great place to be, and this project would add to its world class status. Plus the housing, public space and commercial components of the project seem to be exactly what Britannia needs. And the Wave Garden surf park would be an especially interesting part of the project that I believe our region desperately needs - it's long overdue.

Please include this email as a submission to the official public record, in support of the proposals.

-Mark Savoy

[REDACTED]

Whistler BC

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: South Britannia Public Hearing bylaws 1739-2021, 1740-2021
Date: Tuesday, September 5, 2023 8:13:15 AM

From: Ben Wood [REDACTED]
Sent: September 2, 2023 2:05 PM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia Public Hearing bylaws 1739-2021, 1740-2021

Caution: External email. Please take extra care.

To whom it may concern,

I'd like to express my support for the South Britannia Project. I have lived in the Sea to Sky corridor for 25 years and feel like this project would be great for the community and the area at large. I have worked in resort communities in Whistler and elsewhere in BC and now live and work in the lower mainland.

The last 15 years of my career have been in the property management, development, real estate sector. There are now numerous mixed-use developments based around shopping centres etc. but South Britannia is something completely different. This is a community based around people's shared passions, surfing and the outdoors. The master plan has numerous amenities for the public and I know for a fact that these would be used for years to come.

As an avid surfer, skater, biker, hiker, camper, etc. I feel like this project brings something new to the area and will be yet another success for the Squamish area. Please submit this email to the official public hearing record.

Kind Regards,
Ben Wood

[REDACTED]
Burnaby BC
v3J-1A4

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: South Britannia
Date: Thursday, September 7, 2023 8:05:23 AM

-----Original Message-----

From: Mark Abma [REDACTED]
Sent: September 6, 2023 8:01 PM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia

Caution: External email. Please take extra care.

My name is Mark Abma and I live in Pemberton, BC.

This is referencing 1739-2021 and 1740-2021.

I support this project because it will provide jobs and housing for local residents.
This will also bolster Canadian surf culture and provide a fun and safe location for people of all ages to learn how to surf. This will be an incredible amenity for the Sea to Sky community and beyond.

I would like to submit my email to the public hearing record.

Thanks- Mark Abma

From: [Planning _](#)
To: [K Needham](#)
Subject: FW: South Britannia Development Public Hearing
Date: Monday, August 28, 2023 9:41:07 AM

From: Bryan Pudney [REDACTED]
Sent: August 28, 2023 8:49 AM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia Development Public Hearing

Caution: External email. Please take extra care.

Hi,

My name is Bryan Pudney and I live in Vancouver. I am writing in regards to the proposed development in Britannia for the Surf Park and future residential neighbourhood.

This also references bylaws 1739-2021 and 1740-2021. I would like this email submitted to the official public hearing record.

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

Specifically, the attainable multiple-family housing form, including a significant affordable housing, will create a mixed-community of individuals and families in a vibrant, walkable, complete community. Neighbourhood level commercial, and the comprehensive pathway, open space, parks and neighbourhood commercial areas will become community gathering places to nurture a strong sense of community.

The WaveGarden surf park as an anchor to the community, and as a world-class recreation destination, will generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and cabins will draw additional economic opportunity and increase hospitality options in the region.

Finally, the dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

I appreciate the development will require new servicing and will access Highway 99, but given the significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, on balance I support the project.

Cc: Kimberley Needham, Director of Planning

--

Bryan Pudney
Real Estate Advisor
Development Services
Sea & Sky Real Estate Team

ENGEL&VÖLKERS

Engel & Völkers Vancouver / Tofino
1152 Mainland, #130
Vancouver, BC V6B 4X2



From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: South Britannia Project
Date: Tuesday, September 5, 2023 4:33:34 PM

From: Chris Sutton [REDACTED]
Sent: September 5, 2023 4:32 PM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia Project

Caution: External email. Please take extra care.

Attn: Board of Directors, Squamish Lillooet Regional District

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021

Please accept this email of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. It will create such a great destination for locals and tourists alike to frequent with the hotel, the beach park and the international surf park on site. It will be great for all ages to be able to recreate together in such a beautiful setting.

I also am very supportive of the attainable family housing on site, with businesses that we are involved with in Squamish, we have many staff who move away as they cannot find an affordable place to live so this will be great to try and alleviate some of those problems.

Yours Truly,

Chris Sutton
SLRD Resident
[REDACTED]

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: Support for by-laws 1739-2021 and 1740-2021
Date: Monday, August 28, 2023 9:40:52 AM

From: Kevin Duan [REDACTED]
Sent: August 27, 2023 9:48 PM
To: Planning <planning@slrd.bc.ca>
Subject: Support for by-laws 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Dear SLRD Board of Directors,

I am writing in support of the proposed South Britannia development SLRD by-laws 1739-2021 and 1740-2021. As a long-time surfer that recently moved to the Lower Mainland, I am thrilled and fully supportive of the proposed development. This will allow the growth of the wonderful sport of surfing in Canada and will also bring tremendous business to the Squamish and Britannia Beach areas. Wave pools are exploding in popularity around the world, and this would be an opportunity for BC to be on the leading edge of this growing industry with the first surf park in Canada, and one of the first in North America. I have often considered traveling across the globe just to go to a surf park, so having one a 50min drive away from my home would be a dream.

I would like this email to be submitted to the official public hearing record. Thank you!

Kevin Duan (residing in Vancouver)

From: [Planning](#)
To: [Kim Needham](#)
Subject: FW: Support for Tiger Bay Rezoning Application, South Britannia
Date: Monday, August 28, 2023 11:39:40 AM

From: Ben Smith <[REDACTED]>
Sent: August 28, 2023 11:29 AM
To: Planning <planning@slrd.bc.ca>
Subject: Support for Tiger Bay Rezoning Application, South Britannia

Caution: External email. Please take extra care.

August 28, 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and am excited about what the team has put together believing it to be the most "Sea-to-sky" appropriate proposal I have seen... and appears to be consistent with the Official Community Plan in its ability to create housing, viable business, and vibrancy to what has been a scar on the corridor for many years.

I am supportive of the mix of multi-family housing including a substantial affordable housing component. I also believe the commercial component provides needed amenities without being so large as to be difficult to fill. The comprehensive plan that engages the natural environs, healing the lands with new parks, open spaces and pathways to connect to the forest and ocean, whilst connecting homes and business will make it an incredible place to live and visit. This site has been a barren pit for too long and I welcome the proposal from an environmental standpoint to reactivate the wetlands, enhance the creeks that run through the site and plant new trees to remediate a once industrial eye sore.

The WaveGarden surf park as an anchor to the community, and as a world-class recreation destination, is exactly the type of amenity that should go there in its ability to connect the culture of the sea-to-sky with a globally important water sport which is one of the few

pursuits yet to find a home in the area. At the same time, and given the footprint required for a surf park, the gravel pit location (including the aquifer it sits on) makes it a massive improvement to the lands vs. anywhere else it might go. With some connection to the action sports industry I understand there is significant excitement from the business community who plan to bring all levels of jobs into the area – with global brands excited to set up shop and / or come to support it with their own investments. As surfing is now an Olympic sport, I am excited for the investment we might expect associated to Olympic related qualifier events etc. and for the opportunity to train up youth in the community to compete at the highest level. It will no doubt become yet another tourism draw to the area contributing to many other amenities that draw travellers to the area and fuel our local economies. Being so close to the airport, the city, Whistler Blackcomb and more, there is no doubt it will be a hugely successful business and draw for the area.

Finally, the gift of a new public park at Minaty Bay will be a long term free asset for the entire corridor to enjoy. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will be incredible to have the gates removed for all to enjoy.

As a former member of the Transit Advisory Group in Whistler, I am well aware of the traffic challenges through the corridor and specifically in this location. I believe the improvements the development can provide to access will provide some relief and I am convinced of the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation who are ultimately responsible for the traffic plan for the hwy and transit strategies which are only going to increase for our incredibly desirable part of British Columbia and Canada.

It is without hesitation that I support this project in this location.

Yours Truly,

Ben Smith
Whistler, British Columbia

Cc: Kimberley Needham, Director of Planning

From: [Brad Gerhardt](#)
To: [K Needham](#)
Subject: Fwd: Public Hearing
Date: Friday, August 18, 2023 6:06:03 AM

Caution: External email. Please take extra care.

Sent from my iPhone

Begin forwarded message:

From: Brad Gerhardt [REDACTED]
Date: August 17, 2023 at 3:58:33 PM PDT
To: kneeham@slrd.bc.ca, Tony Rainbow <trainbow@slrd.bc.ca>
Subject: Public Hearing

Yes, I agree with you that the money(monies) should be kept within our original BBC
(Britannia Beach Community) and not for anything to do with Britannia South.

Brad & Lynda Gerhardt
[REDACTED]
Britannia Beach

Sent from my iPad

From: [J Keenan](#)
To: [K Needham](#)
Subject: South Britannia Project
Date: Tuesday, September 5, 2023 9:52:26 PM

Caution: External email. Please take extra care.

Jeff Keenan

Wedgewoods SLRD

ByLaw: 1739-2021 & 1740-2021

Submit note to public hearing.

As a SLRD resident and long term Sea2Sky resident, I am for this project to move forward. Growing up in the North shore, we had friends that lived in Britannia Beach. I remember spending summer days down at Minaty bay, hanging at the beach and having campfires at night. It was and always has been a great gathering place.

I am an avid surfer too and have followed mechanical surf pools for years. Reading about successus and tribulations, the industry has grown leaps and bounds. To have one in our own backyard would be a dream come true.

This development is what the Sea2Sky needs, I personally think there should be some subsidized housing mixed in and a program like the WHA put in place within the SLRD to cater to our growing community.

