A bylaw of the Squamish-Lillooet Regional District to adopt an Official Community Plan for Electoral Area D.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to adopt a new Electoral Area D Official Community Plan;

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 ‘Electoral Area D Official Community Plan Bylaw No. 1135-2013.’

2. Schedule A, being the text of the Electoral Area D Official Community Plan, is attached to and forms part of this bylaw.

3. Schedule B, being the Plan Maps of the Electoral Area D Official Community Plan, is attached to and forms part of this bylaw.

4. Schedule C, being the text of the Howe Sound East Sub-area Plan, is attached to and forms part of this bylaw.

5. The Electoral Area D Official Community Plan (OCP) Bylaw No. 495, 1994 is repealed.

READ A FIRST TIME this 25th day of February, 2013.
READ A SECOND TIME this 25th day of February, 2013.
FIRST AND SECOND READINGS RESCINDED this 22nd day of July, 2013.
READ A FIRST TIME AS AMENDED this 22nd day of July, 2013.
READ A SECOND TIME AS AMENDED this 22nd day of July, 2013.
PUBLIC HEARING held on the 3rd day of October, 2013.
READ A THIRD TIME as amended this 28th day of October, 2013.
ADOPTED this 28th day of October, 2013.

Chair, Patricia Heintzman
Secretary, Peter DeJong
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1. INTRODUCTION

1.1 DEFINITIONS

The following defined terms appear in bold throughout the document.

**Agriculture** means farm use as defined in the *Agricultural Land Commission Act* and BC Regulation 171/2002.

**Black carbon**, or soot, is the result of incomplete combustion of fossil fuels, biofuel, and biomass.

**Board** means the Board of Directors of the Squamish-Lillooet Regional District.

**Dispersed Outdoor Recreation** means recreation that generally occurs throughout a large area and is not confined to a specific place, and includes hiking, primitive camping, hunting, fishing, horseback riding, and cross-country skiing.

**Green Infrastructure** means infrastructure that is planned and designed with sustainability and reduced emissions in mind, and includes systems that minimize energy use, minimize greenhouse gas emissions, minimize life cycle costs and consider the energy and emissions intensity of the construction materials.

**Ground-level ozone** is formed in the atmosphere by reactions involving nitrogen oxides and volatile organic compounds in the presence of sunlight.

**Integrated Resource Recovery** means an approach for planning and managing community infrastructure to maximize the recovery of value from waste resources. It focuses on reuse, recycling and recovery of resources in order to avoid consuming new resources and to dispose of even less.

**Intensive Recreation** means recreation that generally occurs in a more specific location with a high density of use, in areas that are easily accessible, and often includes developed facilities. Activities and facilities can include vehicle camping, picnicking, interpretive trails and buildings, skiing, snowshoeing, beach and water activities, boat launches, and parking lots.

**Marine Foreshore** means the area between the low water level and the natural boundary.

**Medical Marihuana Production Facility** means the growing, cultivation, storage, distribution or destruction of marihuana as lawfully permitted and authorized pursuant to the *Federal Marihuana for Medical Purposes Regulations*, as amended from time to time.

**Natural Boundary** means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.
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Natural Hazard means any hazard found in nature.

Plan means the Official Community Plan for Electoral Area D.

Plan Area means all lands, including the surface of water within Electoral Area D, as described in the Letters Patent of the Squamish-Lillooet Regional District.

Regional District means the Squamish-Lillooet Regional District.

Sensitive Ecosystem means any fragile or rare portion of a landscape, and includes wetlands, riparian areas, grasslands, woodlands, older forests, cliffs, bluffs, and sparsely vegetated lands.

Sleeping Units means sleeping unit as defined by the Agricultural Land Commission Policy #5 “Permitted Uses in the ALR: Agri-Tourism Accommodation”.

Viewshed means the landscape visible from a particular geographic point, and especially having aesthetic, scenic or historical value.
1.2 PURPOSE and REQUIRED CONTENT
The SLRD Electoral Area D Official Community Plan (OCP) is established under the authority of the Province of British Columbia’s Local Government Act. This OCP replaces the previous Area D OCP that was adopted in September 1994.

The purpose of an OCP is to address long range land use planning issues. It contains objectives and policies to guide the local government’s decisions related to land use and development within the plan area.

The Local Government Act requires that an OCP contain the following:

- Location, amount, type and density of residential development required to meet the anticipated housing needs for at least the next 5 years;
- Location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreation and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- Policies respecting affordable housing, rental housing and special needs housing;
- Policies with respect to targets for the reduction of greenhouse gas emissions in the plan area, and policies and actions of the local government proposed with respect to achieving those targets.

1.3 SCOPE / PLAN AREA
This OCP applies to all lands within Electoral Area D of the SLRD, as shown on the maps attached to this plan as Schedule 1, and in Figure 1 below.

Also within the plan area is the Howe Sound East Sub-areas that has a more focused land use plan (attached as Schedule C to this plan). The Howe Sound East Sub-area is comprised of the communities of Britannia Beach and Furry Creek, and the future community of Porteau Cove.

This Plan is comprised of the text, as well as the maps, which are Schedule B to Bylaw 1135.
1.4 REVIEW AND AMENDMENT OF THE PLAN
An OCP is not intended to be a static document. Rather, it is intended to be adaptable and responsive to changing circumstances within the region. As such, following careful consideration by the Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every five years or as warranted.

1.5 REGIONAL GROWTH STRATEGY
The Squamish-Lillooet Regional District Regional Growth Strategy (RGS), adopted in June, 2010, is intended to provide a broad policy framework describing the common direction that the Board and member municipalities will follow in promoting development and services which are sustainable, and recognizing a long term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social, and environmental well-being and that acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values.
After a board has adopted a RGS, the *Local Government Act* requires that all bylaws adopted by the board and all services undertaken by a Board must be consistent with the RGS.

This plan was developed in light of the RGS, and the objectives and policies contained within it are consistent with those of the RGS.

The goals of the RGS are as follows:

- **Goal 1:** Focus Development into Compact, Complete, Sustainable Communities;
- **Goal 2:** Improve Transportation Linkages and Options;
- **Goal 3:** Support a Range of Affordable Housing;
- **Goal 4:** Achieve a Sustainable Economy;
- **Goal 5:** Protect Natural Ecosystem Functioning;
- **Goal 6:** Encourage the Sustainable Use of Parks and Natural Areas;
- **Goal 7:** Create Healthy and Safe Communities;
- **Goal 8:** Enhance Relations with Aboriginal Communities; and
- **Goal 9:** Improve Collaboration among Jurisdictions.
2. COMMUNITY OVERVIEW

2.1 GEOGRAPHY
The Squamish-Lillooet Regional District is a complex region, comprising a wide range of landscapes and lifestyles, and covering a total area of 16,500 square kilometres of land. The SLRD contains a range of settlement types from remote aboriginal communities, to small historic mining communities like Britannia Beach, to the international mountain destination resort of Whistler. Continued growth is predicted for the SLRD over the next thirty years.

Within Electoral Area D there are eight non-aboriginal communities or settlement areas: Black Tusk Village, Pinecrest Estates, Tunnel Station, the Upper Squamish Valley, Ring Creek, Britannia Beach, Furry Creek, and Porteau Cove. These communities and the surrounding area encompass 3,118 square kilometres of land. The plan area is characterized by numerous glacial fed rivers, creeks and lakes, coastal waters, flood-plains, steep mountainous terrain, and fertile soil in the flat valley bottoms.

2.2 HISTORY and CULTURAL HERITAGE
Electoral Area D is located within the over-lapping traditional territories of the Squamish and Lil’wat Nations. The Squamish Nation traditional territory includes the entire Squamish Valley and Howe Sound drainages; then north to the confluence of the Soo and Green Rivers north of Whistler. The traditional territory of the Lil’wat extends south to include the Callaghan Valley in Area D. Both the Squamish & Lil’wat Nations have created land use plans to guide human activities occurring within their traditional territories. Data from the Ministry of Tourism, Culture, and the Arts’ Archaeology Branch indicates that within the plan area there are a large number of Squamish and Lil’wat historical sites and artifacts dating from the pre-European contact era.

The Britannia Mine Museum is a BC Historic Landmark, and the concentrator, which is the large multi-story building built into the hillside beside Highway 99 was designated a National Historic Site in 1988. Other archaeological resources within Electoral Area D also include several old mining cabins and remains of early non-native settlements and mining operations.

Objective

2.2.1 To support the identification, protection, and conservation of heritage resources, including historical buildings, pre-contact archaeological sites, and historic trails.
Policies

2.2.2 Development proponents shall consider the significance of heritage resources during all phases of project planning, design, implementation, and operation.

2.2.3 Where a development overlaps with a known archaeological site, a qualified person shall be engaged by the developer to determine the appropriate measures for managing impacts to the archaeological resources.

2.2.4 Where a subject property (for rezoning, subdivision, or other land development application) lies within an area of high or moderate archaeological potential, as outlined in the BC Provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) database, a preliminary archaeology field reconnaissance may be required before an application can be approved.

2.2.5 The development of a heritage inventory and designation of heritage trails is encouraged.

2.2.6 Public education on heritage resources and protection through publications, displays, events, and similar tools is encouraged and supported.

2.2.7 The SLRD will continue to work with First Nation and member municipalities to address the identification and protection of heritage sites and cultural areas.

2.3 SETTLEMENT PATTERNS

Settlement in Area D is largely in the valley bottoms, and is concentrated into a few nodes, with the majority of Area D residents being in the Howe Sound East communities of Britannia Beach and Furry Creek. Also in Howe Sound East is the future community of Porteau Cove, which is anticipated to house up to 3500 people at build out. Collectively, these communities are the subject of the Howe Sound East Sub-Area Plan, which is attached to this document as Schedule C.

The only other serviced population node is in the strata communities of Pinecrest Estates and Black Tusk Village, south of Whistler, just off of Highway 99.

Unserviced population nodes include the communities of Upper Squamish Valley, Upper Paradise Valley (aka Tunnel Station), and Ring Creek, east of the District of Squamish on the Garibaldi Park Road.

In addition to these population clusters, there are other nodes of activity based mainly around commercial tourism, both frontcountry and backcountry. The Callaghan Valley is one such node that has been identified as an important resource area that includes high wildlife and ecological values, as well as high recreation values, and established recreation facilities. It is intended that in the future the Callaghan Valley will be the subject of a planning process to develop a sub-area plan to address the unique characteristics and needs of the Callaghan Valley.
2.4 POPULATION AND HOUSING

The total population of the Squamish-Lillooet Regional District, including the member municipalities is 38,171. The total population of the Electoral Areas of the SLRD (excluding First Nations reserve lands) is 3,223, and the population of Electoral Area D is 836\(^1\), or roughly 26\% of the total Electoral Area population. It is the second highest population of the four Electoral Areas. The municipalities of Squamish and Whistler both share boundaries with Area D, and their populations are approximately 17,100 and 9,800 respectively.

The majority of residents of Electoral Area D are located in the Howe Sound East area (Britannia Beach and Furry Creek), with the side by side communities Black Tusk Village and Pinecrest Estates being the next largest concentration of people. There are small clusters of residents in the Upper Squamish Valley, Upper Paradise Valley and Ring Creek as well.

As shown in Figure 2 below, the census data shows that from 1996 to 2006 the population of Area D increased by roughly 200 people (about 25\% increase), and that since 2006 it has essentially remained steady at about 840 people.

Figure 2: Population of Electoral Area D from 1996 to 2011.

The chart in Figure 3 below shows how the population of Area D is aging. In 2001 there were significantly more people in the 25-44 year old category, and over time that ‘spike’ is levelling out as the population shifts and the number of people over 55 increases.

The median age in Area D is 48.6 years, compared to 36.2 years in the Regional District overall\(^2\), 32.4 years in Whistler, and 36.8 years in Squamish.

![Age Distribution of Population from 2001 to 2011](image)

Figure 3: Age distribution of population or Electoral Area D from 2001 to 2011.

Out of 537 private dwellings in Area D, 367 are occupied by usual residents\(^3\) (68% occupancy rate by usual residents). This is higher occupancy than Whistler (out of 9,239 private dwellings, 3,900 of them are occupied by usual residents (42% occupancy), and lower than Squamish (out of are 6,953 private dwellings, 6,520 of them are occupied by usual residents (93% occupancy)\(^4\).

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3 Usual Residents are those living in their place of usual residence, which is the dwelling in which they live most of the time, as defined in the Census Dictionary published by Statistics Canada and accessed via their website at [www.statcan.gc.ca](http://www.statcan.gc.ca)

4 Stats Canada 2012.
The population of the region is projected to almost double again in the period from 2003 to 2031 from 35,141 residents to 68,153 residents, however as Figure 4 above shows, the trend over the last 16 years has shown that most of the population increase is within the municipalities, and Squamish in particular.

