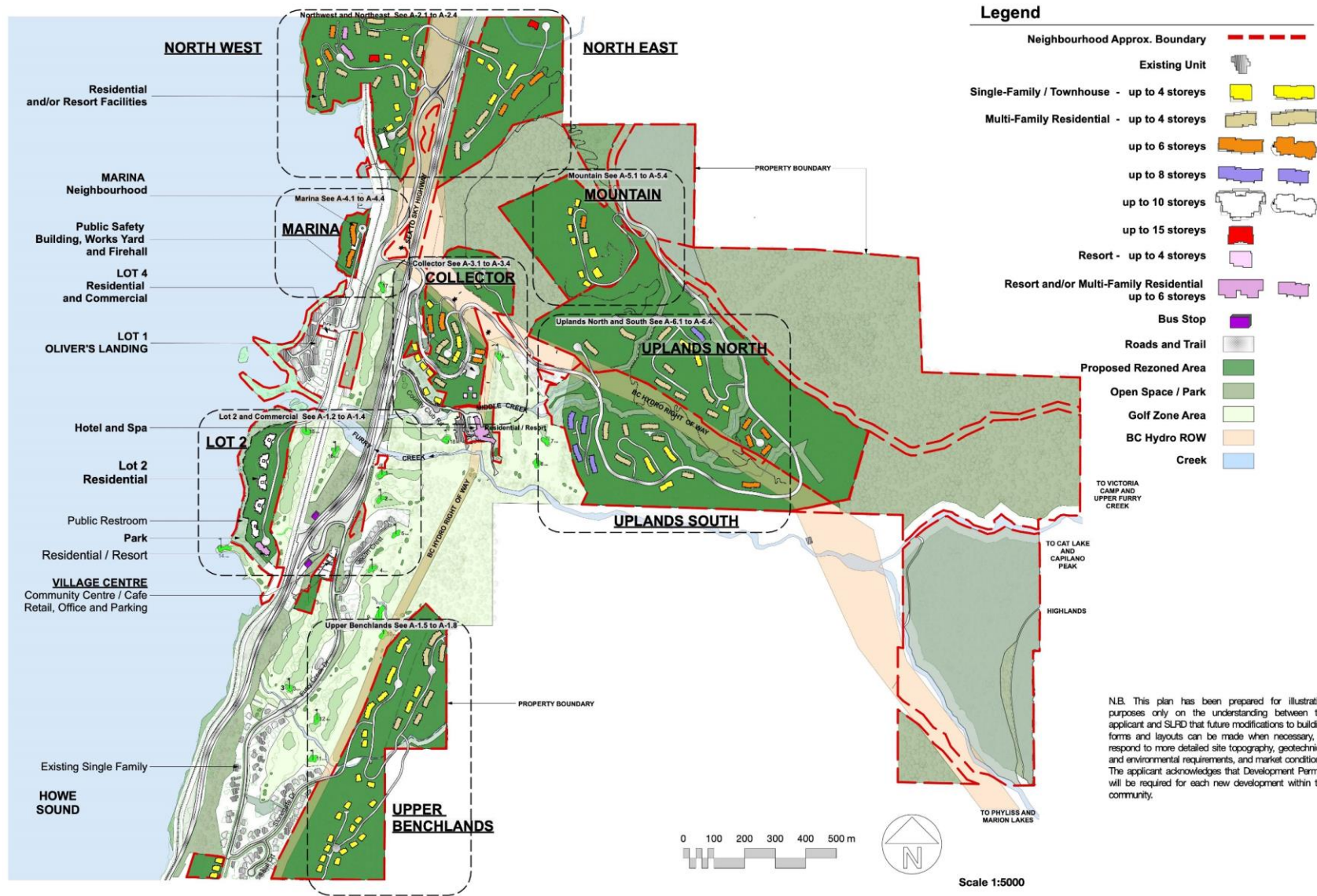