Thanks

--

Jeff Keenan

<W>

OUTBOUND STATION

JEFFREY EDWARD

[REDACTED]

Britannia Beach, BC V0N 1J0

SLRD Board of Directors

Squamish-Lillooet Regional District

Planning Department

PO Box 219, Pemberton, BC V0N 2L0

RE: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Dear SLRD Board of Directors,

I am writing to you as the owner of OUTBOUND STATION, a café and restaurant located adjacent to the proposed Tiger Bay Development known as "South Britannia". As a stakeholder in the community, I have followed along with the development plans over the last number of years and have also taken the time to review the details of the development as presented in the recent staff report dated July 26, 2023.

I am excited about the potential benefits and improvements this development promises to bring to the Sea-to-Sky and more specifically, the Britannia Beach area. The mixed-use development approach, which includes considerations for incredible recreational amenities, affordable housing, transit, environmental protection, and more, provides great balance between maintaining the natural beauty of the region while also supporting and strengthening the local economy. I am particularly thrilled about the introduction of the Surf Park. Such a unique attraction promises to invigorate our broader community and further bolster British Columbia and the Sea-to-Sky region as a tourism destination, further supporting the local economy. The provision of expansive recreational park space showcases a commitment to fostering outdoor activities and promoting community well-being. I eagerly anticipate the realization of all of this and greatly appreciate the balance between economic and housing development, amenities, and maintaining surrounding natural environment.

I believe that the creation of South Britannia will not only enhance the living experience for the residents of the Sea-to-Sky region, but will also positively impact businesses like mine. The influx of residents and the creation of new amenities will undoubtedly increase foot traffic and patronage to the coming businesses in the region, further solidifying our place in the community. We employ over 30 community members, several of which are from the Britannia region. However, we still often find ourselves "short-staffed". The increased housing will be of great benefit to our business operation as well as those soon coming to the region.

In conclusion, I support Tiger Bay Development Corporation's proposed development for South Britannia. I am optimistic about the future of our community and look forward to the positive changes this development will bring. I would like to ask that this letter be submitted to the official public hearing record.

Thank you for considering my feedback, and I trust that the SLRD Board will make a decision that benefits all stakeholders in the community.

Best regards,

[REDACTED]

JEFFREY EDWARD
OUTBOUND STATION

From: [K Touhey](#)
To: [Planning](#)
Subject: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021
Date: Tuesday, September 5, 2023 5:09:44 PM

Sept 5, 2023

To:
Board of Directors
Planning Department
Squamish Lillooet Regional District PO Box 219, Pemberton, BC, V0N 2L0

Sent by email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I would like this email submitted to the official public hearing record. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

I have had a few opportunities to speak with some of the leaders involved in this project, and I feel that it is being undertaken in good faith, and true to the spirit of what I feel is a great future for the entire Sea to Sky.

I have been a resident of Squamish since 2007, and a full-time resident and homeowner since 2012. My wife and I work from our homes in Squamish, and I am building a new technology business, which I hope to base locally. Our child was born and goes to school in Squamish, and we consider ourselves very connected and invested in the community.

We initially moved to Squamish for all of the outdoor sports that the corridor offers. It is the backbone of what has caused such a positive social, community and economic turnaround in the past few decades; by attracting people and businesses with the same positive spirit. This proposal is another great opportunity to compound that. I feel that it would only bolster and echo the same kind of positive growth seen in Squamish.

In particular, our family is excited (for ourselves and for the impact on the corridors as a whole) on the benefits of the wave garden surf park as an anchor to the community. The sea to sky has *almost* everything; with the one most notable missing component being an option for surfing. This is an opportunity to fill the gap; and would only be a net benefit to the community, Britannia, Squamish and the entire region.

Understanding the challenges of density and through-traffic of our nearby communities, I have seen some preliminary details, and in speaking with some of the project leaders, I do truly believe that matching and addressing all of the common density&traffic concerns is core to their proposal and their desired outcome. I feel that they truly want to work with the community for a win-win scenario. I think the proposal for sustainable multi-family housing, with commercial and park spaces will be an excellent fit, and help to create its only very unique and potentially amazing niche, which betters the sea to sky as a whole.

And let's face it... *something* is going to happen to that land, and this proposal is the absolute best-case scenario of a designed solution. I think the Tiger Bay proposal is one which actually fits the spirit of outdoor living, grows the economy, creates and bridges community, and actually has a pretty good solution to some common concerns with any development.

I know that Tiger bay Development is willing to satisfy SLRD and Min of Transport's requirements, and as such I think the benefits to the sea to sky are huge.

I support this project.

Sincerely,
Kyle Touhey
Squamish, BC.

August, 28th 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

The WaveGarden surf park as an anchor to the community, and as a world-class recreation destination, will generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and cabins will draw additional economic opportunity and increase hospitality options in the region.

The dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

In addition to the above, the attainable multiple-family housing form, including a significant affordable housing, will create a mixed-community of individuals and families in a vibrant, walkable, complete community. Neighbourhood level commercial, and the comprehensive pathway, open space, parks and neighbourhood commercial areas will become community gathering places to nurture a strong sense of community.

I appreciate the development will require new servicing and will access Highway 99, but given the significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, on balance I support the project.

Yours Truly,

Mr & Mrs MAHEC
Britannia Beach, British Columbia

Cc: Kimberley Needham, Director of Planning

Date: August 28th 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca,
Cc: Kimberley Needham, Director of Planning

Dear Board of Directors:

**Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021**

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a unique, impactful, and economically important community.

Specifically, the Sustainability plan we have compiled will be like no other resort in the area. Due to there being no Natural Gas in the area, we have come up with a design, build solution using Geothermal Ground Source Heat Pumps for all the heating, cooling and hot water on this site. There is adequate space to use the ground as a thermal heat sink/battery to store heat in the summer and cold in the winter. This would help the project become very sustainable and have a chance to be a Net-Zero Energy experience with the inclusion of planned solar, micro-grid and battery energy storage assets into the design.

Earth Energy Geo will be designing a Thermal Energy Network that efficiently connects the over 900 housing units, hotel and ancillary buildings. Also, the 150 market-restricted affordable housing units will provide much needed affordable and attainable rental housing in a new neighborhood.

The WaveGarden surf park will provide an anchor to the community and increase property value. It will create a one-of-a-kind world-class recreation destination and generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and cabins will draw additional economic opportunity and increase hospitality options in the region.

Dedicating an area for a park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only water-front / beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

Although the development will require new servicing and access to Highway 99, the significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, has sufficient core reasons for me to fully support the project.

Yours Truly,



Marcus Cintas
Managing Director
Earth Energy Geo



August 30, 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

I have worked with several wave park projects around the globe and recently oversaw the opening of [The LineUp at Wai Kai](#) on Oahu. The facility has provided an incredible facility for the local community and tourists who visit the island while generating over 200-jobs. From professional surfers, kids training to become pros to never-ever surfers. A surf park creates the same dynamic setting similar to what ski, bike and golf has achieved in the SLRD region.

Specifically we'd also note, the attainable multiple-family housing form, including a significant affordable housing, will create a mixed-community of individuals and families in a vibrant, walkable, complete community. Neighbourhood level commercial, and the comprehensive pathway, open space, parks and neighbourhood commercial areas will become community gathering places to nurture a strong sense of community.

The WaveGarden surf park as an anchor to the community, and as a world-class recreation destination, will generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and cabins will draw additional economic opportunity and increase hospitality options in the region.

Finally, the dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

I appreciate the development will require new servicing and will access Highway 99, but given the significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, on balance I support the project.

Yours Truly,


Mark "Skip" Taylor & Paula Blanchet
Victoria, BC



Cc: Kimberley Needham, Director of Planning



September 4th, 2023

Board of Directors
Squamish Lillooet Regional District
Box 219, 1350 Aster Street
Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

On behalf of Rip Curl Canada, I support Tiger Bay Development Ltd's. application for rezoning at South Britannia.

The inclusion of the Surf Park at South Britannia will create a world class surfing facility on the Sea to Sky corridor, adding to the regions claim of being the adventure capital of Canada.

Rip Curl has several relationships with other Wave Pool locations around the world, including Spain, UK, and Australia. Each of these locations have had a positive economic & cultural impact to the retrospective regions on several fronts:

- providing local employment opportunities
- enhancing tourism to the area by bringing in participants of all levels, providing benefit to not only the venue but surrounding tourism destinations and providers
- provides a world class facility for National and International competitions, something that does not exist anywhere in Canada at this time.
- provides a world class training facility for elite Canadian surfers vying for Olympic selection

I strongly believe that this will be a fantastic addition to the local area and will provide additional opportunities for people living on the west coast to maintain a healthy, outdoor lifestyle.

I encourage the SLRD to approve the rezoning application as presented.

Yours Truly,



Nick Russell
Vice President – Sales and Marketing
KMD Brands Canada – Rip Curl, Kathmandu & Oboz

Cc: Kimberley Needham, Director of Planning
Steven Olmstead, Contract Planner



Rip Curl Canada, 108 – 173 Forester Street,
North Vancouver, British Columbia V7H 0A6

From: [P Tattersfield](#)
To: [K Needham](#)
Cc: [T Rainbow](#); [REDACTED] Public
Subject: Hearing SLRD Electoral Area D Wednesday,
Date: September 6, 2023 8:13:11 PM

Caution: External email. Please take extra care.

Dear Ms Needham and SLRD Board,

Regarding SLRD Bylaw No 1739-2021:

I have some concerns regarding a few items mentioned and not mentioned in the public advertising for this hearing.

1. I have some concerns about the surf park as a viable project, and whether the land base will support 1050 housing units, but if technically and socially feasible I generally support it. I appreciate provision of a transit hub, community centre and dedication of Minaty Bay as a regional park.
2. I have concerns about the timing of this development, and request that public access to the Minaty Bay Park lands be constructed in advance of any housing or the surf park.
3. Not mentioned in the public advertisement of this public hearing is the concern that community amenity payments from the developer be directed to the District of Squamish, rather than to the community of Britannia Beach. I am as opposed to this as I will always be to an expansion of Squamish municipal boundaries to take in any more of Area D.