Figure 4: Comparison of Municipal Populations and Area D population from 1996 to 2011. Population of Electoral Area D from 1996 to 2011.
3. SUSTAINABILITY AND RESILIENCE

3.1 ECOLOGICAL SUSTAINABILITY

Much of the land within the plan area is Crown land and is governed by the Sea-to-Sky Land and Resource Management Plan (LRMP) approved by the Ministry of Agriculture in April 2008. The LRMP provides direction for future planning and management of natural resources, and a framework to resolve land use issues. The LRMP, in addition to other data provided by the provincial government and the Squamish and Lil’wat Nations, is used to inform the SLRD’s response to development and resource use proposals.

Electoral Area D provides important habitat for a diversity of wildlife, including a number of species that are considered rare at the provincial level (i.e., spotted owl) and/or at the limits of their range (i.e., moose and grizzly bear) (see Map 6). The Province requires that local governments protect fish and fish habitat from disturbance arising from residential, commercial, and industrial development by implementing the Riparian Area Regulation (RAR). RAR, enacted under Section 12 of the Fish Protection Act in July 2004, applies to lands within 30m of all waterbodies within Electoral Area D, as described in the Development Permit Guidelines in Section 7.0.

Objectives

3.1.1 To support protection of ecologically sensitive and significant areas, avoid loss of habitats, and maintain or enhance ecological diversity.

3.1.2 To recognize the fundamental importance of water and protect and improve the quality and quantity of water for all peoples now and in the future.

3.1.3 To proactively manage materials, synthetic chemicals, and persistent compounds in the food and agricultural system to protect and promote human and ecosystem health.

3.1.4 To proactively address those deleterious invasive species that threaten the ecological and economic health of the Sea to Sky corridor.

Policies

3.1.5 In order to work toward sustainability, applications for significant developments will be reviewed using a sustainability checklist that will provide the basis for general comments regarding sustainability initiatives included in a development proposal.

3.1.6 In order to maintain healthy and resilient ecosystems, intensive recreation, subdivision, and rezoning of lands shall be discouraged in critical wildlife habitats, including those indicated on Map 5. Motorized vehicles should be limited to traversing these areas using the most direct and least deleterious route.

3.1.7 The protection of all natural waterbodies is of high importance, and should be a primary consideration in the evaluation of any proposed development.

3.1.8 As per the provincial Living Water Smart Plan, the SLRD will work to ensure that wetland and waterway function will be protected and rehabilitated.
3.1.9 The effects of human construction on the hydrologic cycle including water quality and quantity will be considered in the evaluation of any new or restored development at both the site level and its connections beyond.

3.1.10 The repair and regeneration of the area’s fish and wildlife habitat, and catchment basins is encouraged.

3.1.11 Land use developments requiring the disposal of waste materials, including sewage, garbage, industrial effluent, waste construction materials, animal waste, or soil shall not reduce the present quality of surface or groundwater resources.

3.1.12 The hardening of shorelines through retaining walls or the use of rip-rap is discouraged.

3.1.13 The SLRD will work cooperatively with the Sea to Sky Invasive Species Council and other governmental, non-governmental, industry, and public stakeholders to address the negative effects of invasive species within the region.

### 3.2 CLIMATE CHANGE AND GREENHOUSE GAS REDUCTION

In response to climate change projections and the predicted impacts, as of 2008 the Local Government Act requires that official community plans include targets for the reduction of greenhouse gas emissions (GHG) in the plan area, and policies and actions proposed for achieving those targets. A wide variety of greenhouse gas reduction targets are already in place in Canada, addressing federal, provincial, municipal, and corporate mandates. The SLRD is a signatory to the Provincial Climate Action Charter. As such it has committed to:

1. Become carbon neutral in its own operations;
2. Measure and report on its community GHG profile; and
3. Create complete, compact, more energy efficient communities.

Based on general information from the updated 2007 Community Energy & Emissions Inventory (CEEI), the most significant contributors to greenhouse gas emissions in Electoral Area D are:

- On road transportation;
- Buildings – heated by a range of sources including fossil fuels and electricity;
- Solid & liquid waste – disposal of wastes rather than reuse and/or recovery;
- Deforestation – primarily from settlement.

Despite the deficit of detailed information on the area-specific sources of greenhouse gas emissions, general climate change information can still be used to inform an initial emissions reductions strategy, including policies on buildings, land use patterns, local government operations, power supply, and waste recovery and reduction. Recent research on air pollution and climate change has focused on three key aspects: public health, visual air quality, and climate change. There are opportunities to reduce emissions of fine particulate matter from such sources as diesel and wood smoke, that result in black carbon, as well as reducing emissions of nitrogen oxides and volatile organic compounds that are precursors to ground-level ozone.
Some of the apparent challenges in addressing climate change related issues that are specific to the rural communities of Electoral Area D are as follows:

- Population densities are often not sufficient to adequately support current centralized approaches intended to achieve economies of scale in GHG reduction. It may be more difficult to support large scale energy efficient systems, and there will be a need for different approaches to public transit. Options such as district heat/power systems may not be viable in rural areas.
- The lack of an agricultural base to support local food production in the area in order to reduce the quantity of trucked in foodstuffs.
- Promoting tourism as a way of bolstering the local economy is often at odds with greenhouse gas reduction targets. For example, the Resort Municipality of Whistler reports that ‘inter-community’ transportation (i.e. the movement of tourists to and from Whistler) results in fossil fuel consumption that is seven times higher than the in-community consumption.
- Rural populations are often very dependent on travel in single occupancy vehicles due to dispersed housing and remote resource-based employment.
- Hydroelectric power projects are perceived by some people to result in significant ecological and social impacts, making further power generation from local waterbodies a contentious issue.

**Objectives**

3.2.1 To protect public and ecological health, improve visual air quality, and reduce the emission of greenhouse gases and air pollutants within the region.

3.2.2 To develop an appropriate greenhouse gas emissions reductions strategy for Electoral Area D that takes into account local social, economic, and ecological conditions.

3.2.3 To reduce emissions of common air contaminants that generate black carbon (soot) and ground level ozone.

3.2.4 To reduce the ecological footprint of travel within the area.

3.2.5 To achieve carbon neutral local government operations.

3.2.6 To work towards achieving the Provincial target of reducing greenhouse gas emissions by 30 per cent below 1990 levels by 2020, and 90 per cent below 1990 levels by 2050.

3.2.7 To align with and coordinate the implementation of recommendations from the SLRD Integrated Sustainability Plan (ISP).

**Policies**

3.2.8 As per the BC Climate Action Charter, the SLRD shall work toward a corporate greenhouse gas reduction strategy to achieve carbon neutral local government operations.

3.2.9 The SLRD supports continued work to develop a comprehensive regional greenhouse gas reduction strategy, and development of action plans for:

- Increasing local renewable power generation in an effective manner.
- Improving public transportation options.
- Improving the healthfulness of buildings.
- Development of non-polluting industries to augment the local economy.
- Applying Smart Growth, and other sustainability principles.
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- Working towards a zero waste approach.
- Supporting net zero deforestation, reforestation and afforestation in urban and rural areas.

3.2.10 As initial steps toward completing a comprehensive greenhouse gas reduction strategy and ultimately reducing emissions, the following elements are incorporated into this OCP:

- Implementation of the RGS
- Support for diverse home based businesses
- Support for improved onsite solid & liquid waste management, community composting, and integrated resource recovery
- Support for improved public transit service
- Support for integrated regional multimodal transportation services
- Support for local agriculture
- Encourage the adoption of Environmental Farm plans & Whole Farm plans
- Implementation of the forthcoming (ISP) Actions
- Support for open burning and backyard burning bylaws

3.2.11 The SLRD supports the application of disincentives to discourage the open burning of potential power sources (burning that creates waste and harmful air quality issues), and the application of incentives to encourage the shift to cleaner and more efficient woodstoves or other similar devices.

3.2.12 The SLRD supports working with member municipalities and other levels of government, First Nations, industries, non-profit organizations to develop and implement strategies to reduce diesel particulate matter and wood smoke, which are key contributors to the production of black carbon.

3.2.13 The SLRD supports working with member municipalities and other levels of government, First Nations, industries, non-profit organizations to develop and implement strategies to reduce the precursors to ground-level ozone including nitrogen oxides for cars, trucks, and buses, and volatile organic compounds from industrial, commercial, institutional, and agricultural sources.

3.3 NATURAL HAZARDS

Natural hazards within Electoral Area D include geotechnical hazards such as rock fall and landslides, floods, wildfires, adverse weather and avalanches.

A major natural hazard within the plan area is the Rubble Creek Landslide Area (previously called the Garibaldi Civil Defence Zone). This is a large area that engineers and geologists have determined could be inundated if there was ever a failure in the Barrier, which is a large natural dam located near the top of the Rubble Creek valley. Identification of this hazard area caused the relocation of many residences in the 1980s.
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There is flood hazard associated with many creeks and rivers throughout the plan area including the Squamish River, Cheakamus River, Brandywine Creek, and Furry Creek. General floodplain mapping is available from the Ministry of Environment (Water Stewardship Division) for some rivers in Electoral Area D. However, for acquiring building permits, a site specific geotechnical study to determine actual flood construction levels may be required.

It is important to establish policy for land use that either avoids development in areas with identified natural hazards, or mitigates against the potential damage that may result from development in those areas.

The SLRD has adopted a Floodplain Management Policy which describes the requirements for any proposed development within a floodplain. The policy requires a report prepared by a qualified professional engineer which states that the land may be used safely for the use intended.

**Objectives**

3.3.1 Minimize the risks associated with development in identified natural hazard areas.
3.3.2 Ensure that appropriate measures are in place for emergency prevention, response, and recovery.

**Policies**

The policies of the Board with respect to natural hazards are as follows:

3.3.3 To not increase development potential in the vicinity of the following areas outlined on Map 2:
   - Rubble Creek Hazard Area
   - Portion of Upper Cheekeye Fan
   - Turbid Creek/Mount Cayley Debris Flow
   - Squamish River Floodplain
   - Howe Sound Tributaries
   - Cheakamus River Floodplain

3.3.4 The SLRD shall establish development permit areas to set conditions for new developments and subdivision in areas of identified natural hazard risk, pursuant to Section 488 of the Local Government Act (protection of development from hazardous conditions).

3.3.5 A professional geotechnical report shall be required prior to development in areas with identified geotechnical hazards, or where requested by the building inspector.

3.3.6 The SLRD encourages the Ministry of Environment, the Ministry of Forests, Lands and Natural Resource Operations, and other authorities having jurisdiction to reduce wildfire hazard by creating and maintaining appropriate fire defense improvements on lands in interface fire hazard areas.

3.3.7 The SLRD encourages land owners to carry out annual wildfire threat assessments and to take appropriate measure to reduce wildfire hazards.

3.3.8 Continue to implement the policies of the SLRD Emergency Management Plan, including working towards:
• Establishing and maintaining a plan that identifies hazards and risks and ensures emergency response plans are in place for existing and future communities.
• Identifying low risk evacuation areas where community members can evacuate to and wait until emergency service providers can reach them in case of an emergency.
• Annually reviewing the adequacy of the emergency management arrangements and public safety infrastructure relative to growth and development.
• Establishing a public information program to educate the public on evacuation routes and personal emergency preparedness.
• Pursuing funding for wildfire fuel management projects.
• Engaging the Ministry of Forests Lands and Natural Resource Operations to address wildfire risk and fuel management on Crown lands.
• Encouraging BC Hydro to ensure slash hazard on transmission line corridors is mitigated.

3.3.9 The SLRD encourages the Ministry of Transportation and Infrastructure to designate and maintain, in consultation with the SLRD Emergency Program Manager, emergency evacuation routes from existing neighbourhoods and future developments.

3.3.10 The SLRD supports the establishment of volunteer fire protection services.

3.3.11 Implement the outstanding primary recommendations of the Garibaldi Civil Defence Zone Land Management Plan, as follows:
• No permanent structures in the Rubble Creek Landslide Hazard Area.
• Minimal day use in Rubble Creek Landslide Hazard Area, only where designated and properly managed.
• Support provision of extensive on-site signs and other information (e.g., brochures, education programs, Web sites) to inform people about the Rubble Creek Landslide Hazard Area.
• Continue SLRD involvement with other local governments, provincial partners, and residents in developing emergency management plans and policies, including plans and policies related to specific natural hazards.
• Require detailed geotechnical studies prior to development where steep slopes (over 40%) exist. These studies should identify site stability risks, areas that are unsuitable for development, and mitigation measures for hazards that can be mitigated. The development plans shall comply with all of the recommendations of the geotechnical studies.

3.4 TRANSPORTATION
The transportation network in Area D consists of:

• Highway 99, Squamish Valley Road, Paradise Valley Road, Garibaldi Park Road, and a number of lesser roads serving local needs.
• The BC Rail line that runs roughly parallel to Highway 99 and connects to Vancouver in the South and Whistler, Pemberton and ultimately Lillooet and points beyond in the north.
• Greyhound Bus Service between Squamish and Whistler, and connecting to Vancouver in the south and Pemberton in the north.
• The Sea to Sky Trail, as well as many other formal and informal recreational trails.
• The waters of Howe Sound also provide marine transportation options.

The transportation network is shown on Map 3.