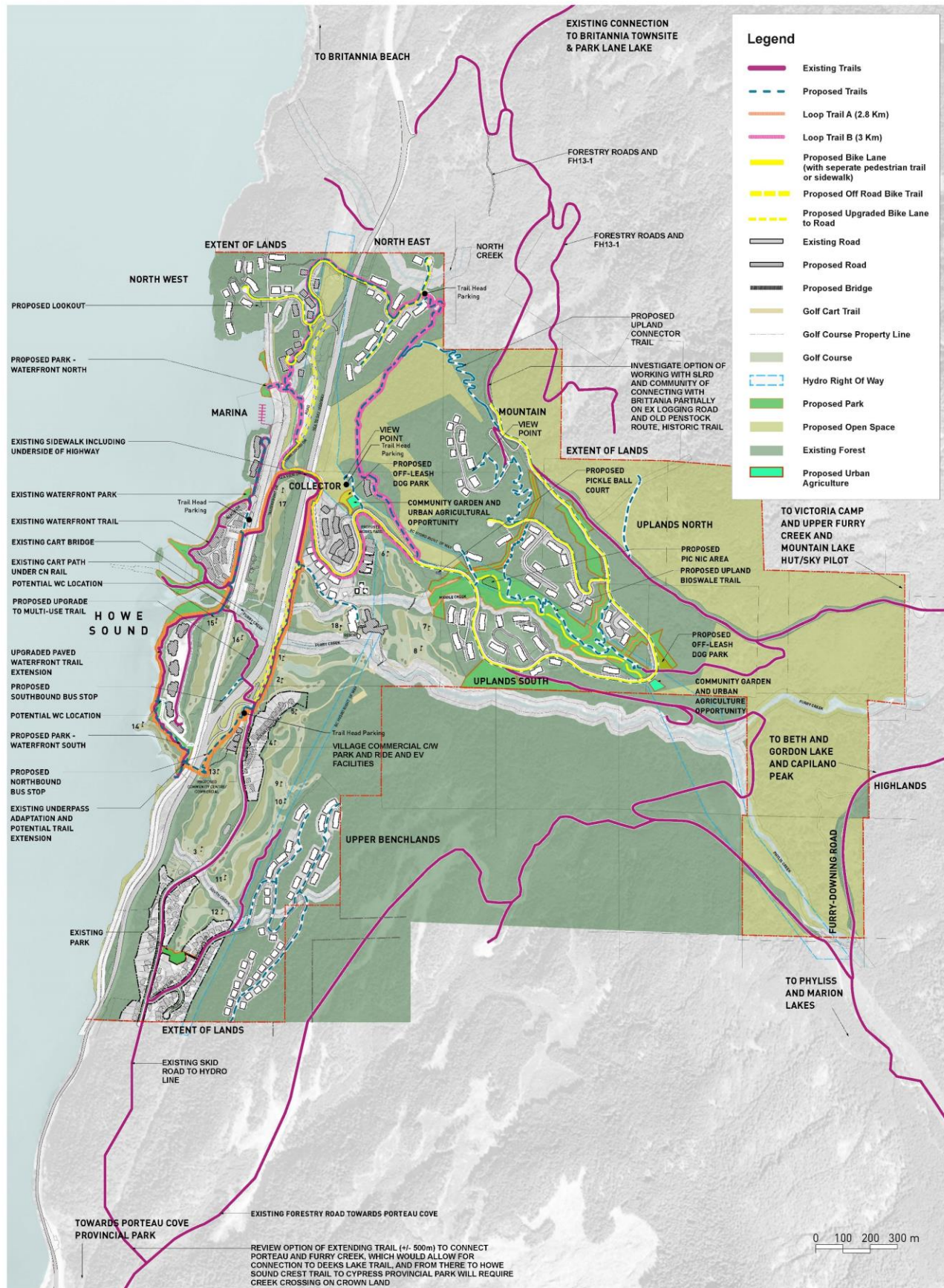