Thanks for the opportunity to comment.

Pam Tattersfield

[REDACTED] Britannia Beach, BC [REDACTED]

From: [M Jackson](#)
To: [K Needham](#)
Cc: [T Rainbow](#)
Subject: PUBLIC HEARING - Community Amenity Contributions, Britannia Beach South
Date: Friday, August 18, 2023 8:47:13 AM

Caution: External email. Please take extra care.

Good Morning

We'd like to express our severe opposition to the proposed bylaw allowing the District of Squamish to assess a Community Amendment Contribution on the developers of the Britannia Beach South Project.

There are many developments ongoing in Squamish that provide ample opportunity for the District to raise the capital funds necessary to develop their community projects. If the SLRD wish to see a sustainable development in Britannia Beach and Furry Creek, then this money will be needed to ensure facilities are available here (including public transit options) to reduce our need to use services in Squamish.

With current issues around traffic on the Sea to Sky Highway, expectations that government will drive towards more sustainable and walkable communities and an urgent need to reduce the carbon footprint of our communities, the SLRD would be demonstrating a severe lack of foresight in allowing a centralised services development plan that is contrary to the stated objectives of the SLRD Integrated Sustainability Plan.

This is little more than a cash grab on behalf of the District and while we sympathise with the infrastructure challenges facing Squamish through their extreme pace of growth there is no justification for them to tax other jurisdictions to fund local services at the expense of the needs of Britannia and Furry Creek.

Martyn Jackson & Diane Jackson
Britannia Beach

From: [C Bickford](#)
To: [K Needham](#)
Subject: Re: Public Hearing
Date: Wednesday, August 16, 2023 8:18:46 PM

Caution: External email. Please take extra care.

Hi Kim,

I'm hoping that you are well! I am ok with this feedback being included as a public hearing submission just in case I'm unable to attend on Sept 6.

Many thanks,
Celeste

From: Kim Needham <KNeedham@slrd.bc.ca>
Sent: August 16, 2023 8:15 PM
To: Celeste Bickford
Subject: RE: Public Hearing

Hello Celeste,

Thanks for providing input. Would you like this input to be included as a public hearing submission or will you be providing this input verbally at the public hearing?

Regards,
Kim

-----Original Message-----

From: Celeste Bickford <c[REDACTED]>
Sent: Wednesday, August 16, 2023 7:33 PM
To: Kim Needham <KNeedham@slrd.bc.ca>
Subject: Fw: Public Hearing

Caution: External email. Please take extra care.

From: Celeste Bickford
Sent: August 16, 2023 7:31 PM
To: Tony Rainbow
Cc: kneeham@slrd.bc.ca
Subject: Public Hearing

Good evening Tony,

Our family will be attending the upcoming public hearing and would urge the SLRD board to ensure that any Community Amenity Contributions collected in relation to development in Britannia Beach be spent only on amenities within the community of Britannia Beach. We look forward to seeing you on Sept 6th.

Warm regards,
Celeste

From: [D Kyle](#)
To: T Rainbow [K Needham](#)
Subject: re: PUBLIC HEARING: Britannia Community Amenity Contributions to stay in Britannia
Date: Monday, September 4, 2023 11:13:40 AM

Caution: External email. Please take extra care.

To whom it may concern,

As a homeowner in Britannia Beach, a homeowner and landlord in Squamish, and a working professional whose professional practice is in Squamish; I strongly DISAGREE with Squamish's proposal that they have access to Britannia Beach South's Community Amenity Contributions.

I believe that it is best for Britannia Beach's Community Amenity Contributions to stay within the borders of Britannia Beach to develop and optimize amenities within Britannia Beach that best reflect the aggregate wishes of the residents of Britannia Beach.

I was not personally around Britannia when the Mine was active; however, I can draw from stories of my clients who were living in Squamish during that time and frequented Britannia Beach dances and events and accessed the amenities of Britannia Beach at that time. I would be curious if there is a local historian in the mix who would know, but I would suspect that Britannia Beach did not tax the residents of Squamish to fulfill amenity projects in Britannia Beach. It's borderline offensive that the 'larger' town would work to commandeer the resources of the smaller community and limit the smaller community from utilizing their limited resources to optimize the liveability of their own community.

Squamish has ample development opportunities to draw from and manage Community Amenity Contributions from within Squamish. If those are insufficient to support Squamish's resources and infrastructure then the Squamish council should pursue public discourse to approve taxation increases sufficient to achieve the community amenity projects valued by Squamish residents.

In the case of Brennan Park upgrades, it would be wise to increase Brennan Park user fees to more accurately reflect the honest cost of the amenity so that both Britannia Beach and Squamish residents can contribute to Brennan Park's growth and sustainability to the extent that they value the resource.

If these avenues continue to be insufficient sources of funds for Squamish infrastructure, I welcome and support Squamish Council in pursuing the recapture of Provincial and Federal taxation dollars for the purpose of local infrastructure projects.

Thank you for your time,

Derek Kyle and Amber Butler

[REDACTED], Britannia Beach, BC (primary residence)

1 [REDACTED] Squamish, BC (long-term rental property)

From: [A Gabriel](#)
To: K Needham [T Rainbow](#)
Subject: Re: SLRD / Community Amenity Contributions
Date: Monday, August 28, 2023 9:37:51 AM

Caution: External email. Please take extra care.

Sure, Kim that would be fine.

Thanks for your quick response.

Alex Gabriel + Mark Sampson

On Sun, Aug 27, 2023 at 11:28 AM Kim Needham <KNeedham@slrd.bc.ca> wrote:

Hello Alex,

Thank-you for your email.

Would you like this email to be included as part of the official public hearing record? If so, please confirm that this submission is in reference to Official Community Plan and Zoning amendment bylaws 1739-2021 and 1740-2021.

Thanks,

Kim

From: Alex Gabriel <[REDACTED]>
Sent: Sunday, August 27, 2023 11:06 AM
To: Kim Needham <KNeedham@slrd.bc.ca>; Tony Rainbow <TRainbow@slrd.bc.ca>
Subject: SLRD / Community Amenity Contributions

Caution: External email. Please take extra care.

Kim Needham, Director Planning & Development, SLRD

Tony Rainbow, Director, Area D, Squamish Lillooet Regional District

RE: Public Hearing for Community Amenity Contributions (CACs)

The District of Squamish wants the SLRD to assess Community Amenity Contributions on the development of Britannia Beach South.

Why? Because The District of Squamish is well practised in leveraging developments in its town for such payments and sees them as an important vehicle to pay for their community amenities.

Revenue from such Squamish deals is never going to be used in Britannia Beach, it is therefore critically important that major developments Community Amenity contributions remain in their local communities so that those communities can benefit.

This is equally applicable in Furry Creek, Porteau Cove and anywhere else in the region that a major project is considered.

There are many opportunities for community projects in our community that require funding. Someone may even mention the dock....

We absolutely DO NOT support or approve this proposed action UNLESS the CACs contributed as cash for future projects or developments remain in Britannia for Britannia residents. The SLRD has no authorization to make this proposed amendment to the zoning bylaw without direct input and consultation from residents of Britannia Beach.

Thank you for the opportunity to respond to this.

Alex Gabriel & Mark Sampson

[REDACTED]

Britannia Beach, B.C.

[REDACTED]

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error. Please notify us immediately and delete the message and any attachments without reading any such information. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited.

Thank you.

|

--

Alex Gabriel

[REDACTED]

Britannia Beach, B.C.

[REDACTED]

Mobile:

[REDACTED]

From: [M Ricketts](#)
To: [Planning](#)
Cc: K Needham [M Ricketts](#)
Subject: Supporting South Britannia Tuesday,
Date: August 29, 2023 2:18:36 PM

Caution: External email. Please take extra care.

Dear Board of Directors,

Re: Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia.

Our family lives in Britannia and we believe this development will benefit our community as a whole.

So many positives including multiple-family housing, affordable housing, commercial outlets, pathways, open space, parks and neighbourhood commercial areas.

The WaveGarden surf park will provide a world-class recreation destination and generate significant employment opportunities. The new hotels and cabins will provide hospitality options needed in our Sea to Sky.

Regarding Highway 99, we are in full support of the new servicing and accessibility to the highway as Tiger Bay is dedicated to satisfy requirements by SLRD and Ministry of Transport and Infrastructure.

Finally, Tiger Bay's dedication to making Minaty Bay safely and openly accessible is huge for us locals, tourists and the entire region.

Please submit our email to the official public hearing record.

All the best,

Megan and Myles Ricketts
Britannia Beach, British Columbia

From: [Planning](#)
To: [K Needham](#)
Subject: FW: Bylaws 1739-2021 and 1740-2021
Date: Friday, September 1, 2023 5:05:16 PM

From: Uwe Homm [REDACTED]
Sent: September 1, 2023 4:55 PM
To: Planning <planning@slrd.bc.ca>
Subject: Bylaws 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Uwe, Anja and Finn Homm
Topic: Bylaws 1739-2021 and 1740-2021

I am ok to get my email submitted to the official public hearing record.

Hi, my name is Finn and I turned 1 year a month ago. I asked my dad to write you guys a letter as i haven't figured it out yet.

A surfpark in Britannia you ask?..Yes I absolutely support it and all the amazing things coming with it! Affordable housing, thats what we need, turning the rather grim waterfront into something nice..hell yes. A skatepark, sure I like that too...All this 10min from my home-a dream.

If i make the calculations right (not so great at it either yet) this will give me enough time to train and compete in the 2036 summer Olympics at the age of 13 and represent Canada..that would be cool

We have already so many amazing talented people living in Squamish and close by representing our Country in national and international competitions so yes please lets add surfing to it...

Also this would mean my parents do not have to drive as often to the west coast of Van Island and listen to my not so happy screaming ...