The Ministry of Transportation and Infrastructure made major upgrades to the Sea to Sky Highway (99) prior to the 2010 Olympics in Whistler. As part of the upgrades, sections were re-routed, sections were widened, and improvements were made to several interchanges.

Section 473 of the *Local Government Act* states that an official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets. The strategy for reducing the greenhouse gas emissions within Electoral Area D is in part based on creating an effective public transportation system.

**Objectives**

3.4.1 To have a transportation network that is safe and effective, and able to meet the current and future needs of the community.
3.4.2 To promote pedestrian movement and increased connectivity within communities.
3.4.3 To identify and support all opportunities for convenient, reliable, and lower impact multimodal transportation, e.g. walking, cycling, transit, auto share, water, rail, etc. and the infrastructure to sustain these amenities.
3.4.4 To establish an effective regional transportation network with a high degree of connectivity.
3.4.5 To design for transit and alternate transportation modes especially in the designated Planned Communities, as well as retrofit existing transit deficient communities.
3.4.6 To support clean air and greenhouse gas emission reduction objectives as part of the Regional Growth Strategy and the Sea to Sky Air Quality Management Plan.
3.4.7 To reduce the ecological footprint of travel throughout the Sea to Sky corridor.

**Policies**

3.4.8 Support continued cooperation with the Ministry of Transportation and Infrastructure and other relevant agencies, with respect to road planning.
3.4.9 Support the creation of a safe and low impact regional multi-modal transportation system that connects communities throughout the SLRD.
3.4.10 Encourage the consideration of a deep sea terminal at Britannia Beach or other locations in Howe Sound.
3.4.11 Explore the possibility of establishing a passenger ferry service to and from Howe Sound East.
3.4.12 Encourage continued collaboration and cooperation among agencies for transportation planning throughout the plan area.
3.4.13 Encourage the use of permeable surface materials (pervious concrete & asphalt) wherever possible.
3.4.14 During the construction and maintenance of roads, the Ministry of Forests, Lands and Natural Resource Operations and the Ministry of Transportation and Infrastructure are encouraged to consider:
- Constructing bridge spans that are adequate to permit the movement of wildlife;
- Documenting and protecting wildlife movement corridors;
- Not constructing roadside pullouts where there is a high likelihood of human-wildlife conflicts and wildlife habituation; and
- Creating dedicated bike lanes wherever possible.

3.4.15 Support the maintenance of high visual quality along Highway 99 by requiring a 20 metre vegetated buffer to be retained on lands that abut the highway right of way.

3.4.16 Encourage the Ministry of Forests, Lands and Natural Resource Operations, the Ministry of Environment, and the Ministry of Energy, Mines and Petroleum Resources to develop coordinated access management plans to regulate access on forestry and mining roads in and around the plan area.

3.4.17 Encourage CN Rail to improve its freight service and consider restoring passenger rail service.

3.4.18 Communicate with provincial ministries to plan local streets for pedestrians, cyclists, transit, and smaller fuel efficient vehicles.

3.4.19 Support the approval of narrower roads where practical, and provided that pedestrian and cycling safety is not jeopardized.

3.4.20 Encourage the appropriate provincial ministries to continue to work towards a resolution of the outstanding issues regarding road safety and forestry practices around the community of Ring Creek.

3.4.21 Encourage the appropriate provincial ministries and other agencies to continue to work towards a resolution of the outstanding issues regarding maintenance and recreational users on the Paradise Valley Road (Upper Cheakamus).

3.5 SERVICES AND INFRASTRUCTURE (COMMUNITY SERVICES)

Community Services in the plan area include:
- Furry Creek Water
- Furry Creek Waste Water Treatment
- Furry Creek Street Lighting
- Furry Creek Solid Waste Disposal
- Furry Creek Open Spaces
- Furry Creek Dyking-Drainage
- Britannia Beach Water
- Britannia Beach Sewage Collection and Treatment
- Britannia Beach Refuse Disposal
- Britannia Beach Street Lighting
- Britannia Beach Fire Hall
- Britannia Beach Parks and Trails
- Garibaldi Fire Hall at Black Tusk Village
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- Sea to Sky Trails
- Pinecrest/ Black Tusk water (owned by Strata Corporations)
- Pinecrest / Black Tusk Wastewater Treatment (owned by Strata Corporations)

Service areas within Electoral Area D are outlined on Map 3.

Objectives

3.5.1 To facilitate the safe and cost effective provision and maintenance of water, sewer, and solid waste services, as appropriate to the community and with respect for the ecological needs of the area.

3.5.2 In conjunction with other agencies, to ensure community services are available at a level appropriate to the needs of the local residents and their ability to pay.

3.5.3 To encourage the effective utilization of existing services and facilities prior to any expansions.

3.5.4 To promote the health and safety of residents and visitors by encouraging improvement of medical services, fire, and police protection capability.

3.5.5 To support the development of lands for institutional use in appropriate locations.

Policies

3.5.6 Support the following process for the establishing of future service areas:
- Request by residents to establish a service area;
- Feasibility analysis funded by the proponents or grants;
- Referendum by affected property owners.

3.5.7 Support the adoption of an integrated resource recovery approach to dealing with the solid & liquid waste stream.

3.5.8 Support the development of decentralized/distributed heat and power generation systems in Planned Communities.

3.5.9 Support the adoption of green infrastructure and rainwater management approaches to addressing hydrological issues related to stormwater.

3.5.10 Encourage the provision of weather-protected bicycle parking facilities and transit shelters throughout the region.

3.5.11 Support continued collaboration with Ring Creek residents and BC Hydro to resolve the issue of providing electrical service to that community.

WATER AND SEWER

Water

Currently the community water system at Furry Creek has a capacity of roughly 270 units, and there are 152 active connections.
Britannia Beach has the capacity for roughly 372 units. That capacity includes 49 connections in the townsite and 12 connections at the museum. There are 200 connections outside of the townsite, firehall, and museum (collectively referred to as Britannia North). That leaves approximately 111 connections that could be established under the current capacity.

**Sewer**

The Britannia Beach sewer plans indicate a capacity of roughly 1400 units, however at this time the built facilities treat roughly 400 units. In anticipation of the full build out, some of the underground infrastructure has been oversized, and some land is available at the treatment facility for future needs. When any development plans are considered for the lands referred to as Britannia South, the remaining sewer capacity will be assessed and evaluated against the plans to ensure that adequate services can be provided to match the development.

Porteau Cove is an undeveloped, but master planned community south of Furry Creek. It is designated and approved for 1400 fully serviced units at build out, but has not begun building yet. The master plan also includes stormwater management. As of the adoption of this plan, no construction has occurred.

**Policies**

3.5.12 The SLRD considers ecological health of all natural waterbodies to be of high importance, and is therefore a primary consideration in the evaluation of any new development, including the development or expansion of sewer and water systems. Such systems should meet or exceed provincial standards for effluent discharge.

3.5.13 All building permit applications shall be subject to provincial regulations regarding sewage disposal.

3.5.14 The zoning bylaw shall be reviewed to ensure the minimum allowable parcel size permitted in areas without a community sewer system allows for the setbacks between septic fields and watercourses required by provincial legislation.

3.5.15 The SLRD encourages property owners to maintain their septic systems in accordance with best management practices and provincial regulations.

**SCHOOLS**

There are currently no schools within the plan area. In order to ensure that future needs can be satisfied, this OCP may be amended to direct that the implementing bylaws allow schools as a permitted use in all zones.

3.5.16 Encourage School District No. 48 to continue to provide adequate educational facilities and services to the children in the plan area.

3.5.17 Encourage School District No. 48 to allow school facilities to be used for community based recreational activities.

3.5.18 Work with School District No. 48 to ensure sufficient land is designated in appropriate locations to allow development of school facilities within the plan area.
COMMUNITY FACILITIES

3.5.19 Support a collaborative approach among the District of Squamish, Squamish Nation, Resort Municipality of Whistler, and other community organizations to determine the community and recreational facilities needed by area residents and to determine possible funding sources.

3.5.20 Support a collaborative approach among the District of Squamish, Squamish Nation, Resort Municipality of Whistler, and relevant senior government agencies to encourage the provision and maintenance of appropriate police, ambulance, fire, health, and library facilities that can be accessed by plan area residents.

SOLID WASTE MANAGEMENT

The SLRD provides Solid Waste Management services that are guided by the Solid Waste Management Plan. Garbage and recycling is done by curbside pick-up in Furry Creek and Britannia Beach, and there is a transfer station at Furry Creek. Solid waste goes to the landfill in Squamish, however it is likely that the landfill will close within the next 5-10 years. Alternative solutions to solid waste disposal should be considered, including minimizing the volume of waste going to landfill, and also seeking alternative sites for landfill needs.

There are currently no composting facilities, however the SLRD is providing yard waste collection bins in some communities, and it is likely that composting services and facilities will expand in the future.

3.5.21 The development and maintenance of a community recycling program in Electoral Area D is supported.

3.5.22 A waste minimization approach should be defined, communicated, and promoted in regional and municipal programs and services.

3.5.23 The Solid Waste Management Plan directives as outlined in the 2007 and future updates should be implemented.

3.5.24 The expansion of composting operations is encouraged within both Electoral Area D, as well as the remainder of the district’s area, by investigating neighbourhood (bear proof) composting options to limit the amount of material that needs to be transported.

3.5.25 The continued operation of the ‘Re-Use-it’ Centres and ‘Re-Build-It Centres’ in Whistler and Squamish is supported.

3.5.26 Product manufacturing that utilizes supplies of locally generated reclaimed and recycled materials is supported, and recognized as a means of developing skills and economies around the deconstruction of buildings and the reuse of the materials.

Bear Smart Guidelines

3.5.27 Residents and visitors are encouraged to follow the recommendations developed by the BC ‘Bear Aware’ program.
4. SUSTAINABILITY IN LAND USE

Land use policies and regulations are some of the most effective tools available to local governments for influencing healthy development. Effective land use planning requires sufficient coordination at multiple scales in order to create the conditions necessary for the emergence of thriving and harmonious communities, rural areas, and wildlands. To avoid the high costs of sprawl more compact settlement patterns are essential. Through holistic land use planning, the SLRD can help ensure that people can continue to live and work in the same community, and that natural resources are protected for future generations.

Objectives

4.1.1 To recognize the existing uses of land and prioritize the necessary actions to facilitate the emergence of complete communities.

4.1.2 To direct growth and intense development to areas designated as Planned Community, and to ensure that such areas engender the emergence of complete communities.

4.1.3 To utilize a variety of tools and techniques to ensure that urban areas are compact and human scale; diverse working rural landscapes are nurtured; and healthy wildlands are woven into a connected network linked to areas beyond the Regional District boundaries.

Policies

4.1.4 Support the emergence of rural and planned communities with a vibrant mix of uses combined with distributed renewable power generation, agriculture, and green infrastructure.

4.1.5 Support land use patterns that protect ecological values on which both the urban and rural areas depend in order to prevent sprawl and overextension of urban services into the rural lands.

4.1.6 Support transit-oriented development, to help ensure that all new development is transit friendly.

4.1.7 Consider regulations to ensure that all new development with over 10 units provide for an efficient car share vehicle and other transportation demand management measures.

4.1.8 Support measures to ensure that all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses or green roofs, and community kitchens.

4.1.9 Support measures to ensure that shared facilities are provided in new multi-family developments, such as meeting and work space, and community kitchens/ovens in order to support food preservation.

4.1.10 Support measures that are consistent with Agricultural Land Commission Regulations, to ensure that all local agricultural zoning bylaws allow for local processing of food to reduce transportation requirements.

4.1.11 Support initiatives to build capacity for local food production and will consider working with member municipalities, non-profits, and the School Districts to provide food preservation education using publicly accessible facilities.
4.12 Support the planting of public streets with species that can provide nutrition or medicinal health benefits that are not necessarily attractive to bears.

4.13 Encourage innovation with regard to land use and policies that support growing, processing, preserving, and storing food.

4.1 INDUSTRIAL

4.1.1 Resource Industrial Activity

Resource extraction and associated industrial activities are prevalent throughout the plan area, including gravel extraction, active mineral claims, forestry, and power generation. Most of these activities are regulated by Provincial and Federal Acts that supersede the authority of the Board.

While local governments are often included in the review process for developments under those Acts, the Local Government Act only permits a Regional District OCP to express broad objectives with respect to activities under Provincial jurisdiction.

These activities occur primarily on lands designated Resource Management, and policies with respect to uses are further elaborated in the Resource Management Land Use Designation.

4.1.2 Industrial Development

There are very few industrial uses, beyond resource industrial, occurring in the plan area. There is a small industrial zone at Furry Creek that was established to accommodate an Independent Power Project, however, as a result of changes at the Provincial level, Independent Power Projects no longer require Local Government zoning. The Regional District regulates the use of temporary facilities associated with IPPs such as lay down areas, concrete batch plants, worker camps, etc. through Temporary Use Permits.

Objectives

4.1.2.1 To promote the creation of complete communities by identifying lands suitable for ‘green’ and ‘non-polluting’ industrial uses.