Schedule B10  
Furry Creek CD3 Zone Areas  
Electoral Area D Zoning Bylaw No. 1350-2016



Schedule B11  
Furry Creek Illustrative Site Plan  
Electoral Area D Zoning Bylaw No. 1350-2016





Schedule B12  
Furry Creek Park, Open Space and Trails  
Electoral Area D Zoning Bylaw No. 1350-2016

**Schedule B13 – Furry Creek Park, Trail, Transportation, and Community Improvements & Amenities Table**

<b>Item</b>	<b>Amenity Description</b>	<b>Minimum requirements</b>
<b>A.</b> Public dyke pathway and Furry Creek pedestrian crossing	the construction of 535 meters of Public dyke pathway and Furry Creek pedestrian crossing and the registration of a right-of-way agreement in favour of the Squamish-Lillooet Regional District for the Public dyke pathway and pedestrian crossing	<ul style="list-style-type: none"> <li>• as illustrated in Schedule B12 of this bylaw (paved waterfront trail extension)</li> <li>• constructed to SLRD trail standards, as per the Sea to Sky Pedestrian Trail Strategy</li> <li>• to be transferred to the SLRD upon completion of construction, such construction and completion to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>B.</b> Park – Waterfront South	the construction of a Park to be located in the MoTI Right of Way adjacent Hole 14 and waterfront	<ul style="list-style-type: none"> <li>• as illustrated in Schedule B12 of this bylaw (park - waterfront south)</li> <li>• 1 ha minimum in size</li> <li>• park improvements to include washroom facilities, children's play features/structures, natural areas, benches and garbage/recycling receptacles</li> <li>• to be transferred to the SLRD upon completion of construction, such construction and completion to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>C.</b> Underpass	the construction of a Highway 99 golf underpass upgrade to accommodate pedestrians	<ul style="list-style-type: none"> <li>• as illustrated in Schedule B12 of this bylaw</li> <li>• design and location to be approved by the SLRD</li> <li>• such construction and completion to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>D.</b> Parks, Trails and Open Space	the dedication of public parks, trails and open space for each neighbourhood area within the CD3 Zone	<ul style="list-style-type: none"> <li>• dedication within neighbourhood areas as generally illustrated in Schedule B11 of this bylaw</li> <li>• provision of a minimum of 19.1 ha of parks, trails and open space, as generally outlined on Schedule B12 of this bylaw</li> <li>• park and trail connections to be signed</li> <li>• park improvements to include washroom facilities, children's play</li> </ul>

		<p>features/structures, natural areas, benches and garbage/recycling receptacles</p> <ul style="list-style-type: none"> <li>• design and construction of improvements to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>E. Fire Hall, Apparatus &amp; Equipment</b>	<p>the construction of a Fire Hall, such fire hall to be constructed based on plans approved by the SLRD, and in a manner that will enable a subsequent expansion to a four-bay fire hall</p> <p>the provision of a quint, ancillary equipment and for the new Fire Hall, based on specifications approved by the SLRD</p>	<ul style="list-style-type: none"> <li>• minimum 530 m<sup>2</sup> two-bay Fire Hall located on a minimum 3100 m<sup>2</sup> parcel of land in a location acceptable to the SLRD</li> <li>• such Fire Hall to be transferred to the SLRD upon completion of construction, such completion and construction to be to the reasonable satisfaction of the SLRD</li> <li>• equip Fire Hall with a new quint with minimum 22.7 m. ladder and provide a minimum contribution of \$200,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) towards the cost of ancillary equipment for the quint; all to be transferred to the SLRD</li> </ul>
<b>F. Howe Sound East Fire Protection Service Expansion Funding (Upfront and Installments)</b>	the provision of cash funds to support required expansion of the Howe Sound East Fire Protection Service (including staffing, equipment and administrative costs)	<ul style="list-style-type: none"> <li>• provide upfront cash funds in the amount of \$400,500 (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada), prior to adoption of the bylaw.</li> <li>• provide a financial contribution to the SLRD of \$128,400 for every 100<sup>th</sup> market <i>dwelling unit</i> to be built, at the time of building permit application (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada) to support required expansion of the Howe Sound East Fire Protection Service (including staffing, equipment and administrative costs).</li> </ul>