Another amazing point of this whole project is the fact that we finally add a great activity we can do as well in the rainy fall and winter months as it sure rains a little in Squamish.

So we as a family would love the opportunity to surf in the sea to sky corridor! We are all for it and support the amazing team who dedicated their lifes so far to make my dream a reality!

Cheers

FINN

From: [Planning](#)
To: [K Needham](#)
Subject: FW: I support the South Britannia project
Date: Tuesday, September 5, 2023 8:13:21 AM

From: Sean Galla [REDACTED]
Sent: September 1, 2023 6:06 PM
To: Planning <planning@slrd.bc.ca>
Subject: I support the South Britannia project

Caution: External email. Please take extra care.

Hello SLRD,

This letter is in reference to bylaws 1739-2021 and 1740-2021.
I would like my email submitted to the official public hearing record.

As a resident of Squamish for the last 8 years and calling North Vancouver my birthplace, I care about the Sea To Sky Corridor tremendously.

The majority of activities for locals and tourists available in the Squamish area require intermediate to advanced skills. There aren't many outdoor activities for less athletic individuals who still want to go on an adventure. Aside from the Gondola, what else is there? People without knowledge of the outdoors are trying climbing, mountain biking, backcountry skiing, river kayaking, and kiteboarding and get themselves into trouble. This is putting tremendous strain on Search and Rescue and medical services in the area. Having an activity in a contained space that is accessible to people without outdoor sports experience makes sense.

Furthermore, the one knock I have for Squamish and Whistler is its lack of community spaces. Zephyr Cafe just closed down, Brennan Park is already too busy and the locals in Whistler have been pushed to the outskirts. The wave park would act as a significant community space that the SLRD or local districts would not have to pay to maintain.

Based on the reasonably sized living spaces, the developer making available Mintay Bay (a local swimming beach) and for the community benefits of the wave park stated above, the project is such a win-win. I fully support the South Britannia development and Surf Park proposal.

Thanks,

~Sean

Sean Gallagher

[REDACTED]
Squamish, BC
[REDACTED]

From: [Planning](#)
To: [K Needham](#)
Subject: FW: Regarding: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021
Date: Tuesday, September 5, 2023 8:13:08 AM

From: Sarah Rose [REDACTED]
Sent: September 2, 2023 2:20 PM
To: Planning <planning@slrd.bc.ca>
Subject: Regarding: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Date: September 2nd, 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent - planning@slrd.bc.ca

--

Dear Board of Directors,

**Regarding: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021**

Please note that I would like this email submitted to the official public hearing record.

I am writing to express my wholehearted support for Tiger Bay Development Ltd's application for rezoning in South Britannia. Having carefully reviewed the proposal, I firmly believe that this development aligns perfectly with the community vision outlined in the Official Community Plan. It promises to usher in a new era of prosperity for our region, encompassing South Britannia and the entire Sea to Sky Corridor, while enhancing the quality of life for its residents.

My partner Josef Kainz and I have been frequent travelers of the Sea to Sky Corridor between our home in North Vancouver and Pemberton (and beyond) for many years. We often spend our weekends and holidays reveling in the breathtaking recreational resources that this area offers, including its renowned mountain biking trails. Our personal experience has shown us the value of investing in projects like Tiger Bay Development, which not only improve the community but also attract visitors like us who contribute to the local economy.

Here are several logical arguments supporting this development:

- **Diverse Housing Options:** The proposal includes attainable multiple-family housing, with a significant focus on affordable housing. This will foster a diverse community of individuals and families, promoting inclusivity and ensuring that people from various socio-economic backgrounds can live in this beautiful region. A vibrant, walkable community will emerge, bringing people closer together.
- **Economic Benefits:** The WaveGarden surf park, set to be an anchor for the community, is poised to become a world-class recreation destination. This facility alone will create numerous employment opportunities and drive economic growth, benefiting not only Britannia but also Squamish and the entire region. Additionally, the tourism accommodation options provided by hotels and cabins will further expand the region's hospitality industry.
- **Community Gathering Spaces:** The introduction of neighborhood-level commercial areas and the comprehensive pathway network, open spaces, and parks will serve as vital community gathering places. These areas will foster a strong sense of belonging among residents, encouraging social interaction and enhancing the overall quality of life.
- **Legacy for the Region:** The dedication of the park at Minaty Bay as a waterfront, beachfront park is an invaluable gift to the community and the entire Sea-to-Sky corridor. Such a destination will cater to both active and passive recreational activities, ensuring that residents and visitors alike can enjoy the natural beauty of the area for generations to come.

While I acknowledge that the development may necessitate new servicing and access to Highway 99, I firmly believe that the significant benefits it brings, combined with Tiger Bay Development Ltd.'s commitment to meeting the requirements of the SLRD and the Ministry of Transportation and Infrastructure, make this project a worthwhile endeavor. The advantages, both economic and recreational, will not only transform South Britannia but will also positively impact the broader Sea to Sky Corridor, creating a more prosperous and vibrant community.

In conclusion, I wholeheartedly support Tiger Bay Development Ltd rezoning application and encourage the Planning Department to consider the long-term benefits it will bring to our region. By approving this project, we are not only improving the lives of our current residents but also setting the stage for a brighter future for generations to come.

Thank you for your time and consideration.

Sincerely,

Sarah Wakeman
North Vancouver, British Columbia

From: [Planning](#)
To: [K Needham](#)
Subject: FW: South Britannia project - Public Hearing Support
Date: Wednesday, August 30, 2023 2:41:31 PM

From: Suz Graham [REDACTED]
Sent: August 30, 2023 1:41 PM
To: Planning
Subject: South Britannia project - Public Hearing Support

Caution: External email. Please take extra care.

Dear Board of Directors,

Re: Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia.

My family lives in Squamish, we live and own property in the Ravenswood subdivision near Brennan Park, and I believe the entire community would benefit from this project.

I can see many positives including multiple-family housing, affordable housing, commercial outlets, pathways, open space, parks and neighbourhood commercial areas. As well as disbursement of tourism traffic that is still benefiting our community but alleviating some of the overcrowded lakes.

The WaveGarden surf park will provide a world-class recreation destination and generate significant employment opportunities. The new hotels and cabins will provide hospitality options needed in our Sea to Sky.

Regarding Highway 99, we are in full support of the new servicing and accessibility to the highway as Tiger Bay is dedicated to satisfy requirements by SLRD and Ministry of Transport and Infrastructure.

Finally, Tiger Bay's dedication to making Minaty Bay safely and openly accessible is huge for us locals, tourists and the entire region.

Please submit our email to the official public hearing record.

All the best,

Suzanne and Braden Dean
Squamish, British Columbia

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From: [Planning](#)
To: [K Needham](#)
Subject: FW: South Britannia Surf Park
Date: Monday, August 28, 2023 9:40:42 AM

-----Original Message-----

From: Roberto Gonzalez-Milroy [redacted]
Sent: August 27, 2023 8:00 PM
To: Planning <planning@slrd.bc.ca>
Subject: South Britannia Surf Park

Caution: External email. Please take extra care.

Hello,

I am unable to attend the upcoming meeting for the South Britannia Surf Park and I wanted to email to support this project.

My name is Roberto Gonzalez-Milroy. I live in Vancouver and this email is to reference bylaws 1739-2021 and 1740-2021 and I'd like my email submitted to the official public record.

Excited that projects like this are coming to these communities.

Thanks,
Roberto

From: [Planning](#)
To: [K Needham](#)
Subject: FW: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021
Date: Tuesday, September 5, 2023 10:27:05 AM

From: Roberto Bruzzese [REDACTED]
Sent: September 5, 2023 10:13 AM
To: Planning <planning@slrd.bc.ca>
[REDACTED]
Subject: Re: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Board of Directors
Planning Department
Squamish Lillooet Regional District PO Box 219, Pemberton, BC, V0N 2L0

September 5, 2023

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. I have reviewed the application and believe that it is entirely consistent with the community vision established in the Official Community Plan as it will create a complete, vibrant, and economically important community.

Specifically, the sustainable multiple-family housing form, including significant affordable housing, will create a mixed-community of individuals and families in a vibrant, walkable, complete community. Neighbourhood level commercial, and the comprehensive pathway, open space, parks and neighbourhood commercial areas will become community gathering places to nurture a strong sense of community.

The Wave Garden surf park as an anchor to the community, and as a world-class recreation destination, will generate significant opportunity for employment and economic benefit for Britannia, Squamish and the entire region. The tourism accommodation uses in the hotels and cabins will draw additional economic opportunity and increase hospitality options in the region.

Finally, the dedication of the park at Minaty Bay will create a permanent legacy for the community and the entire region. As one of the only waterfront, beachfront parks in the Sea-to-Sky corridor, it will become a destination for active and passive recreation for residents and visitors alike.

I appreciate the development will require new servicing and will access Highway 99, but given the

significant benefits arising from the project, and the willingness of Tiger Bay Development Ltd. to satisfy the requirements of the SLRD and the Ministry of Transportation and Infrastructure, on balance I support the project.

Yours Truly,

Roberto Bruzzese
Squamish, British Columbia

Cc: Kimberley Needham, Director of Planning

Roberto Bruzzese

Residence [REDACTED]

Squamish, BC [REDACTED]

Bylaws 1739-2021 and 1740-2021

I would like this email submitted to the official public hearing record.

From: [Planning](#) ___
To: [K Needham](#)
Subject: FW: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021
Date: Thursday, August 31, 2023 5:31:47 PM

From: Will Melbourne [REDACTED]
Sent: August 31, 2023 4:40 PM
To: Planning <planning@slrd.bc.ca>
Subject: Support for Tiger Bay Rezoning Application, South Britannia Bylaw No. 1739-2021 and 1740-2021

Caution: External email. Please take extra care.

Date 31st August 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia. We have looked through the application and we really think it is a great opportunity for the area. The lower mainland is blessed in the summer and winter for activities but the shoulder seasons can be a lot quieter and a mixed use park like this, in particular the surf park would be a great addition to the area.