4.1.2.2 To work with municipalities to develop an economic strategy that considers appropriate industrial activities for the plan area to complement the existing industrial land base within the municipalities.

4.1.2.3 To discourage the establishment of heavy industrial uses in the plan area, unless in association with resource extraction, and not in close proximity to residential or other non-compatible uses.

Policies

4.1.2.4 Industrial developments will be encouraged to locate in established industrial areas within municipal areas that have appropriate servicing and infrastructure in place to support the use.
4.1.2.5 Industrial uses may be permitted in the plan area, and will be considered on a case by case basis.

4.1.2.6 Temporary Industrial Use permits will be considered for all lands within the plan area.

4.2 COMMERCIAL DEVELOPMENT

The District of Squamish and Resort Municipality of Whistler are the primary commercial centres servicing Electoral Area D residents. Within Britannia Beach, Porteau Cove and Furry Creek, there are several lands designated for commercial uses. These designations include tourist commercial and tourist accommodation, as well as commercial and community commercial uses and should be further elaborated in the policies of the Howe Sound East Sub Area Plan.

Within the rural areas and smaller communities in Area D commercial activities include home-based businesses, tourism businesses, and resource-based industries. Policies with respect to these uses are elaborated in the Residential, Resource Management and Agriculture designations.

Objectives

4.2.1 To support the District of Squamish and the Resort Municipality of Whistler as the main commercial centers for the plan area.

4.2.2 To recognize areas suited for backcountry commercial activity.

4.2.3 To support home-based businesses and industries.

4.2.4 To support sufficient commercial development within Planned Communities to meet the day to day needs of residents of those communities.

4.2.5 To recognize that the existing residential development at Pinecrest and Black Tusk is not sufficient to support local commercial use, but with future growth a need for some limited commercial services may arise.

Policies

4.2.6 Lands designated for commercial development are primarily within the sub-area plans, and are indicated on the appropriate map within those plans.

4.2.7 Permitted uses on Commercial lands will be determined on a site specific basis, but could include restaurants, retail stores, tourist accommodation and lodging, offices, clinics, and other personal service businesses to serve local needs.

4.2.8 The development of backcountry commercial facilities in appropriate locations is supported as a means of enhancing economic opportunities in the plan area.

4.2.9 The implementing zoning bylaw should develop policies with respect to home-based business, and should permit home-based business as a secondary use in conjunction with a principal residential use.

4.2.10 A high standard of energy and water efficiency for all new commercial construction or renovations is encouraged.

4.2.11 Temporary Commercial Use Permits will be considered for all lands within the plan area.
4.3 AFFORDABLE HOUSING

It is recognized that a diversity of housing forms and options contributes to a diverse and vibrant community. In many cases, higher density developments that are suited to incorporate affordable housing, as a component of the development are directed towards urban areas due to the availability of services such as sewer, water and public transportation. In those cases where high density developments are being considered in the plan area, steps should be taken to ensure that a diversity of housing is offered, including a variety of housing types, sizes and tenures.

In addition, in rural areas, steps can be taken to move towards offering a diversity of housing, such as permitting secondary suites, allowing caretaker’s units in commercial and industrial zones, and permitting home-based businesses.

Affordable housing policies will be further defined in areas with higher density development such as Howe Sound East where there is community water and sewer servicing, and more compact and mixed use communities.
5. LAND USE DESIGNATIONS

The following Land Use designations are in Area D, as shown on Map 1:

1. Residential
2. Rural Residential
3. Special Planning Area
4. Resource Management
5. Agriculture
6. Commercial – Brew Creek Retreat
7. Commercial – Callaghan Backcountry
8. Commercial – Whistler Olympic Park
9. Commercial – Gondola Backcountry
10. Institutional and Community
11. Community Watershed Protection
12. Park
13. Special Study Area
14. Marine Foreshore
15. Planned Community

15.1 Residential Designation

The District of Squamish and the Resort Municipality of Whistler are the main service centres for residents of Electoral Area D. Both jurisdictions are the preferred locations for small lot and urban-style residential development, however within the plan area there are several existing population nodes. The larger nodes along Howe Sound East (Britannia Beach and Furry Creek) are the subject of a sub-area plan that is a schedule to this OCP.

Outside of the Howe Sound East sub-area there is only one serviced population node, which is made up of the side-by-side communities of Pinecrest Estates and Black Tusk Village (collectively referred to as ‘Garibaldi’ at times in this plan).

The residential land use designation applies to Pinecrest Estates and Black Tusk Village. Pinecrest Estates, the southerly community, has 75 lots on 30 ha (74 acres). Although this is a gross density of 2.5 lots/ha (1 lot/acre), the typical lot size is 0.04 ha (0.1 acres), resulting in 90% of the property being common open space. The lots are a unique round shape, with a typical distance of 10 metres (33 feet) between lot boundaries. A “land use contract” (SLRD Bylaw No. 102) regulates the use and development of the land in Pinecrest Estates.
Black Tusk Village has 94 lots on 18 ha (45 acres). The gross density is 5 lots/ha (2 lots/ acre), with a typical lot size of 0.07 ha (0.17 acres), leaving 64% of the property as common open space. The typical space between the mostly rectangular lots is 6 metres (20 feet).

The communities are also characterized by extensive open space that includes forests and lakes, narrow, winding roads and grassy swales. These features, along with design standards that guide the size and look of buildings, help give the area a very rural feeling, despite the relatively small lot sizes.

**Objectives**

15.1.1 To recognize the land use and character of the existing communities of Pinecrest Estates and Black Tusk Village.

**Policies**

15.1.2 The maximum density shall be one dwelling per acre (0.4 ha) where community water and sewer systems are provided.
15.1.3 Where no community water or sewer are provided, the implementing bylaw should establish a minimum parcel size of 40ha.
15.1.4 New development shall be serviced by community water and sewer systems.
15.1.5 Encourage common area (preferably at least 6 m (20 feet)) between dwellings or covenanted buffer areas along common lot boundaries per the existing communities to retain trees that enhance rural character.

### 15.2 Rural Residential Designation

It is recognized that there are existing communities within Electoral Area D that were designated Rural Residential as part of the previous OCP. In the context of the RGS, these existing communities are unserviced and located in areas designated as ‘non-settlement’. These existing communities, including the Upper Squamish Valley, Paradise Valley (Tunnel Station), Ring Creek, and Five Coves, (shown on Map 1) are identified as Rural Residential with the understanding that growth will not be encouraged.

**Objectives**

5.2.1 To recognize existing residential areas within areas designated as ‘non-settlement areas’ in the Regional Growth Strategy.
5.2.2 To establish policies to support the continued existence of these communities, while not promoting expansion further into non-settlement areas.

**Policies**

5.2.3 Lands identified as Rural Residential are indicated on Map 1.
5.2.4 Zoning shall be considered for all lands within the plan area.
5.2.5 Permitted uses in all Rural Residential areas shall include single family home, secondary suite, home-based business, and auxiliary/accessory buildings and uses related to the above.
5.2.6 The minimum parcel size in the Rural Residential designation shall be 8ha.
5.3 Special Planning Area

Objectives

5.3.1 To acknowledge the Regional Growth Strategy designation of Serviced Residential areas beyond the current extent of the communities at Garibaldi.

5.3.2 To establish policies to encourage any new developments to be compact and efficient, while maintaining the existing rural character.

Policies

5.3.3 Where no community water or sewer are provided, the implementing bylaw should establish a minimum parcel size of 40ha.

5.3.4 Encourage some variety of housing forms and densities within an overall single family context.

5.3.5 Allow for smaller lots or clustered dwellings within the development area in order to protect portions of the property as environmentally sensitive areas, open space for outdoor recreation, or to retain rural character.

5.3.6 Encourage private land owners and the Crown to collaborate on a development concept plan for the area north of Black Tusk Village, allowing for more flexibility and opportunity to create a planned community which complements the attractive design characteristics and layout of the two existing communities. The minimum development to be considered as a viable Planned Community is 50 units.

5.3.7 Proposed developments seeking consideration for the Planned Community designation will be designated Development Permit areas for the purpose of establishment of objectives and development of guidelines for the form and character of intensive residential development.

5.4 Resource Management Designation

The vast majority of Electoral Area D is designated as Resource Management. The Resource Management designation and policies are intended to guide development in ‘non-settlement areas,’ as defined in the SLRD Regional Growth Strategy. The Resource Management policies are also intended to provide guidance for informed responses to referrals from provincial agencies and adjacent municipalities.

Much of the land and natural resource management that occurs within Electoral Area D is governed by the Sea to Sky Land and Resource Management Plan (LRMP). The Squamish Nation and Lil’wat Nation Land Use Plans provide another layer of information to guide resource management in Electoral Area D. The policies below are intended to reflect the vision and principles for the territory and the general policy directions provided by the LRMP.

Map 5 displays areas of aggregate resource potential within Electoral Area D. Only those regions displaying primary or secondary classification have been shown. Primary refers to areas that have the highest aggregate potential due to characteristics favourable for hosting natural aggregate deposits.
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Secondary refers to areas that have a modest potential for aggregates as these areas demonstrate those characteristics to a lesser extent than the primary areas.

Objective

5.4.1 To ensure the effective management with land and water that respects the ecological, cultural, social, and scenic values, principles, and integrity of the community.

5.4.2 To work cooperatively with the provincial agencies which are responsible for regulating resource based industries.

5.4.3 To provide a higher standard of communication and referrals within the Community Crown Land Interface (CCLI) areas to ensure an appropriate level of care that will address community health, safety, and stability.

Policies

5.4.4 Lands designated as Resource Management are indicated on Map 1.

5.4.5 Permitted uses on Resource Management lands are rural residential, agriculture, resource extraction (including aggregates), forest management (i.e. harvesting of timber and non-timber forest products, silviculture, agroforestry), dispersed outdoor recreation, and ancillary uses related to these activities.

5.4.6 Use of natural goods and services that is compatible with the ecological, cultural, and social values of the community is encouraged. Industrial uses that have strong linkages to resource use activities may be permitted on a site specific rezoning basis on lands designated as Resource Management.

5.4.7 The minimum parcel size for subdivision of land designated Resource Management shall be 40ha.

Commercial Backcountry Recreation

5.4.8 Small-scale facilities for non-motorized backcountry recreation, including walk-in only and unserviced campgrounds, or small backcountry cabins (less than approximately 40 m²), shall be considered consistent with the Resource Management land use designation.

5.4.9 These facilities should not be located where they will infringe upon the public enjoyment of key natural features and popular backcountry destinations, such as waterfront locations.

5.4.10 Backcountry tourism guest staging (refers to commercial use of land that is subject to a commercial recreation tenure issued by the Province of British Columbia to congregate paying guests for the purpose of facilitating motorized open land recreation, including but not limited to helicopter accessed recreation, all-terrain vehicle tours, jet boating, and snowmobiling) shall be considered only by way of rezoning, unless:
   - All buildings are 10 m² or smaller.
   - the staging area is not within 1,000 meters of any residence or other non-backcountry staging use, unless the residence or other use is on the same parcel.
   - the staging area is not located on lands that have been identified as culturally or ecologically sensitive.
5.4.11 Collaborative planning and decision making with all provincial ministries and licensees is encouraged to ensure that operational plans, prescriptions, permits, and tenures contain provisions that will minimize adverse effects of resource use on adjacent communities (e.g. risk of flooding, debris flow, landslide, or erosion on downstream settlement areas, deteriorated water quality in domestic water supplies, deteriorated visual quality, noise pollution, et cetera).

5.4.12 The Province of BC is encouraged to dispose of Crown land for human use and development only in locations that are consistent with the policies and designations of this plan and the SLRD Regional Growth Strategy.

5.4.13 A collaborative approach with Provincial ministries is encouraged to identify and make possible the siting of municipal/regional infrastructure on Crown land to serve community and economic development needs throughout the plan area, where such infrastructure can appropriately co-exist with other resource and environmental values.

5.4.14 The Ministry of Forests, Lands and Natural Resource Operations is encouraged to complete an update of the visual quality inventory for the plan area to reflect its very high visual sensitivity and the strong emphasis on retaining wilderness values and promoting tourism.

Hydroelectric Generation and Independent Power Projects (IPPs)

5.4.15 The Ministry of Energy, Mines and Petroleum Resources is encouraged to carry out a study of the cumulative effects of IPPs in the Sea to Sky Corridor and develop a regional community energy plan.

5.4.16 B.C. Hydro and the British Columbia Transmission Corporation are encouraged to locate transmission lines in the same corridors as existing lines.

5.4.17 The development of small hydroelectric facilities is considered to be consistent with the Resource Management land use designation where they are shown to be compatible with adjacent land uses, technically sound, ecologically, socially, and economically responsible, and licensable.

5.4.18 Temporary use permits will be required for temporary laydown areas, concrete plants, contractor’s offices, machinery and equipment storage and repair facilities and other temporary industrial uses in conjunction with development of independent power projects.