<b>G. Transit</b>	complete or secure by a Performance Bond or Letter of Credit in the amount of 135% of estimated construction costs, northbound and southbound transit stops on Highway 99, including construction of a transit shelter on both the northbound and southbound sides of Hwy 99	<ul style="list-style-type: none"> <li>• minimum BC Transit Type 4 Bus Shelter</li> <li>• transit stops to be designed to BC Transit Standards, with design details to be determined in conjunction with BC Transit in association with their operational needs</li> <li>• such construction and completion to be to the reasonable satisfaction of the SLRD and BC Transit</li> </ul>
<b>H. Transportation Hub</b>	the construction of a Transportation Hub providing preferred modes of transportation facilities and connections to the BC Transit system and Park & Ride infrastructure	<ul style="list-style-type: none"> <li>• minimum of 50 Park &amp; Ride spaces, with the potential to phase parking spaces to align with development/demand</li> <li>• minimum of 40 bicycle locker facilities</li> <li>• minimum of 10 EV charging stations</li> <li>• such construction and completion to be to the reasonable satisfaction of the SLRD and BC Transit</li> <li>• location and site characteristics of which must be approved by the SLRD and must include screening, landscaping, green paving techniques, etc.</li> </ul>
<b>I. Public Works Yard</b>	the construction of a Public Works Yard and transfer of the land to the SLRD in fee simple	<ul style="list-style-type: none"> <li>• minimum 0.4 ha in size</li> <li>• such construction and completion to be to the satisfaction of the SLRD Director of Environmental Services</li> </ul>
<b>J. Community Centre, Administration Office and Child Care Facility</b>	<p>the construction of a Community Centre and Administration Office, based on plans approved by the SLRD, ownership to be transferred to the SLRD upon completion</p> <p>the construction of a Child Care Facility, based on plans approved by the SLRD, to be retained by the owner to operate, or to arrange for the operation of through a third party</p>	<ul style="list-style-type: none"> <li>• minimum size of Community Centre is 475 m<sup>2</sup></li> <li>• minimum size of the Administration Office is 93 m<sup>2</sup></li> <li>• minimum size of the Child Care Facility is 12 infant/toddler spaces with 162m<sup>2</sup> indoor space and 123m<sup>2</sup> outdoor space and minimum 25 preschool spaces with 232m<sup>2</sup> indoor space and 288m<sup>2</sup> outdoor space must be completed. be built adjacent to the Community Centre and to the standards and requirements set out in the <i>City of</i></li> </ul>

		<p><i>Vancouver Childcare Design Guidelines and Child Care Licensing Regulation</i> under the <i>Community Care and Assisted Living Act with rental rates below market</i>, as per the terms set out in Land Development Agreement.</p> <ul style="list-style-type: none"> <li>• such construction and completion to be to the reasonable satisfaction of the SLRD</li> <li>• additional child care facilities to be provided as community grows, with a total of 74 spaces provided at build out.</li> <li>• Child care facilities to be dedicated and covenanted.</li> </ul>
<b>K. Affordable Housing</b>	the construction of 60 non-market affordable dwelling units that may be occupied by the owner of the dwelling unit, and 60 non-market affordable dwelling units that may only be occupied by a tenant under a residential tenancy agreement	<ul style="list-style-type: none"> <li>• Affordability criteria and tenure to be as per the Housing Agreement Bylaw No. 1775-2023.</li> <li>• location and site characteristics of which must be approved by the SLRD and such construction and completion to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>L. Community Gardens</b>	the construction of community gardens and urban agriculture a minimum of 0.15 ha in area	<ul style="list-style-type: none"> <li>• located in the part of that Neighbourhood Area generally shown on Schedule B12 to the CD3 Zoning Regulations as “Community Garden and Urban Agricultural Opportunity”.</li> <li>• layout and configuration that, in the opinion of the Director of Planning and Development, is suitable for use as a Community Garden and Urban Agriculture</li> <li>• construction of garden plots and allotment gardens with topsoil</li> <li>• fencing for protection from animals</li> <li>• water service suitable for gardening and urban agriculture</li> <li>• designed using best practice guidelines and in consultation with Squamish Food Policy Council (or similar organization)</li> <li>• with such additional facilities such as a garden shed that the Director considers necessary for the use</li> </ul>

		and operation of a Community Garden.
<b>M. Off-leash Dog Park</b>	the construction of off-leash dog park(s)	<ul style="list-style-type: none"> <li>• minimum 1.5 ha of off-leash dog park</li> <li>• design, location and site characteristics of which must be approved by the SLRD and such construction and completion to be to the reasonable satisfaction of the SLRD</li> </ul>
<b>N. Active Transportation Network/Infrastructure</b>	<p>the construction of sidewalks, bicycle lanes, and recreational and pedestrian trails, creating an active transportation network for the Furry Creek Neighbourhood.</p> <p>The development of bicycle lanes and sidewalks within the network of roads and streets for the area being subdivided and developed</p>	<ul style="list-style-type: none"> <li>• minimum of 19.8 kms of sidewalk, bicycle lane and off-road trail, generally shown on Schedule B12 of the CD3 Zone Regulations.</li> <li>• Active transportation network to be based on BC's Active Transportation Design guide</li> </ul>