Squamish is already very popular and adding more housing stock to the local area is a huge benefit. Plus this project sounds like a great day trip for all the family with mixed shopping, wildlife, various sports and activities such as surfing or skateboarding.

I am impressed too that they have considered families and affordable housing as this is also badly needed in the area.

We appreciate this is a large and complicated project but it would bring benefits of all sorts to the region including all the extra jobs.

Thanks very much for your time.

Mr & Mrs Melbourne
Vancouver, British Columbia

Cc: Kimberley Needham, Director of Planning

From: ron fulber ronfulber@msn.com

To: planning@slrd.bc.ca , BBBCA britanniabeachcommunityassociation@hotmail.com

Date: Sun, Sep 3, 2023, 12:21 PM

My name is Ron Fulber and I live at [redacted], Britannia Beach, [redacted]

I am concerned that the CACs stemming from the proposed development of Britannia South are not clearly identified to stay in Britannia Beach.

Britannia Beach has hemorrhaged money for more than one hundred years and we have been left with almost no community amenities and basically an industrial waste land surrounding our community.

The money could be used to help complete our trail system, create a park and picnic area on the foreshore, rebuild the boat ramp, add sidewalks to safeguard pedestrians, create a safer access to our foreshore and so much more that could add to the livability of our community and the enjoyment by the residents and the many tourists and visitors that we get here now. We here in Britannia have no public transportation to access the amenities that we pay our taxes to that are almost all located in Squamish.

Please consider the wellbeing of Britannia Beach when deliberating about taxation for amenities.

Sincerely

Ron Fulber
[redacted]

Get [Outlook for iOS](#)

From: Planning planning@slrd.bc.ca

To: ron fulber [redacted]

Date: Sun, Sep 3, 2023, 12:21 PM

Thank you for your email. Your inquiry has been passed along to our planning department. We are experiencing higher than usual volumes and your reply may take up to 3 business days. We appreciate your patience.

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the

Sep 5, 2023

Board of Directors
Planning Department
Squamish Lillooet Regional District
PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca
Attn Board of Directors:

Re: Tiger Bay Rezoning Application, South Britannia
Bylaw No. 1739-2021 and 1740-2021

Hello, my name is Trennon Paynter, writing in support of the Tiger Bay rezoning application for South Britannia.

I have lived in Squamish since 2003. I am the Head Coach of the Canadian Halfpipe Ski team. I would like to offer my perspective on what a facility such as the one proposed, can offer to both the local community, and the Canadian Sport System as a whole.

I have witnessed, time and again, around the world, the impact of elite facilities. The classic line "If you build it, they will come" holds true. Within our National team program, we have implemented this approach with investments in facilities in multiple areas throughout the country, with proven results. Access to high level training facilities has been the driving factor in our decision making. Our athletes, including two-time Olympic medalist and Sea to Sky resident, Cassie Sharpe, are products of this approach.

The wave pool being proposed, is such a facility. Beyond the business plan, it is an elite facility with the potential to create Olympic medals. I recently worked with a Canadian surfer who placed 2nd at the World Championships. We traveled to a wave pool in Texas and had a highly productive 3 day training session. Wave pools have become an integral piece of every professional surfers training method.

With the halfpipe ski team. a large portion of our existing Olympic program, relies on "cross-training". We've done multiple surfing cross-training camps, collaborating with both Canadian and International programs and facilities, including wave pools. The value of something like this is not restricted to competitive surfers, rather it is an experience that can add value and aid in skill acquisition for ALL athletes, regardless of sport.

I am confident, that should the project be completed, it will become a piece of many different Canadian athletes and programs training plans.

Best regards,



Trennon Paynter
Head Coach
National Halfpipe Ski Team

T [REDACTED]

9-6-23

To the SLRD Board

I do not agree with the
Minity Bag Development!

1. We lose name in Butanria
bet from Minity

2. More lights is not conducive
to safe driving on highway
going south (blending)

3. So much more traffic
on Sea to Sky. We cannot go
north or south without a
long wait. More houses more
waiting

4. The accidents have
intensified not just weekends
any more

5. Progress is a bad idea
with this part of the Sea to Sky
corridor

Thank you

W. Thornhill

Butanria Bch

9-6-23

To the SLRD Board

Many Butanria residents
and members of the B.B.C. Com.
Ranoc have spent decades
making Butanria what it is
as a community

We deserve more money
to stay here so more amenities
can be realized.

Foreign money to build
Minity comes with its own
problems. We do not want these.
There will be major Rona here.

Our Fire Dept is superb.
People here are willing to work
to make our town The Best
it can be but we need funding
so money must stay here.

This town is 100 yrs old

Thank you

W. Thornhill

Butanria Bch.

Subject: Tiger Bay subission

Date: Monday, September 18, 2023 1:55:10 PM

September 5, 2023

Board of Directors

Planning Department

Squamish Lillooet Regional District

PO Box 219, Pemberton, BC, V0N 2L0

Sent by Email: planning@slrd.bc.ca

Dear Board of Directors:

Re: Support for Tiger Bay Rezoning Application, South Britannia

Bylaw No. 1739-2021 and 1740-2021

Please accept this letter of support for Tiger Bay Development Ltd's application for rezoning at South Britannia.

I fully support this project. For years this beautiful piece of land has been under-utilized. As a resident of Whistler who also works in the Sea to Sky corridor I believe the proposed development hits just the right balance between economic development and environmental sustainability.

Excitement has been building in Britannia and along the rest of the corridor for this venture. I wanted to add my voice to the multitude of others who are in full support of the re-zoning of South Britannia.

Many thanks for the work you do for your communities.

Sincerely,
Katherine Fleming
Whistler

Caution: External email. Please take extra care.

Signing this petition supports the request to keep Britannia Beach South CACs in our community for the purpose of supporting Britannia Beach residents and our ever-growing population and community.

Name _____

Address

Signature

The District of Squamish wants the SLRD to assess Community Amenity Contributions (CACs) on the development of Britannia Beach South which could over time amount to \$5,000,000. CACs are a one-time assessment that are agreed before a project is approved. The District of Squamish are seeking to do this at the SLRD Board table by passing a resolution that would be included in the zoning bylaw, so it would not be brought to the public until the deal is done.

However, you do have an opportunity to prevent Squamish from procuring these funds.

Signing this petition supports the request to keep Britannia Beach South CACs in our community for the purpose of supporting Britannia Beach residents and our ever-growing population and community.

PRINT

Name

Address

Signature _____

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Name

Address

Signature

[Redacted area for signatures and names]

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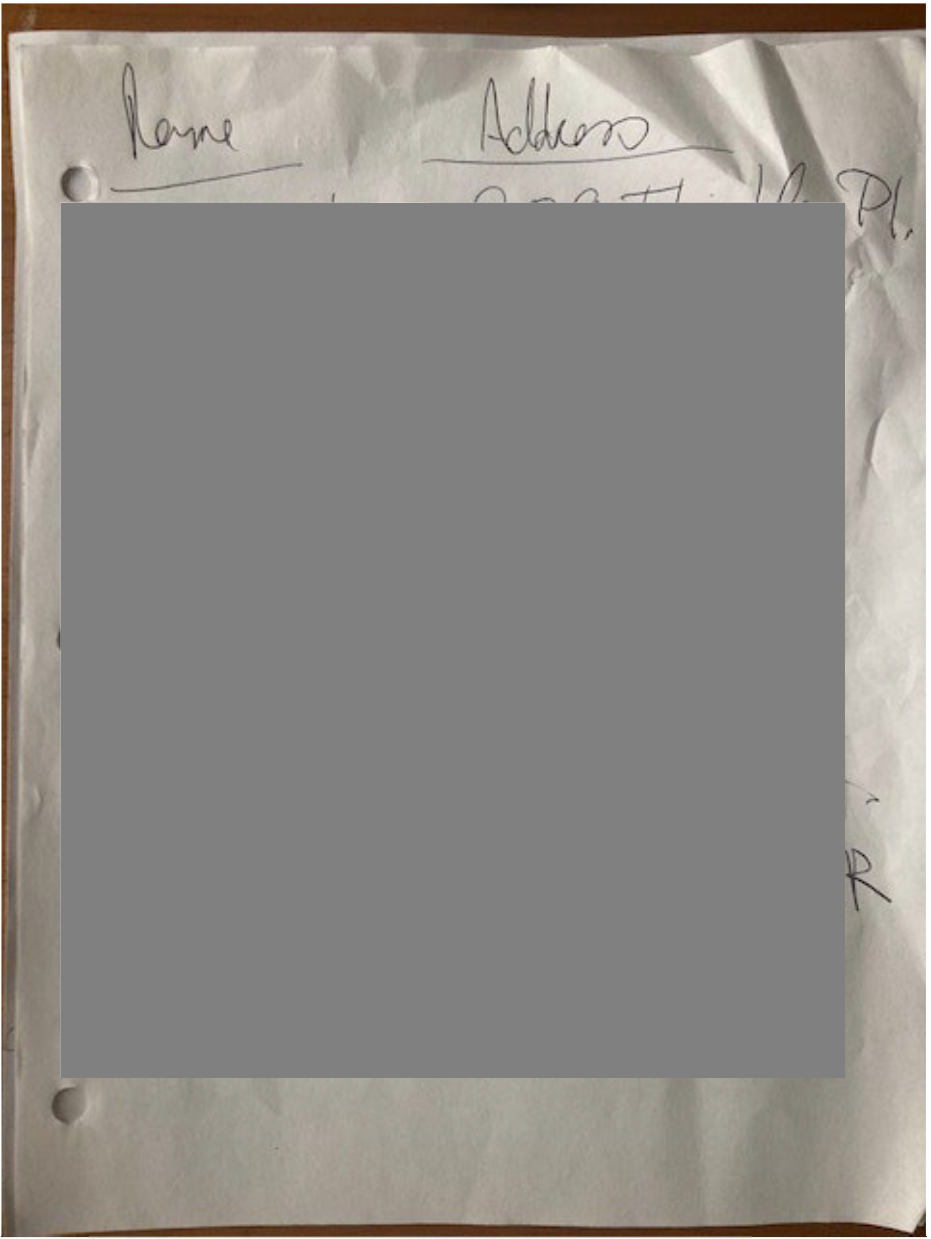
Signing this petition supports the request to keep Britannia Beach South CACs in our community for the purpose of supporting Britannia Beach residents and our ever-growing population and community.