5.4.19 Appropriate levels of direct benefits shall be sought for local communities affected by the development of IPPs.

Community Crown Land Interface

5.4.20 Community-Crown Land Interface (CCLI) areas on Map 3 indicate those areas where there are several interests and land uses occurring, and in which it is important that provincial agencies, corporations, and ministries consider nearby communities and interests when making land and resource use decisions. CCLI areas require a higher level of care to ensure community health, safety, and stability. The Board will continue to advocate for a framework for enhanced dialogue and collaboration between levels of government in order to achieve this level of care. The intention for CCLI areas is to:

- clearly identify interface areas of concern for local government; and
- define objectives reflecting local government interests in those Crown land areas.
### 5.5 Agriculture Designation

The Upper Squamish Valley in Electoral Area D has roughly 2300ha of land within the Agricultural Land Reserve. There are 16 properties, totalling roughly 750 acres (~300ha) with Farm Status under the British Columbia Assessment Roll. There is a significant amount of agricultural land that is currently underutilized.

The preservation of agricultural land and the promotion of farming are integral to the well-being of Electoral Area D residents, and the region as a whole, by creating food security. Food security can be defined as a situation in which:

1. the community has assured access to adequate and appropriate food;
2. farmers and others working in the food industry are able to earn a living wage by growing, producing, processing, handling, retailing and serving food; and,
3. the quality of land, air, and water are maintained and enhanced for future generations.

All of the lands designated Agriculture in this OCP are within the Agricultural Land Reserve (ALR) and as such, they are regulated by the Agricultural Land Commission (ALC). The mandate of the ALC is to preserve agricultural land and encourage the establishment and maintenance of farms. The Agricultural Land Reserve Use, Subdivision, and Procedure Regulation designates what is considered a ‘farm use’. In addition to the uses one would normally associate with farming, some of the other activities considered as ‘farm use’ include equestrian facilities, agritourism (other than accommodation), direct farm marketing, and wineries and ciders (including food and beverage service). SLRD bylaws may regulate some of these uses, but cannot prohibit them. Other uses that are permitted on the ALR only if not prohibited by local government regulations include kennels and pet boarding facilities, agritourism accommodation, and unpaved helipads and airstrips. The Board supports, in principle, economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products. There are very few agricultural activities occurring within Electoral Area D, and agritourism is largely undeveloped as well.

**Objectives**

5.5.1 To achieve a healthy, sustainable, and stable food supply by working with food producers, citizens, First Nations, municipalities, senior government, Health Authorities, and other stakeholders to support local and regional food security.

5.5.2 To recognize, preserve, improve, and expand the agricultural land base in the plan area.

5.5.3 To encourage diversification, small farm development, and ecological and economic sustainability of the farming community.

5.5.4 To minimize the potential negative effects from non-agricultural development occurring at the edge of farming areas and within agricultural lands.

5.5.5 To accommodate housing that meets the needs of farmers and minimizes the negative effects on farm land.
Policies

Agricultural Land Base (Land Use)

5.5.6 Lands designated for agricultural use are indicated on Map 1. These lands shall be managed to retain their agricultural potential.

5.5.7 The use of tools and approaches such as Agricultural Land or Farmland Trusts, and the Community Farms Program (administered by Farm Folk/City Folk in collaboration with The Land Conservancy of BC) is supported.

5.5.8 Permitted uses are defined by the Agricultural Land Commission, including agriculture, farm retail sales, agritourism, sand and gravel extraction, residential, small hydroelectric facilities, and auxiliary uses related to these activities.

5.5.9 Consider regulating the siting and size of residential uses in the ALR, through the implementing bylaw.

5.5.10 Subdivision and exclusion of land for non-farm purposes from the Agricultural Land Reserve is discouraged.

5.5.11 The zoning bylaw shall be reviewed to ensure consistency with the Agriculture land use designation policies.

5.5.12 Paved and unpaved helipads and airstrips are discouraged on agricultural lands.

5.5.13 The owners of agricultural lands are encouraged to facilitate the use of the land for agriculture by actively farming, leasing or loaning their lands to persons that would undertake active farming.

Economic Sustainability

5.5.14 The Board encourages economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products by:

- Supporting the development of farm outlets for the sale of local agricultural products;
- Permitting roadside stands for farm gate sales of agricultural products;
- Permitting bed and breakfasts in agricultural areas and guest houses/small scale agritourism operations that feature farm vacations and farming related activities; and,
- Supporting home occupations that produce value added products from locally produced agricultural products.

5.5.15 Bed and breakfast establishments may be considered within the Agriculture land designation.

Housing

5.5.16 Additional farm worker housing such as a farm employee residence or temporary farm worker housing may be considered in accordance with the provisions of the applicable zoning bylaw, subject to the Agricultural Land Commission Act, Agricultural Land Reserve Use, Subdivision, and Procedure Regulation, and the following conditions:

.1 the property has farm class under the BC Assessment Act.
.2 an application approved by the SLRD in consultation with the Ministry of Agriculture, including an assessment report from a professional agrologist, that provides evidence
that there is a demonstrated need for a farm employee residence or temporary farm worker housing commensurate with the present level of agriculture occurring on the property.

Environmental Protection

5.5.17 Farmers are encouraged to identify ecologically significant areas such as wetlands, abandoned watercourses and other sensitive areas, and avoid practices that would cause negative impacts to those areas.

5.5.18 Farmers are encouraged to prepare Environmental Farm Plans to assess how they may operate in a manner that sustains farming as well as protects wildlife, protects against soil erosion and degradation, maintains water quality, and supports natural ecosystems.

5.5.19 The development of farms that follow organic and natural farming practices that do not rely on pesticides is supported.

Food Security

5.5.20 Food security should be supported through community gardens and agricultural land trusts, public edible landscaping, responsible composting and animal rearing, preservation and appropriate use of the Agriculture Land Reserve, support of local food growers and community kitchens, food distribution and cooking programs and food and nutrition education.

Decision making criteria for lands designated Agriculture

5.5.21 The following criteria shall be used when making decisions, recommendations, setting conditions of approval, application requirements and setting policy for Zoning Bylaws and Development Permit Area guidelines including but not limited to permitted uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area D:

- What is the agricultural potential of subject & adjacent parcels and how would it be affected?
- What is the Agriculture capability rating (CL) of the land?
- Does the proposal, decision or action benefit / support / restrict farming on the property?
- Does the proposal, decision or action benefit / support / restrict farming on neighbouring properties?
- What is the Impact on existing or potential farm uses?
- What is the potential for conflict between farm and non-farm uses?
- What are the good and bad examples of similar applications? What might the precedence be of those related applications, and/or of this application?
- Does it conform to regional & community planning objectives?
- Is there an alternate location outside ALR where a use or activity could be located?
- What alternative sites outside the ALR have been explored?
- What are the cumulative negative effects on agriculture of the proposal in conjunction with other development occurring in the area?
• How does the application align with the policies of this OCP and with other SLRD policies and bylaws?
• What is the recommendation of the professional agrologists at the Ministry of Agriculture?

5.5.22 Agricultural Impact Assessments should be considered to measure the impacts of a proposed major rezoning, subdivision or non-farm use on the ALR or farmed lands. Mitigation should be required for identified impacts. An Agricultural Impact Assessment prepared by a qualified professional should address the following:
• Loss of ALR land and existing agricultural use, and consequential impacts on existing farm operations as a result of the development proposal;
• Severance or separation of ALR lands and areas of existing agricultural use from the main body of the ALR, or from the main portion of operating farms;
• Loss or alteration of access to ALR lands and existing agricultural use;
• Disturbance of drainage and aquifers affecting ALR lands and existing agricultural use;
• Disturbance of on-farm irrigation systems or other utilities;
• Disturbance of fencing and other works used for livestock control and property security;
• Increased noise near noise-sensitive agricultural operations;
• Increased public access and consequential problems (e.g. littering, vandalism, theft, interference with livestock etc.); and
• Disturbance of existing livestock and machinery movements, either on-farm or between farm properties.

5.6 Commercial – Brew Creek Retreat Designation

Objectives
5.6.1 Recognize the existing commercial development at Brew Creek Centre and its potential for limited future expansion.

Policies
5.6.2 Minor expansions of Brew Creek Centre shall be considered consistent with this plan, provided that they do not increase the number of accommodation units at the facility.
5.6.3 Future subdivision of the lands designated Commercial – Brew Creek Retreat to create additional lots is generally not supported.

5.7 Commercial – Callaghan Backcountry Designation

Objectives
5.7.1 To recognize the Callaghan Country Lodge and staging area as remote facilities that offer accommodation, food service, ancillary retail/rental services, and associated facilities for staff housing, equipment servicing and maintenance needs.
5.7.2 To encourage the undertaking of a sub-area plan for the Callaghan Valley overall, and to provide guidelines to regulate these existing uses until a more comprehensive plan is developed.

Policies

5.7.3 Permitted uses in the Backcountry Commercial Designation shall include pensions, lodges, auxiliary buildings and uses, and cross-country ski trails.

5.7.4 In addition, permitted uses at the Alexander Falls site shall include employee accommodation for staff of the lodge at Conflict Lake, refueling depot, restaurant and retail uses.

5.8 Commercial – Whistler Olympic Park Designation

Objectives

5.8.1 To support a range of outdoor recreation uses, while preserving and protecting the environmental and scenic values of the area.

5.8.2 To retain public access to Crown land for recreation purposes, while also providing for compatible commercial recreation activities.

5.8.3 To provide post-Olympic use of the site to create an accessible, world class destination for all the Nordic sports, and to support year-round use of compatible outdoor recreational and sporting activities.

5.8.4 To encourage the undertaking of a sub-area plan for the Callaghan Valley overall, and to provide guidelines to regulate these existing uses until a more comprehensive plan is developed.

Policies

5.8.5 Permitted uses in the Commercial – Whistler Olympic Park designation shall include day lodge, cross country stadium, ski jumps, biathlon facilities and associated parking and ancillary uses.

5.8.6 Residential uses are generally not supported, however limited seasonal staff accommodation shall be considered by way of a rezoning.

5.8.7 Limited tourist accommodation in the form of a lodge, RV or tent camping, or overnight cabins where directly auxiliary to an outdoor recreation use, sport training or event, may be considered by way of a rezoning.

5.9 Commercial – Gondola Backcountry Designation

Objectives

5.9.1 To recognize the area suited for the establishment of an upper base area for the Sea to Sky Gondola.
5.9.2 The development of commercial facilities in appropriate locations in the backcountry is supported as a means of enhancing economic opportunities in the **plan area**.

5.9.3 Permitted uses in the Commercial Gondola Backcountry designation shall include retail, restaurant and office uses associated with the gondola operations.

**5.10 Industrial Designation**

Currently, the only lands designated for industrial use in Area D are within the Howe Sound East Sub-area. The sub-area plan further elaborates the objectives and policies with respect to industrial lands.

**5.11 Institutional and Community Designation**

Within Electoral Area D, existing institutional development includes retreat facilities operated by religious organizations, community halls, and fire halls. At this time there are no school facilities, and there is no anticipated need for school sites outside the Planned Communities.

**Objectives**

5.11.1 Support the ongoing operation of the Sea to Sky Retreat Centre at Daisy Lake according to the terms of its existing covenant, policies and operating procedures.

5.11.2 Support the ongoing operation of the Queen of Peace Monastery.

5.11.3 Support the development of lands for institutional use where appropriate.

5.11.4 Promote the health and safety of residents and visitors by encouraging the improvement of medical services and fire and police protection.

5.11.5 Seek to ensure that there is sufficient land available for institutional needs, and to allow uses such as fire halls, etc., in all zones.

5.11.6 Foster cooperation among all agencies involved in planning for community services.

**Policies**

5.11.7 The implementing bylaw shall allow limited residential uses such as for caretakers or resident owners on lands designated Institutional and Community.

5.11.8 Expansions to existing institutional retreat centers will be considered by way of rezoning.

5.11.9 In support of the goals of achieving carbon neutral local government operations by 2020, a high standard of energy and water efficiency for all new institutional buildings or renovations is encouraged.

5.11.10 The statutory responsibilities of federal and provincial government agencies are recognized, and the SLRD will work with these agencies to facilitate the provision of services, including health care, policing, emergency services, and road maintenance.

**5.12 Community Watershed Protection Designation**

Under the *Forests and Range Practices Act*, the Ministry of Environment may authorize the designation of an area of land as a community watershed. The Community Watershed Protection designation allows for the establishment of water quality objectives and additional regulation of forest practices to prevent
long-term changes to background water quality, quantity, and timing of flow. Within Electoral Area D there are several provincially recognized areas that are designated as Community Watershed Protection Areas.

**Objectives**

5.12.1 To recognize the critical importance of water and protect and improve the quality and quantity of water for all life now and in the future.

5.12.2 To ensure development activities within Electoral Area D support the protection of community watersheds.

**Policies**

5.12.3 The Community Watershed Protection Areas, as indicated on Map 1, are those areas where the primary land management priority is to maintain water quality.

5.12.4 Permitted uses within Community Watershed Protection Areas include appropriately managed resource extraction; dispersed outdoor recreation; and auxiliary uses related to these activities.

5.12.5 Intensive recreation, subdivision, and rezoning of lands within Community Watershed Protection Areas shall be discouraged. Recreationalists are encouraged to minimize stream crossings and stay on existing trails to prevent erosion.

5.12.6 The Ministry of Forests, Lands and Natural Resource Operations is encouraged to ensure that forest practices within community watersheds are conducted in accordance with the applicable regulations and do not negatively affect water quality.

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**5.13 Park Designation**

There are several provincial parks, conservancies, and forest recreation sites within the plan area. Provincial parks include Brandywine Falls, Garibaldi, Tantalus, Porteau Cove, Pinecone Burke, Cypress (including the Howe Sound Crest Trail), Stawamus Chief, and Callaghan Lake parks. Conservancies, include the Este-Tiwilh / Sigurd Creek and Callaghan.

Lands within the Park designation are lands already within a Provincial Park, or are formally designated and protected trails.

**Objectives**

5.13.1 To recognize land held in public ownership used for existing and future park purposes.

5.13.2 To satisfy the recreation needs of residents and visitors by ensuring that sufficient land is provided for community parks and recreation areas.

**Policies**

5.13.3 Lands within Provincial Parks are designated as Park Map 1. Uses that shall be permitted in Provincial Parks include campgrounds, and non-motorized backcountry recreation. In addition, Air Taxi staging is permitted in the Tantalus Provincial Park, at Lake Lovely Water, as per the Park Use Permit issued for such use.
5.13.4 Where possible, parks shall be planned, designed, and maintained to provide for fire protection and mitigation.

5.13.5 Responsible provincial agencies are encouraged to improve information and interpretive signage to emphasize recreational amenities.

5.14 Special Study Area Designation

The designation of Special Study Area is intended to recognize certain areas with unique values, and unique development potential. There are two areas with such designations; the Callaghan Valley and the area considered for the development known as ‘Garibaldi at Squamish’.

Objectives

5.14.1 To recognize and protect the unique values of the Callaghan Valley and the proposed site for ‘Garibaldi at Squamish’ until a thorough sub-area planning process can be undertaken.

5.14.2 To undertake a planning process and develop a sub-area plan for those areas designated as Special Study Area.

Policies

5.14.3 Areas designated as Special Study Areas are outlined on Map 1.

5.14.4 Uses permitted in areas designated as Special Study areas are ecosystem-based forest management (i.e. harvesting of timber and non-timber forest products, silviculture, agroforestry), extraction of minerals and aggregate resources, and outdoor recreation.

5.14.5 The implementing bylaw should establish a minimum parcel size of 40ha until further planning is undertaken and appropriate parcel sizes are determined.

5.14.6 In the Whistler Olympic Park, the following policies apply:
   a. Residential use is not supported, however limited seasonal staff accommodation may be considered by way of rezoning;
   b. Limited tourist accommodation use in the form of a lodge or lodging, RV and tent campsite or overnight cabins may be supported by way of rezoning, and only where such use is directly associated with and necessary to the operation of an outdoor recreation use, sport training or event.

5.14.7 In the Callaghan Valley Special Study Area, all commercial activities such as campsites, or other land uses involving buildings and structures, or developments involving alteration of land, are required to obtain a Development Permit for regulation of the form and character of commercial development and protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

5.15 Marine Foreshore Designation

This designation applies to all marine foreshore areas in the plan area, as described below. Foreshores are defined as the area between the low water level and the natural boundary.
In the Howe Sound East Sub-Area Plan, there are substantial marine foreshore areas. The policies below should be further elaborated in the sub-area plan. The intention of this designation is to protect marine shorelines, avoid conflicts between shoreline uses and neighbouring land uses, and ensure public access to and along the shoreline.

**Objectives**

5.15.1 To recognize the uniqueness and sensitivity of marine foreshore regions within the plan area.

5.15.2 To protect the region’s ecologically sensitive shoreline areas such as tidal flats, fish and wildlife habitat, estuaries and wetlands that are not suitable for intensive development.

5.15.3 To avoid shoreline uses that impede public access to and along the shoreline.

**Policies**

5.15.4 The areas designated for marine foreshore include the foreshore area within 15m of the natural boundary of the ocean (as shown on Map 1).

5.15.5 The Province is urged to give highest priority to protection of the area’s sensitive ecosystems when considering tenure applications for the use of marine foreshore in Area D.

5.15.6 Owners are encouraged to consider best practices for shoreline development, and refer to resources such as the “On the Living Edge” published by the Living By Water Project and Nature Canada.

5.15.7 Zones created in the marine foreshore area will only allow structures and uses that do not interfere with the public’s use of any beach and swimming areas.

5.15.8 Existing tenures and lawfully established uses within the Marine Foreshore designation are recognized and their continued use supported.

5.16 Planned Community Designation

The Planned Community designation applies to those lands that have undergone, or will undergo a more focused planning process and ultimately the development of a sub-area plan.

Planned communities are serviced nodes of development that may be primarily residential, or can include a mix of uses such as residential, commercial to service the local needs, and create a more complete community.

**Objectives**

5.16.1 To denote those areas that have undergone focused planning exercises which resulted in the creation of sub-area plans.

5.16.2 To denote areas that have undergone development, and which will undergo focused planning processes in the future.

**Policies**

5.16.3 Uses permitted in the Planned Community designation shall be determined as part of the more focused planning process, and will be elaborated in the sub-area plans, but will...
generally include residential, mixed use, commercial, ‘non-polluting’ industrial, institutional and parks and open spaces;

5.16.4 The neighbourhood of Furry Creek should consider undergoing a process to develop appropriate zoning.
6. IMPLEMENTATION

Following adoption of this plan, there are a number of methods to ensure that the policies of the plan are implemented.

6.1 Sub-Area Planning
There is currently one sub-area plan as a schedule to the Area D OCP; Schedule 2 is the Howe Sound East Sub-area Plan.

It is recognized that other areas that would benefit from a sub-area planning process include the Callaghan Valley, and the Squamish Valley.

The policies of the sub-area plan are further to the policies of the OCP and are the result of a more specific and focused planning process, for a particular geographic area, or particular community. Sub-area plans should be read in conjunction with the overall Area D OCP.

6.2 Implementing Zoning Bylaws
The current zoning bylaw within the plan area is:

- Electoral Area D Zoning Bylaw No. 1350-2016

Applications for amendments to the implementing zoning bylaw should be reviewed with respect to the policies of this plan, and only approved if they are consistent with the policies of this plan.

6.3 Development Approval Information Area
Pursuant to Section 484 of the Local Government Act, all of Electoral Area D is declared a Development Approval Information Area. This designation allows the Regional District to require an applicant to provide information in support of an application for a Development Permit, or an OCP or Zoning Amendment, or Temporary Use. This information must be provided at the applicant’s expense.

The purpose of establishing a Development Approval Information Area is to ensure that appropriate studies and information are provided to the Board for them to properly consider an application.

A Development Approval Bylaw should be adopted by the Board in order to establish procedures and policies with regard to the process for requiring development approval information under Section 484 of the Local Government Act. The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of Development Approval Information requirements.

The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required including but not limited to:
• Determination of the location and extent of sensitive ecosystems;
• Transportation study, including traffic patterns and flows;
• Parking study;
• Infrastructure analysis, including evaluation of local infrastructure capacity;
• Public facilities evaluation, including inventory of facilities such as schools and parks, and future demand estimates;
• Archaeological assessment or impact study;
• Acoustic impact assessment;
• Determination of the location of areas of geotechnical concern
• Demonstration that proposed sewage and water servicing, whether they are proposed to be on-site or community systems, meet the requirements of the applicable government agency;
• Consideration is given to wildfire interface hazards in the planning of residential clusters;
• Demonstration of the need for additional residential parcels;
• Market Analysis;
• Sustainability information.

Development Approval Information submission should provide sufficient information to identify both positive and negative impacts, and should specify appropriate measures to mitigate, minimize or avoid negative impacts.
7. DEVELOPMENT PERMIT AREAS

A Development Permit Area (DPA) is an area over which there are specific development guidelines. The authority for Local Governments to establish DPAs comes from Section 488 and 489 of the Local Government Act. The purpose of DPAs is to help ensure that development is consistent with the goals, objectives and policies of the OCP.

On lands in DPAs, a DP must be approved by the SLRD before a building permit can be obtained. The authority to issue certain DPs has been delegated to the Director of Planning and Development. This is indicated in each DP Section. Following a review, and pursuant to Section 489 of the Local Government Act, conditions or restrictions may be imposed on the development. In addition, the SLRD may require security in the form of an Irrevocable Letter of Credit in the amount of 135% of estimated costs, to be held until the requirements of the permit have been fulfilled to the SLRD’s satisfaction.

Where a property is subject to multiple development permit areas, the application fee of each DPA applies though separate development permit applications under this section may not be required, provided the guidelines for each DPA are addressed in a single development permit application.

Development permits may be issued for phases of development involving several individual buildings or lots where appropriate. The issuance of a development permit does not exempt a development from the requirement for a building permit or any other requirement of a bylaw, statute or regulation.

The provisions of other bylaws may be varied under a development permit as follows:

1. Setbacks from lot lines;
2. Height limits may be increased;
3. As may be described within the specific DP Area Guidelines.

Interpretation of specific guidelines is subject to detailed discussion with Regional District planning staff. These guidelines are applied on a site specific or case-by-case basis. It is unlikely that every development can or will be able to meet all of the guidelines included in a DPA. The overarching objective of these Development Permit Guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines. It is critically important that these guidelines also not be considered in isolation; rather they should be considered and integrated into the design process along with all other Board plans, policies, and regulations, as well as other best practices and design standards.
7.1 Riparian Protection Development Permit Area

Categories
Pursuant to Section 488(1)(a) of the Local Government Act, the Riparian Protection Development Permit Area is designated as a DPA for protection of the natural environment, its ecosystems, and ecological diversity.

Area
The Riparian Protection DPA applies to all land within Electoral Area D, including mapped and unmapped streams, as indicated on Map 6. This DPA consists of the following Riparian Assessment Areas within and adjacent to all streams, which by definition includes fish bearing and non-fish bearing habitat, wetlands, and lakes:

- For a stream, a 30 m strip on both sides of the stream, measured from the high water mark.
- For a ravine less than 60 m wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 m beyond the top of the ravine bank.
- For a ravine 60 m wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 m beyond the top of the ravine bank.

Justification & Special Conditions
The purpose of the Riparian Protection DPA is to recognize the range of valuable and sensitive ecological features within Electoral Area D. It will also implement the Riparian Areas Regulation enacted under Section 12 of the Riparian Areas Protection Act, as required by the provincial government. Implementation of this DPA will provide protection for the features, functions, and conditions that are vital in the natural maintenance of ecosystem health and productivity. Where a conflict arises between the Riparian Protection DPA and the Wildfire Protection DPA, the requirements of the Riparian Protection DP shall be given priority. In other words, unless recommended by a Qualified Environmental Professional (QEP) and authorized under a Riparian Protection DP, vegetation in the riparian assessment area may not be cleared for fire safety purposes.

Issuance
The Board delegates the authority to issue Riparian Protection Development Permits to the Director of Planning and Development.

Application
A Riparian Protection Development Permit is required for the following development activities located within 30 m of a stream:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
- Construction or erection of buildings and structures
- Additions to existing buildings and structures that encroach into the Riparian Assessment Area
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
• Development of drainage systems
• Development of utility corridors
• Any reconstruction, renovations, repairs, or maintenance to an existing building that will require work to the existing foundation.
• Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are equal to or greater than 75% of the building’s value above its foundations (and thus considered new development/construction) in accordance with Section 532 of the Local Government Act;

Riparian Protection Development permit applications are required for the following cases where a reduced application fee will apply, and the QEP assessment report may not be required:
• Works approved by the Department of Fisheries and Oceans Canada (DFO) and/or the Ministry of Environment (MOE), and/or the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO).
• Stream enhancement and fish and wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation, and notification to the SLRD.
• Removal of invasive species on a small scale provided that such works are conducted in accordance with a vegetation management plan prepared by a qualified professional, and measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted immediately in accordance with ‘Application’ provisions 1 and 2 above.
• Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are less than 75% of the building’s value above its foundations in accordance with Section 532 of the Local Government Act;

Exemptions
Riparian Protection Development permits are not required for the following:
1. Development activities located outside of the Riparian Assessment Area. For properties where the distance from the Riparian Assessment Area is questionable, a survey may be required.
2. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property.
3. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program within 28 days of the emergency incident/event.
4. Removal of trees deemed hazardous by a qualified professional that threaten the immediate safety of life and buildings.
5. Agricultural development activities on lands used, or proposed to be used, for a farm operation as defined by the Farm Practices Protection Act, except where such activities are done in conjunction with, or in preparation for, non-farm uses.
6. Development activities on lands subject to the Forest Act or Private Managed Forest Land Act.
7. Subdivision of the land.
**Guidelines - General**

1. All development within this DPA must be consistent with the provincial *Riparian Areas Regulation*.
2. A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the *Riparian Areas Regulation* and the RAR Assessment Methodology Guidebook.
3. The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the SLRD.
4. A Development Permit shall not be issued without notification via RARNS, or from the Department of Fisheries and Oceans Canada and/or the Ministry of Environment, and/or the Ministry of Forests, Lands, and Natural Resource Operations that they have been notified of the proposed development and provided with an acceptable copy of the QEP assessment report, or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.
5. Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) or serious harm to fish habitat pursuant to Section 35(2) of the Canada Fisheries Act, the development permit shall not be issued unless approval under the authority of Section 4(3) of the RAR is received from the DFO. The SLRD may consider providing comments to the DFO in regards to a proposed approval under the authority of Section 4(3) of the RAR.
6. The SLRD may, when considering comments to the DFO on a proposed approval under Section 4(3) of the RAR, require additional information from the QEP and other senior levels of government.
7. The applicant shall be requested to provide an explanatory plan of the Streamside Protection and Enhancement Area (SPEA).
8. The property owner shall implement all measures necessary to maintain the integrity of the SPEA as specified in the QEP report, and such measures as may be included as conditions of the development permit.
9. Where a mapped or unmapped stream in Electoral Area D is found not to be subject to the RAR, a report prepared by a QEP, generally following the RAR methodology shall be required to be submitted to the SLRD.