Name

Address

CR35





Sent from my iPhone



South Britannia Additional Cash-in-lieu of Critical Amenities

To: SLRD Board, Kimberly Needham, Director of Planning, Eric Vance,
Planning Consultant

From: Cameron Chalmers, MCIP, RPP

Date: September 5, 2023

Introduction

This submission is further to Tiger Bay Development's accepted community amenity contribution package provided in advance of first reading to the proposed rezoning bylaw and incorporated in the draft development agreement. It is in direct response to a SLRD Board resolution made during consideration of second reading, which is as follows:

That staff explore with the proponent a voluntary cash-in-lieu contribution of critical amenities to District of Squamish as part of the Tiger Bay development OCP and Zoning amendment application and that the results of these discussions be brought back as part of third reading.

During second reading deliberations and the consideration of the above resolution, multiple Board members made direct statements that they would not support the rezoning application at third reading without the additional cash amenity contributions. Accordingly, Tiger Bay is compelled to submit the following addition to the original amenity package to satisfy the Board's resolution related to cash-in-lieu of critical amenities.

Further, several Directors raised concern about supporting the project unless the community centre and playfield is moved from phase 4 to phase 3, which is also addressed in this submission.

Additional Cash-in-lieu of Critical Amenity Charges

In passing the above resolution, the Board did not specify an expected amount, and there is no policy direction to determine an appropriate amount. The only known precedent for this amenity contribution is the new development at Furry Creek. After lengthy consideration the Owners have approximated the amounts paid by Furry

1187 Village Green Way | Squamish, BC | V8B 0N5
604.849.2138 | cameron@cameronchalmers.com



Creek on a per-square-foot value basis. To apply the per-door amount levied against Furry Creek would result in an inequitably larger contribution from South Britannia, as the South Britannia units are typically much smaller than Furry Creek.

The per-square-foot value of approximately \$2.00 per-square-foot levy against Furry Creek will result in the following contributions in South Britannia based on approximation of average unit size of 1,000 square feet per apartment and 1,500 square feet per townhouse:

- \$2,000 per each market apartment unit sold, payable at sale.
- \$3,000 per each market townhouse unit sold, payable at sale.
- Total additional amenity contribution of approximately \$2.5 million of cash-in-lieu of critical amenities based on anticipated market development yield.

The cash contributions will be paid to the SLRD upon the closing of each sales transaction and will be secured through a Rent Charge or similar agreement registered on the titles to the land as a pre-requisite to phase 2 building permit issuance. The SLRD can decide in the future whether any or all the fees are transferred to the District of Squamish or are expended on local amenity improvements. Tiger Bay does not wish to participate in that future direction or debate.

Rationale: Cash-in-lieu of Critical Amenities

Throughout the development review process, the provision of community amenities has been an important consideration for the development team. By second reading, a comprehensive package of amounting to \$31.6 million was secured through the development agreement authorized by the Board. This amounts to approximately \$35,000 per unit of amenity costs, or approximately \$30 per square foot of residential development. This does not include building, servicing, or land development costs.

The Board resolution, and individual Board member statements, have compelled Tiger Bay to seek means to enhance the amenity contribution without consideration of any off-sets or alterations to the package previously approved. Accordingly, Tiger Bay has undertaken analysis to determine implications of adding this additional charge to the purchase price of future units. The additional fees will increase the amenity portion of the sales price from \$31,000 to \$33,000 for apartment units and from \$46,500 to \$49,500 for townhouse units under this proposal.

Though the Board did not provide direction by resolution or policy for the expected amount, the Owners were advised to provide the same or similar cash contribution as provided by Furry Creek. Analysis quickly revealed that the typical unit in the Furry Creek approval are expected to be significantly larger than South Britannia, so a direct



translation of the per-door charge levied against Furry Creek is not equitable. In seeking an equitable solution, Tiger Bay has elected to generally apply a comparable per-square-foot rate as levied against Furry Creek, which given the smaller unit size, results in a lesser per-door amount.

Utilizing an average per-square foot approach, rather than a per-door approach will also encourage, or at least not penalize, the construction of smaller, more attainable, units and reflects the sales value most equitably.

Tiger Bay has further demised the contribution by apartment units and townhouse units, as these units are anticipated to be different sizes, thereby further equating the per-door charge to the per-square-foot sales amounts. This will ease the burden on smaller apartment unit sales prices and purchasers.

Community Centre and Playfield Timing

In addition to the Board direction respecting the cash-in-lieu of critical amenities contribution, several Board Directors requested advanced delivery of the community centre and playfield, which to date have been assigned as a deliverable of phase 4. Though the Board did not request this amendment to the amenity package by resolution, it was apparent from the Board comments that this change was critical to the decision making of at least some Board Directors.

After detailed review, and accounting for the requirement to provide substantial cash-in-lieu of critical amenities, the Owners have determined that the playfield could be constructed in phase 3 but cannot agree to deliver the community centre building in advance of phase 4. That is, unless the SLRD or School District #48 choose to initiate the construction of the facility as part of a school development, in which case the draft development agreement makes provision for a cash-in-lieu contribution by the developer in advance of phase 4.

Rationale: Community Centre and Playfield Timing

In reviewing the development program and financial performance of the project, the Owners have determined that the maximum concession possible is to advance the construction of the playfield estimated at \$1m to phase 3. Advancing the community centre building to phase 3 is overly detrimental to the financial performance of the project given the substantial servicing and secured amenities in early phases.

As outlined in the second reading submission, the following reasons also drove the timing of the community centre, which has previously been agreed upon by the SLRD:

- Before the first residential dwelling is occupied, the owners will have provided a 12-acre waterfront park, skatepark and pump-track which will be available to residents, the surf park facility, a developed neighbourhood park in each



phase, commercial services, and a system of trails. Accordingly, the Owners do not agree with the contention the community centre is required due to a lack of amenities for early-stage residents.

- The Owner obligation is to build the community centre to a warm-shell condition. The SLRD will require substantial capital funds to outfit and the facility and operating funds to program and open the facility. Of note, the SLRD will have a similar obligation in Furry Creek. Providing funding without a critical mass of users would be burdensome on the SLRD financially.
- School District #48 has expressed a potential interest in a joint school/community centre but will not likely make that decision early in the occupancy of the neighbourhood.
- If advanced to phase 3, the community consultation would have to commence early in the development of phase 2 to inform the design of the facility in advance of phase 3 approvals. As phase 2 is the first residential phase, there would not be a significant level of residential occupancy to conduct meaningful consultation for future neighbourhood needs.

Accordingly, the Owners do not support or agree to advancement of the community centre to phase 3, but could amend the development agreement to advance the playfield construction if required by the Board.

Closure

Throughout the process, the Owners have incorporated multiple SLRD and Board directions respecting community amenities including the following:

- increasing non-market affordable housing from 50-150 units;
- adding a washroom facility at Minaty Bay Park;
- more than doubling the childcare space on site; and
- enhanced step code construction performance.

The owners are now making best-efforts to satisfy Board directions given at second reading. These additions have been made without corresponding offsets to amenity or improvement costs previously offered and accepted by the Board.

We trust providing a comparable per-square-foot charge for South Britannia as levied against Furry Creek for cash-in-lieu of critical amenities will satisfy the Board's resolution.

We further trust that the approach to advancing the playfield from phase 4 to phase 3 represents a best effort to address Board Director comments regarding the community centre while ensuring project viability and the best ultimate solution for the community centre building.



After a multi-year process, the Owners are excited to advance through rezoning to deliver a regionally significant destination commercial surf park and deliver a substantial amount of critically needed housing.

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013
AMENDMENT BYLAW NO. 1739-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-
2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013;

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021”.
2. Schedule “C”, Howe Sound East Sub-Area Plan to Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013 is amended as follows:

(a) Section 4.2.2(a) is amended to read as follows:

Encourage the development of community-based water and sewage treatment systems.

(b) Section 4.2.5.2 is amended to read as follows:

Recognize that provincial regulators require local government to maintain flood mitigation works. In the study area, this applies to Britannia, Gravel, Thistle and Daisy Creeks.

(c) Section 4.3.1.3 is amended to read as follows:

Housing types may include:

- single family (including home occupation and secondary suites);
- small lot single family;
- town homes;
- stacked town homes;
- residential/commercial mixed use; and
- live/work units.

Apartments over 6 stories will be discouraged.

(d) Section 4.3.1.4 is amended to read as follows:

The total number of future residential units in Britannia Beach will be in the range of 1650 - 2000 at build-out, based generally on the distribution shown on

Schedule C Land Use Designations - Britannia Beach, with approximately 800 to 1000 units allocated to Britannia North, and a maximum of 1050 residential units, of which a minimum of 150 units must be affordable housing, allocated to Britannia South.

(e) Section 4.3.2.1 is amended to read as follows:

Provide for community and neighbourhood parks in the general locations shown on Schedule C. The recommended park sizes are as follows:

- at least 1 to 1.5 hectares (2.2 to 3.5 acres) for the Britannia North community park, noting that this area is subject to flooding. The design of the area will need to address flood management;
- at least 1.5 hectares (3.75 acres) of community parks and playgrounds and an additional 10 hectares (24.7 acres) of publicly accessible passive parks for the Britannia South gravel pit site, generally as shown on Map 20, Pedestrian, Parks and Open Space.