**Guidelines - Restoration & Remediation**

Where development has occurred in violation of this Development Permit Area, the following guidelines shall apply:

1. A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report outlining the necessary remediation and restoration work.
2. The QEP must certify that they have carried out a remediation assessment, that they are qualified to carry out such an assessment, and that all applicable provincial regulations have been followed.
3. The report must outline how to mitigate the damage done by any clearing and site development, and how to restore the area to its previous condition.
4. Any cleared areas must be replanted with native riparian vegetation at the applicant’s expense.
5. Buildings and structures constructed in violation of this DPA may be subject to removal at the applicant’s expense in order to restore the integrity of the riparian area.

All development permits issued may require that:

- Areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit.
- Works be constructed to preserve, protect, restore, or enhance watercourses, or other specified natural features of the environment in accordance with the permit.
- Natural watercourses be surveyed and returned to the Crown.
- Protection measures be implemented, including that trees or other vegetation be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect banks.
- An explanatory or reference plan be prepared by a BC Land Surveyor that delineates the identified SPEA.
- Development complies with current best practices for land development in and around riparian areas.
7.2 WILDFIRE PROTECTION DEVELOPMENT PERMIT AREA

Category
Pursuant to Section 488(1)(b) of the Local Government Act, the Wildfire Protection Development Permit Area is designated as a DPA for protection of development from hazardous conditions.

Area
The Wildfire Protection DPA applies to all lands within Electoral Area D with a wildfire risk rating of ‘moderate’ or greater, as indicated in the SLRD Community Wildfire Protection Plan, and shown on the Wildfire DP Map (Map 6).

Justification
The SLRD Community Wildfire Protection Plan, as amended from time to time, indicates that within Electoral Area D, there are several areas of private and Crown lands in the vicinity of forests that are subject to moderate to high wildfire hazard. The purpose of this DPA is to ensure new developments in selected areas of Electoral Area D are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of the neighbourhood. Implementation of this DPA will limit damage to property, should wildfires occur. Where a conflict arises between the Riparian Protection DPA and the wildfire protection DPA, the requirements of the Riparian Protection DPA shall be given priority. In other words, unless recommended by a QEP and authorized under a Riparian Protection DP, vegetation in the riparian assessment area may not be cleared for fire safety purposes.

Issuance
The Board delegates the authority to issue Wildfire Protection Development Permits to the Director of Planning and Development.

Application
A Wildfire Protection DP is required for projects that involve any of the following:
- Construction or erection of buildings and structures
- Additions to existing buildings, where a building permit is required

Exemptions
A Wildfire Protection DP is not required for:
- Buildings having a gross floor area of less than 10 m²
- additions to existing buildings where the total area of the additions is less than 50 m²
- renovations within an existing building
- development on a lot for which an Interface Wildfire Hazard Assessment was completed (FireSmart), and any conditions noted in that assessment were completed through the subdivision process
- a temporary use being carried on under a Temporary Use Permit issued by the Board
- alteration of land, disturbance of soils, including grubbing, scraping and removal of top soils
- creation of non-structural impervious or semi-pervious surfaces
- subdivision of land
Guidelines

1. Development permits issued in this area shall be in accordance with the applicant demonstrating how the development has implemented the following measures:
   - materials that have a high resistance to combustion, including cement board, slate, metal, plaster, stucco and other concrete products are preferred for exterior siding (excluding decorative trim, fascia and similar features);
   - materials that have a high resistance to combustion, including Class A, B or C shingles, slate, clay tile or metal should be used for roofing (excluding decorative trim, fascia and similar features);
   - within 10 m of structures and projections landscaping that features trees planted a minimum of 3 m apart, preferably deciduous and trimmed of branches to 3 m in height, low-growing non-resinous shrubs, lawn and hard surfaces are preferred; and,
   - within 30 m of structures and projections ground fuel is removed, trees are thinned to a minimum of 3 m apart, and branches are trimmed up to at least 3 m above the ground. Trees spaced more closely than 3m are acceptable where a hard surface, lawn, or other suitable fire break surrounds the cluster.

2. Applications for a development permit shall be accompanied by plans indicating the following, as necessary to show how at least two of the four required measures listed in the above section are being implemented in the proposed development:
   - Location of all existing and proposed structures, parking areas, and driveways;
   - Extent and nature of existing and proposed landscaping, including details of trees and ground cover; and,
   - Building elevations indicating the type of materials to be used on the exterior and roof of the building.

3. Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans that are prepared in consultation with a Registered Professional Biologist, Forester, or Landscape Architect and that provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.

4. Applicants are encouraged to review and comply with the FireSmart Guidelines and the fuel management recommendations outlined in the SLRD Community Wildfire Protection Plan.

5. Applicants are encouraged to remove all debris from land clearing (clean wood and vegetation) and take it to an appropriate facility to be composted.
7.3 COMPREHENSIVE DEVELOPMENT PERMIT AREA

Category
Pursuant to Section 488(1) (a), (b), (c), (e), (f), (h), (i), and (j) of the Local Government Act, the Comprehensive Development Permit Area is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; protection of farming; establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of commercial, industrial, or multi-family residential development, establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions.

Area
The Comprehensive DPA applies to all lands within Electoral Area D, as shown on the Development Permit Area Map (Map 6).

Justification
Electoral Area D has wide range of ecosystems, and some high quality arable land. Portions of Area D are also subject to landslide, flooding, and other hazards. There are areas of high scenic beauty as well. It is the intention of this development permit area to ensure that intensive residential, commercial, and industrial developments consider issues of sensitive ecosystems, natural hazards, architectural form and character, and are consistent with the natural beauty and character of the area. It will also regulate development activities adjacent to the Agricultural Land Reserve and active farming properties in order to reduce the conflicts between agricultural and non-agricultural uses.

Issuance
The Board delegates the authority to issue Comprehensive Development Permits to the Director of Planning and Development for the following instances:

- Applications involving buildings and structures with a maximum Gross Floor Area (GFA) of 500 m².
- Applications involving land alteration with no buildings or structures being constructed.
- Applications involving land alteration or buildings and structures within 300 m of the ALR.

Applications involving buildings and structures with a Gross Floor Area (GFA) of greater than 500 m² require approval of the Board.

Application
A Comprehensive Development DP is required prior to the commencement of any of the following:

- Removal, alteration, disruption or destruction of vegetation for, or in relation to, a non-farm use within the Agricultural Land Reserve that would require an application to the Agricultural Land Commission.
- Removal, alteration, disruption or destruction of vegetation on land with slopes of 20% or greater, and land within 20 m of land with slopes of 20% or greater.
- Disturbance of soils
- Construction or erection of buildings and structures
- Development of single family dwellings within 300 m of the ALR
- Additions to existing commercial, industrial, and multifamily residential buildings and structures that requires a building permit
- Additions to existing single family dwellings within 300 m of the ALR.
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors
- Subdivision within 300 m of the Agricultural Land Reserve (ALR)
- Clearing, grading, blasting, preparation for or construction of services.

**Exemptions**

A Comprehensive Development Permit is required for the following cases where a reduced application fee will apply:

1. Works approved by the Ministry of Environment (MOE), and/or the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO).
2. The removal of two or more trees from a property in Britannia Beach within a two year time period, only where those trees are located outside a covenant area as described on the land title of the subject property. This applies to any tree that has a diameter (width) of 20 cm or greater, measured at 1.4 m above the ground.
3. The pruning (not topping) or windowing of trees and shrubs, removal of any tree(s) or vegetation, and/or planting of trees or vegetation on a property in Britannia Beach, where such activities would occur inside a covenant area as described on the land title of the subject property.

A Comprehensive Development Permit is not required for:

1. Forestry practices associated with a provincially approved Community Forest pursuant to the BC Forest Act
2. Development of single family dwellings that are greater than 300 m from the ALR
3. Buildings having a gross floor area of less than 10 m²
4. Renovations within an existing building
5. Reconstruction or replacement of an existing building or structure within the DPA, provided the new building or structure is not located closer to an ALR or RAR boundary
6. Agricultural uses and buildings on properties classified as farm under the BC Assessment Act
7. The removal of invasive species including, but not limited to those identified by the Sea to Sky Invasive Species Council (or a similar society) and/or Provincial regulations.
8. A temporary use being carried on under a Temporary Use Permit issued by the Board
9. Soil deposit and/or removal activity that has been issued a valid soil deposit/removal permit by the SLRD.
x. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property.

xi. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program.

xii. Minor land clearing only in association with a valid building permit application submitted to the SLRD, provided the proposed area is not within the Riparian Protection Development Permit. Limited tree cutting and vegetation removal (no tree topping) may occur within the proposed building site in association with that building permit application within 3 m from the building and driveway footprint.

xiii. The removal of one tree from a property in Britannia Beach within a two year time period, only where that tree is located outside a covenant area as described on the land title of the subject property. This applies to any tree that has a diameter (width) of 20 cm or greater, measured at 1.4 m above the ground.

xiv. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, minor pruning of trees (not topping) and shrubs, and planting of vegetation, except where such activities would occur within a covenant area as described on the land title of the subject property.

xv. The clean up of accumulations of fallen branches, leaves, dry grass and needles from the ground within 30 m of the dwelling, only where that combustible material is located outside a covenant area as described on the land title of the subject property.

Guidelines - General

1. Applications for a development permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines.

2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting, and landscaping.

3. It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistive plantings that should be planted to help reduce the requirements for outdoor watering.

4. In some cases additional information may be required to determine the impact of a proposed activity, including but not limited to:
   • Transportation Study
   • Archaeological Assessment or Impact Study
   • Economic Impact Analysis
   • Agricultural Impact Assessment
Guidelines - Ecosystems

- All construction and site development should be designed and constructed to protect existing vegetation and mature tree stands. An inventory of existing vegetation on the site should be provided.
- Clearing and site development should be avoided in visually sensitive areas, large cuts and fills should be avoided, and any cleared areas on steep slopes or visible from roadways should be replanted with native vegetation.
- Parking areas and buildings should be designed to minimize run-off, and wherever possible, permeable materials such as gravel shall be used to reduce drainage impacts on adjacent lands and streams.
- An inventory of wildlife and wildlife values such as habitat trees may be required.
- Old growth forest should be retained.
- Habitable structures should be sited in such a way that existing trees do not create a hazard.
- Any trees containing raptor nests should be retained, and a 50 m buffer created around them within which vegetation is not disturbed and no development occurs.
- Works should be timed to avoid impacts to seasonal wildlife, such as nesting periods for birds.
- Federal and Provincial species at risk and critical habitat issues must be identified and addressed through best management practices.
- A minimum 20 m vegetated buffer must be maintained around all Provincial Parks.

Applicants may be required to submit a report prepared by a qualified professional such as a Registered Professional Biologist to indicate how the proposed development is meeting the above guidelines.

Guidelines – Hazardous Conditions

- All construction and site development should be located and constructed to avoid steep slopes or unstable soils.
- If development is proposed in areas where there are hazardous conditions requiring development precautions, a professional geotechnical report must be prepared and submitted to the Squamish-Lillooet Regional District. The report must indicate that the land can be safely used for the purpose intended.

Guidelines – Form & Character, Energy and Water Conservation, GHG Emission Reduction

a. Building Form & Character:
   i. Buildings shall be constructed of natural materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the west coast mountain character.
   ii. Wood and stone should feature predominantly in the finishing treatments.
   iii. Buildings shall be designed for human scale and visual interest in all elevations. Buildings shall incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
   iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
a. Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers).
b. Visually interesting rooflines (e.g. variations in cornice lines and roof slopes).
c. Detailing that creates a rhythm and visual interest along the line of the building.
d. Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.
e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways.

v. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades, vines, trellis, and arbours along with surface materials such as pavers).

vi. Design of buildings should ensure that view corridors are maintained.