(f) Section 4.3.2.4 is amended to read as follows:

Encourage provision of pedestrian access along the shoreline of Howe Sound on the Britannia South frontage and the Britannia North frontage, with a pedestrian link between these two areas over the long term. Encourage provision of other pedestrian and cycling links between Britannia South and Britannia North, generally as shown on Schedule C, Map 20, Pedestrian, Parks and Open Space.

(g) Section 4.3.3.1 is amended to read as follows:

Support provision of one elementary school site, and potentially a second school if the proposed population requires it as follows:

- a) Proposed elementary school site central to the proposed Britannia South residential area, in a location and of a size acceptable to School District No. 48, generally as indicated on Schedule C, Map 19, Illustrative Concept Plan.

(h) Section 4.3.4(f) is amended to read as follows:

Support the development of Tourist Accommodation.

(i) Section 4.3.4.1 is amended to read as follows:

Encourage the location of commercial uses generally where shown on Schedule C Map 1 Land Use Designations and Map 19, Illustrative Concept Plan.

(j) Section 4.3.4.6 is amended to read as follows:

Support provision of community-oriented commercial uses to serve residents. A minimum of 1,800 square metres (20,000 square feet) of community commercial development should be located at or near a major road intersection within Britannia South, away from Highway 99 on a site that has convenient pedestrian

access from the majority of the residential development, generally as shown on Schedule C, Map 19, Illustrative Concept Plan.

- (k) Section 4.3.4.8 is amended to read as follows:

Support tourist accommodation with a maximum of 190 units.

- (l) The section entitled “Designations” immediately following Section 4.3.4.9 is amended by removing “Tourist Accommodation – for an inn or small hotel”

- (m) Section 4.3.5.1 is amended to read as follows:

Encourage the location of industrial uses generally where shown on Schedule C, Map 1, Land Use Designations.

- (n) A new Section 4.3.7 is added to read as follows:

Map Schedule Interpretation

For clarity of intent and to assist in future interpretation, the land use designations for Britannia South on Schedule C, Map 19 and Map 20 represent general development concepts. Future land use and development applications that vary in detail from, but are consistent with, the overall vision for the community in terms of concept, scale, mix of housing types, and provision of parks, open space, public facilities and amenities may be deemed to be consistent with this plan.

3. That Schedule C, Map 1A, “Land Use Designations” of Bylaw No. 1135-2013 is replaced by Schedule “A” attached to this bylaw.
4. That the following schedules be added to Schedule C of Bylaw No. 1135-2013:
 - (a) Schedule “B: Illustrative Concept Plan” attached to this bylaw is added as “Schedule C, Map 19”;
 - (b) Schedule “C: Pedestrian, Parks and Open Space” attached to this bylaw be added as “Schedule C, Map 20”;
 - (c) Schedule “D: Riparian Protection and Environmental Protection Development Permit Areas” attached to this bylaw be added as “Schedule C, Map 21”;
 - (d) Schedule “E: Natural Hazard Protection Development Permit Areas” attached to this bylaw be added as “Schedule C, Map 22”.
5. That the section “Howe Sound East Maps” be amended by deleting “Map 1A – Land Use Designations – Britannia Beach”.
6. That the following section be added, in sequence, following the “Furry Creek Neighbourhood Maps”

South Britannia Neighbourhood Maps

- Map 19, Illustrative Concept Plan

- Map 20, Pedestrian, Parks, and Open Space
- Map 21, Riparian Protection and Environmental Protection Development Permit Areas
- Map 22, Natural Hazard Protection Development Permit Areas

7. Schedule A Electoral Area D Official Community Plan Section 7 Development Permit Areas is amended by adding the additional Britannia South mapping references as follows:

7.2.2 is amended to read “as indicated on Schedule B Map 6, Schedule C Map 15, and Schedule C Map 21”;

7.3.2 is amended to read “as indicated on Schedule C Map 15 and Schedule C Map 21”; and

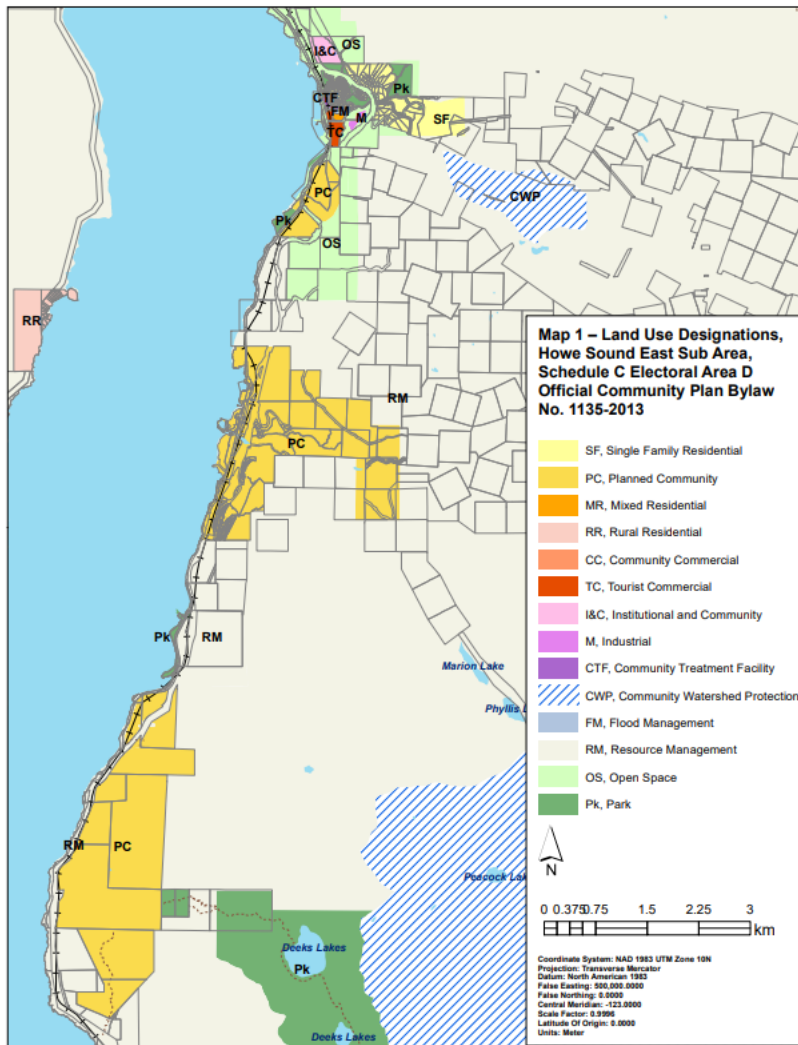
7.4.2 is amended to read "as indicated on Schedule C Map 16A, Schedule Map 16B, and Schedule C Map 22”.

READ A FIRST TIME this	15 th	day of	December, 2021.
READ A SECOND TIME as amended this	26 th	day of	July, 2023.
PUBLIC HEARING this	6 th	day of	September, 2023.
READ A THIRD TIME this		day of	, 2023.
APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this		day of	, 2023.
ADOPTED this		day of	, 2023.

Jen Ford
Chair

Angela Belsham
Corporate Officer

SCHEDULE A: HOWE SOUND EAST SUB AREA LAND USE DESIGNATIONS



SCHEDULE B: ILLUSTRATIVE CONCEPT PLAN



SCHEDULE C: PEDESTRIAN, PARKS, AND OPEN SPACE



SCHEDULE D: RIPARIAN PROTECTION AND ENVIRONMENTAL PROTECTION DEVELOPMENT PERMIT AREAS



SCHEDULE E: NATURAL HAZARD PROTECTION DEVELOPMENT PERMIT AREAS



**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D ZONING BYLAW NO. 1350-2016
AMENDMENT BYLAW NO. 1740-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:

(a) Section 1 – Definitions is amended:

(i) By adding the following definitions in alphabetical order:

MINATY BAY TOURIST ACCOMMODATION means the *use* of land, *buildings* and *structures* for commercial *tourist accommodation* in permanent or semi-permanent *structures* including cabins, yurts and similar *structures* provided by an operator in a resort environment with communal accessory amenities. *Minaty Bay Tourist Accommodation* specifically excludes camping in personal tents and *recreational vehicles*.

SURF VILLAGE COMMERCIAL means the *use* of land, *buildings* and *structures* for commercial surf park *use*, and includes a commercial surf park pool facility, *retail*, *office*, *personal service establishment*, and *public utility use*. It also includes recreation *uses* such as bicycle pump tracks, skateboard parks, and similar active recreation *uses* inside or outside a *building*.

VILLAGE COMMERCIAL (SOUTH BRITANNIA) means the *use* of land, *buildings* and *structures* for mixed commercial/residential *buildings*, with commercial *uses* at grade and *office* or *apartment uses* above. Permitted grade-level commercial *uses* include *retail*, professional and *personal service establishment*, *office*, *café*, *restaurant*, *cannabis retail*, *brewery*, *cider*, *distillery*, *meadery* and *winery*, *neighbourhood pub*, *retail liquor store*, fitness centre, *recreation services indoor*, *cottage and craft manufacturing and retail*. Permitted commercial *uses* on the second storey or above include professional and *personal service establishment* and *office*. *Village Commercial (South Britannia)* specifically excludes drive-through *restaurants*, escort service, adult entertainment, casino or other gambling *use*.

- (b) Table 3-1 is amended by adding CD4 South Britannia Comprehensive Development 4 Zone after CD3.
- (c) Section 4.3 Accessory Buildings is amended by adding CD4 to the list of zones exempt from Table 1 in 4.3.1.
- (d) Section 4.10.3 is amended by adding the words “, or other dwelling *use* that permits home occupation,” after the words “single family dwelling *use*”.
- (e) Section 4.11.3 is amended by adding the words “, or other dwelling *use* that permits home craft,” after the words “single family dwelling *use*”.
- (f) Section 16 COMPREHENSIVE DEVELOPMENT ZONES is amended by adding Section 16.4 – CD4 – South Britannia Comprehensive Development 4 Zone, as follows:

SECTION 16.4 – CD4 – SOUTH BRITANNIA COMPREHENSIVE DEVELOPMENT 4 ZONE

Intent

- 16.4.1 The CD4 *Zone* is intended to provide for an integrated mix of destination recreational commercial, tourism accommodation, *residential*, local commercial, and community *uses* integrated with a network of parks, open spaces and riparian areas at South Britannia based on a comprehensive plan conforming with the Electoral Area D Official Community Plan.

Schedule

- 16.4.2 “Schedule A - South Britannia CD4 Zone Areas” is attached to and forms of this Bylaw and will be added in sequence to Schedule B of Bylaw 1350-2016.

Definitions

- 16.4.3 Within the CD4 Zone, the following added definitions apply:
- .1 *CHILD CARE FACILITY* means a *use* or facility providing for the care of children that is licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.
 - .2 *COMMUNITY GARDEN* means a public place for growing and maintaining edible and ornamental plants for personal and non-commercial *use* or for charitable donation, and operated or overseen by a non-profit society, community group or school.

- .3 *COTTAGE AND CRAFT MANUFACTURING AND RETAIL* means small scale light industrial *uses* compatible with the other *uses* permitted in *Village Commercial (South Britannia)* and that may have both manufacturing and *retail* components such as wood works, metal works, specialty food products, glass works, textiles and pottery.
- .4 *HOME CRAFT* means an accessory *use* of a parcel in conjunction with a *dwelling unit* for a limited and small scale craft carried on for remuneration and does not include *home office* or industrial *uses*. *Home craft* may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. *Home craft* may include limited sales from the parcel where the *home craft use* is located in an associated gallery space of up to 10 m².
- .5 *HOME OFFICE* means an accessory *use* of a *dwelling unit* for a nonmanufacturing based *office* business or professional practice that is carried on for remuneration and does not include *home craft* or industrial *uses*.

Areas within the CD4 Zone

- 16.4.4 Pursuant to Section 479 of the *Local Government Act*, the South Britannia Comprehensive Development (CD4) Zone is divided into land *use* areas shown on the attached Schedule A.

Uses Permitted in the CD4 Zone by Area

- 16.4.5 The *use* of land, *buildings* and *structures* in each Area of the CD4 Zone is restricted to:

- .1 Within the Village Commercial (South Britannia) Area (C1):
 - (a) *Apartment*, except on the ground floor
 - (b) *Townhouse*
 - (c) *Townhouse, stacked*
 - (d) *Village commercial (South Britannia)*
 - (e) *Child care facility*
 - (f) *Accessory building and accessory use*
- .2 Within the Surf Village Commercial Area (C2):
 - (a) *Surf Village Commercial*
 - (b) *Brewery, cidery, distillery, meadery and winery*
 - (c) *Neighbourhood pub*
 - (d) *Child care facility*
 - (e) *Retail liquor store*
 - (f) *Office*
 - (g) *Personal service establishment*
 - (h) *Restaurant*
 - (i) *Cafe*

- (j) *Retail*
- (k) *Tourist accommodation*
- (l) *Accessory uses to tourist accommodation including, but not limited to, restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services and outdoor recreation services*

.3 Within the Community Commercial Area (C3):

- (a) *Apartment, except on ground floor*
- (b) *Cafe*
- (c) *Child care facility*
- (d) *Restaurant*
- (e) *Retail*
- (f) *Personal service establishment*
- (g) *Office*
- (h) *Cottage and craft manufacturing and retail*

.4 Within the Hillside Commercial Area (C4):

- (a) *Cafe*
- (b) *Restaurant*
- (c) *Retail*
- (d) *Brewery, cidery, distillery, meadery and winery*

.5 Within the Park and Community Use Area (P1):

- (a) *Park and playground*
- (b) *Nature conservation area*
- (c) *Assembly use*
- (d) *Recreation passive*
- (e) *Community garden*

.6 Within the Public Institutional Area (P2):

- (a) *Civic and public service*
- (b) *Assembly use*
- (c) *Child care facility*
- (d) *Community centre*
- (e) *School*

.5 Within the Residential One (Townhouse) Area (R1):

- (a) *Duplex*
- (b) *Townhouse*
- (c) *Townhouse, stacked*

.6 Within the Residential Two (Apartment) Area (R2):

- (a) *Duplex*
- (b) *Townhouse*
- (c) *Townhouse, stacked*
- (d) *Apartment*
- (e) *Child care facility*

.11 Within the Tourist Accommodation Area (TA1):

- (a) *Minaty Bay tourist accommodation*

- (b) *Tourist accommodation*
 - (c) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services
- .12 Within the Waterfront Tourist Accommodation Area (TA2):
 - (a) *Tourist accommodation*
 - (b) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services
- .13 Within the Residential (Townhouse)/Tourist Accommodation Area (RTA):
 - (a) *Duplex*
 - (b) *Townhouse*
 - (c) *Townhouse, stacked*
 - (d) *Tourist accommodation*
 - (e) *Minaty Bay tourist accommodation*
 - (f) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services

Regulations

- 16.4.6 On a *parcel* located in the CD4 Zone, no use, *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below.
- 16.4.7 Maximum Residential Density
 - .1 The maximum number of residential *dwelling units* permitted in the CD4 zone is 1,050 *dwelling units*, of which a minimum of 150 *dwelling units* shall be affordable housing under an approved housing agreement.
- 16.4.8 Multiple Unit Residential and Duplex Uses and Standards
 - .1 On a *parcel* containing a *duplex, townhouse, stacked townhouse* or *apartment* the following uses are permitted:
 - (a) *Home office*
 - (b) *Home craft*
 - (c) *Accessory Building and Accessory Use*
- 16.4.9 Village Commercial (South Britannia) Use Standards

The following standards apply to the Village Commercial (South Britannia) Area (C1):

 - .1 A minimum combined commercial *gross floor area* of 1,250 m², excluding *child care facility use*, is required in the C1 Area.
 - .2 A minimum *gross floor area* of 185 m² of *child care facility use* is required,

Front <i>Setback</i>							
Minimum Rear <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Side <i>Setback</i>	6.0 m	1.5 m	6.0 m	1.5 m	1.5 m	1.5 m	6.0 m
Minimum Exterior Side <i>Setback</i>	6.0 m	3.0 m	6.0 m	3.0 m	3.0 m	3.0 m	6.0 m

	TA1	TA2	RTA	P2
Maximum <i>Floor Space Ratio</i>	1.75	1.5	1.5	1.5
Minimum <i>Parcel Area</i>	1000 m ²	800 m ²	800 m ²	800 m ²
Maximum <i>Parcel Coverage</i>	55%	50%	50%	50%
Maximum <i>Building Height</i>	25 m or 6 storeys	18 m or 4 storeys	18 m or 4 storeys	18 m or 4 storeys
Minimum Front <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Rear <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Side <i>Setback</i>	6.0 m	1.5 m	1.5 m	1.5 m
Minimum Exterior Side <i>Setback</i>	6.0 m		3.0 m	3.0 m

.2 The maximum *building height* shall be the lesser of the number of storeys or the maximum *building height* designated for each area.

.3 As an exception to 16.4.14.1, a building for *Tourist Accommodation* use in the *Surf Village Commercial (C2)* Area may be built to a maximum of 25m or six (6) storeys.

16.4.15

Gross Floor Area

.1 The maximum *gross floor area* for a *duplex* is 500 m²

16.4.16 Residential Storage Space

- .1 A minimum of 5 m² of secure *residential storage space* shall be provided for all *apartment units*, at grade or in an underground parking area.
- .2 A minimum of 5 m² of secure *residential storage space* shall be provided for each *duplex, townhouse, and stacked townhouse unit*, where the *dwelling unit* does not have a *garage*.

16.4.17 Accessory Buildings and Structures

Accessory buildings and structures shall:

- .1 not include a *dwelling unit* or a *structure* providing overnight accommodation;
- .2 be located to the rear or side of the *building* accommodating the *principal use*;
- .3 be sited not less than 1.5 m from a *side* or *rear parcel line* or 3 m from an *exterior side parcel line*;
- .4 not exceed a *height* of 4.5 m;
- .5 not exceed the maximum combined *gross floor area* of 90 m²

16.4.18 Siting Adjacent to Howe Sound

Despite any other provision of this Bylaw, no *building* or *structure* or any part thereof shall be constructed, reconstructed, moved, within 30 m of the natural boundary of Howe Sound or within 15 m of the high-bank natural boundary of Howe Sound.

16.4.19 Off Street Parking and Loading

- . 1 With the exception of 16.4.19 (2), motor vehicle parking and loading and bicycle parking shall comply with the requirements of Section 5 of the Bylaw.
 - . 2 A driveway apron with a minimum length of 5.5 m shall be provided in front of a private *garage* door associated with a *single family dwelling, duplex, townhouse or stacked townhouse*.
3. That all definitions and general regulations affecting the interpretation of CD4 zone in place of the date of adoption shall remain as the definitions and general regulations applicable to the interpretation of the CD4 zone.
4. That Schedule B to Bylaw No. 1350-2016 be amended to rezone the lands identified in Schedule B15 to Comprehensive Development Zone 4 (CD4)

READ A FIRST TIME this 15th day of December, 2021.

READ A SECOND TIME this 26th day of July, 2023.

PUBLIC HEARING this 6th

day of September , 2023.

READ A THIRD TIME this

day of , 2023.

APPROVED PURSUANT TO SECTION 52 (3)(a)
OF THE TRANSPORTATION ACT this

day of , 2023.

ADOPTED this

day of , 2023.

Jen Ford
Chair

Angela Belsham
Corporate Officer

Schedule A South Britannia CD4 Zone Areas