2. Building Materials:
   Use sustainable, green, healthy building materials, and source locally where possible:
   i. Consider using salvaged materials (where permitted in the BC Building Code) for buildings.
   ii. Consider durable building materials and finishes that have low “embodied energy”, are from rapidly renewable sources that will yield long service life and low maintenance.
   iii. Use insulation that does not contain harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
   iv. Use high performance windows.
   v. Use low volatile organic compound (VOC) building products.

3. Energy Efficient Building Design:
   Applicants are encouraged, where feasible, to use onsite renewable power generation systems to supply electrical, heating, and cooling needs to buildings and other structures, and to operate water pumps, sewage pumps, etc. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells); wind (turbines); low impact hydropower; passive solar heating (collectors, photovoltaic panels); cogeneration; fuel cells; heat energy extracted from air (heat pumps); biomass; biogas and wastewater effluent. The use of best management practices in the design of buildings will assist in addressing the DPA objectives.
   i. Construction of building(s) to EnerGuide81 or higher specifications is encouraged.
   ii. The orientation and siting of buildings and structures should take advantage of opportunities for passive solar gain to maximize winter heating and summer cooling. Building design shall incorporate natural day-lighting techniques to reduce the need for electrical energy, and consider the addition of such features as controllable awnings, overhangs, clerestory windows, skylights and atriums.
   iii. Orient main building facades towards prevailing breezes to maximize opportunities for passive ventilation and cooling while minimizing adverse wind effects, and taking into account possible conflicts with orientation for solar gain.
   iv. Locate windows to maximize winter solar gain and natural light, and minimize heat loss. Incorporate deep window overhangs, projecting roofs, and/or fixed adjustable external
shades into the building design to allow for entry of low angle winter sun while blocking high angle summer sun.

v. Choose roof shape and orientation to optimize opportunities for solar energy collection through the use of solar thermal, photovoltaic (PV), and other modules.

vi. Use compact building shapes that reduce building envelope surface area and improve the building’s energy performance.

vii. Buildings should have units with exterior ventilation (operable windows on at least two sides) to encourage passive cooling through cross ventilation.

viii. Where possible incorporate intensive green roofs on appropriate buildings to help absorb rainwater, reduce heat gain, and provide outdoor amenity space for visitors.

ix. Select materials and colours in building and roof construction that minimize heat absorption.

x. Select materials that encourage thermal massing and seasonal thermal energy storage.

4. Site Design and Landscaping:
   i. Application of green infrastructure and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
      a. rain gardens, rain barrels/cisterns
      b. vegetated swales
      c. bioretention cells
      d. permeable pavement
      e. green roofing

   ii. Use sensitive site clearing techniques to preserve existing landscape values, maintain topsoil onsite for reuse, maintain natural grades and prevent cut and fill.

   iii. Prevent soil and water contamination, and incorporate sediment and erosion control measures to protect watercourses.

   iv. Fully landscape all areas not covered by buildings, structures, driveways, parking or natural rock surfaces.

   v. Use landscaping to soften service and storage areas and to improve pedestrian comfort.

   vi. Outdoor gathering spaces, places between buildings, and pedestrian connections should all be designed in conjunction with the building plans to maximize usability and aesthetics.

   vii. Physical comfort should be considered through site planning, use of windscreens and arbours, and/or planting for sun protection.

   viii. Work with natural grades wherever possible to minimize cuts and fills and limit impacts to the hydrology of adjacent lands.

   ix. Avoid the use of high retaining walls adjacent to public spaces.

5. Planting and Vegetation Management:
   i. Retain existing native mature trees and shrubs in setback areas where feasible.

   ii. Incorporate vegetated buffer areas throughout and around impervious paved areas to filter rainwater, and moderate heat island effects and air emissions. Use plant materials that reduce and filter runoff, and support rainwater infiltration.

   iii. Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.
iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.

v. Consider the installation of free-standing green (living) wall systems as an alternative to concrete fencing systems and retaining walls.

vi. Use native or naturalized species of trees, shrubs, and ground cover wherever possible, including those that are naturally disease and pest resistant.

vii. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.

viii. Encourage planting materials that eliminate the need for pesticide use (e.g. utilize companion planting).

ix. Minimize the use of water intensive lawn types and/or use lawn alternatives such as natural ground covers and native grasses.

x. Install above or below ground cisterns to capture, store and potentially reuse rainwater to irrigate non-edible plants and landscaping.

xi. Design, install, and manage cost effective and efficient irrigation systems that support water, soil, and energy conservation practices.

6. Universally Accessible Design:
   i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.

   ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.

   iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.

   iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

7. Lighting and Signage:
   Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.

   i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.

   ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.

   iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.

   iv. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.

   v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
Bylaw 1135 - Consolidated for Convenience Only

8. Solid Waste:
Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.

i. Construct/install with deconstruction in mind to allow for material reuse.

ii. Incorporate full recycling options for the completed development (e.g. recycling, organics, composting), as well as garbage collection.

iii. Make areas for recycling collection, composting, and waste disposal sufficiently large and easily accessible and plan them so they have the capacity for expansion if necessary.

iv. Recycling collection, composting, and waste disposal options must be located within wildlife proof enclosures and manage wildlife attractants to reduce human-wildlife conflicts.

9. Bicycle Parking and Facilities:

i. Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.

ii. Provide support facilities for employees, including showers and change rooms.

10. Vehicle Parking:

i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.

ii. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting green infrastructure methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.

iii. Improve standards for the delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

11. Transit Facilities:

i. Provide weather-protected transit stops and lay-bys for intensive residential and commercial developments, where appropriate and aligned with transit plans.

Guidelines – Protection of Farming

Development on a parcel, or any portion of a parcel thereof, that is within 300 m of the ALR must adhere to the following guidelines.

1. Subdivision design should minimize potential impacts to farmlands by avoiding increasing access to agricultural lands.

2. Road ends that end at the ALR should be avoided, except as necessary for farm access.
3. Subdivision design should consider creating parcel sizes that can accommodate an appropriate buffer to be established on the non-farm side of the ALR.

4. Undeveloped spaces with landscaped or retained naturally occurring vegetation should be established along the ALR boundary.

5. Principal use structures or dwellings should generally be located at least 30 m from the ALR boundary.

6. Buffers should be designed as follows:
   i. A continuous landscaped strip of not less than 15 m
   ii. Established within 30 m of the ALR boundary, and not closer than 2 m to the ALR boundary
   iii. Existing native vegetation within 30 m of the ALR boundary should be retained. Non-native species may be removed and replaced with suitable native species
   iv. The buffer should contain a mixture of coniferous and deciduous species
   v. The buffer should be approximately 6 m in height. Appropriate species should be selected to reach this minimum height, and should reach at least 2 m in height at the time of planting
   vi. If vegetation is planted to establish the buffer, it should consist of native species only

7. Where an existing natural feature such as a watercourse or ravine provides a physical separation within 30 m of the ALR boundary, the width of the buffer may be reduced or not required. Applications should provide sufficient information, such as photographs, site plans, reports from a qualified professional, etc. to show how the natural feature is providing the equivalent effect of some or all of the 15 m buffer.

8. Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans prepared in consultation with a qualified professional such as an Agrologist, Forester, or Landscape Architect that provide recommendations for ensuring the type and density of the plantings, or retained vegetation provide a suitable buffer to mitigate the potential negative effects of agricultural and non-agricultural activities occurring on adjacent lands.

9. Applicants must consult “A Guide to Edge Planning” and similar documents as published and updated by the Ministry of Agriculture for further information with respect to buffering along the agriculture edge.
7.4 **MEDICAL MARIHUANA PRODUCTION FACILITY DEVELOPMENT PERMIT AREA**

**Category**
Pursuant to Section 488(1)(f) of the *Local Government Act*, the Medical Marihuana Production Facility Development Permit Area is designated for the establishment of objectives for the form and character of commercial, industrial, or multi-family residential development. In this case the focus is on industrial i.e. **medical marihuana production facilities**.

**Area**
All land within Electoral Area D of the Squamish-Lillooet **Regional District** has been designated as appropriate for a Medical Marihuana Production Facility Development Permit where such a use is proposed.

**Justification and Special Conditions**
The purpose of the designation of lands in Electoral Area D for a Medical Marihuana Production Facility Development Permit Area is:
- Electoral Area D contains many areas having high scenic values. The purpose of the Medical Marihuana Production Facility Development Permit Area is to set out guidelines to help ensure that development of medical marihuana production facilities is well suited to the environment, and does not result in buildings and structures that are at odds with the natural beauty and serenity of Electoral Area D.

Applications shall be accompanied by plans indicating the following:
- Location of all existing and proposed buildings & structures, parking areas, and driveways.
- Extent and nature of existing and proposed landscaping and surfacing, including details of trees, ground cover, and other permeable and impermeable surfaces.
- The exterior materials of existing and proposed structures.

**Issuance**
**Board** approval is required in order to issue all Medical Marihuana Production Facility Development Permits.

**Application**
A Medical Marihuana Production Facility Development Permit is required prior to the commencement of construction or erection of new buildings or structures.

**Exemptions**
A Medical Marihuana Production Facility Development Permit is not required for the following:
- Existing buildings and uses
- Renovations within an existing building that do not involve any exterior modifications or any additional parking
Guidelines
Applications for a development permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines:

1. Building Form & Character:
   i. Buildings shall be constructed of materials and colours that blend in well with the surrounding natural environment, suit the physical character and terrain of the site and reflect the mountain pastoral character.
   ii. Wood or hardi-panel should feature predominantly in the finishing treatments.
   iii. In farming areas, traditional barn-like architecture, with gable, gambrel, raised or lean-to roof styles and cross-braced door finishings is encouraged.
   iv. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing and detailing that creates a rhythm and visual interest along the line of the building (e.g. use of false or real hinged barn-style window or door elements).
   v. Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees).
   vi. Box-shaped tilt-up concrete or metal structures are not supported.

2. Landscaping and Buffering:
   i. Buffering of medical marihuana production facilities is important in order to ensure that these uses are not at odds with adjacent uses.
   ii. Any federally required metal fencing shall be buffered with native planting.
   iii. Top soil deep enough to allow for well-rooted planting and reduce irrigation requirements should be utilized.
   iv. Use native species of trees or shrubs and utilize the planting of conifers to block winter winds and deciduous trees to create shade in the summer.
   v. Utilize cisterns to store water and provide irrigation.

3. Lighting and Signage:
   i. Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.
   ii. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow or glare.
   iii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
   iv. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
      a. Signs mounted flush with building facades;
      b. Wood carved and/or hand painted hanging signs above pathways.
Squamish-Lillooet Regional District

Howe Sound East Sub-area Plan

Schedule C to SLRD Electoral Area D Official Community Plan Bylaw No. 1135-2013

Britannia Beach
Photo courtesy of Lee A. Wood

Furry Creek Golf and Country Club
Photo courtesy of GolfBC

Porteau Cove
Photo by Andy C Sheffield
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**Howe Sound East Maps**

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**Porteau Cove Neighbourhood Maps**

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1.0 Introduction

This sub-area plan applies to the communities of Howe Sound East, and includes Britannia Beach, Furry Creek and the conceptual community of Porteau Cove. It is Schedule C to the Electoral Area D Official Community Plan (OCP) Bylaw 1135-2013. In the Electoral Area D OCP, each of the communities in Howe Sound are designated Planned Communities, which indicates that they have undergone a planning process to create this sub-area plan.

The purpose of the sub-area plan is to acknowledge the existing character and history of the communities, and to provide direction for future development.

While the Area D OCP provides guiding principles and general policies for all of the lands within Electoral Area D, this sub-area plan sets out objectives and policies that are specific to the Howe Sound East Communities.

2.0 Plan Area

The Howe Sound East Sub-Area is located at the southern end of the Regional District, south of the District of Squamish, and just north of the Sea to Sky community of Lion’s Bay (see Figure 1). It extends west to just past the shore of Howe Sound, and west roughly 3km from the highway. The area can be accessed by car via the recently improved Sea to Sky Highway, or by boat, or rail.

3.1 Background

The Howe Sound Sub-Area is 19,000 hectares (47,000 acres) in size. As noted above, it includes the three identifiable waterfront locations of Porteau Cove, Furry Creek, and Britannia Beach, as well as extensive mining and forestry lands to the east of the Sound.

The sub-area provides many opportunities with respect to future land use, including:

- a stunning waterfront location offering spectacular views;
- road and rail access up the Sea-to-Sky corridor;
• rolling developable land close to the waterfront;
• mountain valleys with swiftly flowing creeks;
• a historic mine and townsite at Britannia; and
• extensive resource lands.

There are also significant constraints, including:

• acid rock drainage and contaminated deposits resulting from the previous mining activity at Britannia Beach;
• unstable geology that can cause flooding and debris flows along creeks, especially Britannia Creek;
• numerous steep slopes that vary in stability;
• steep land rising to high elevations close to the shoreline;
• riparian areas and other environmentally sensitive resources;
• archaeological sites;
• highway, rail and utility corridors that form barriers to public access, making potentially developable land too expensive to access; and
• ongoing forestry activity.

The likelihood of further land development occurring within the 5 to 10 year horizon of a typical land use plan varies for each of the communities within the sub-area. However, as one of the primary development areas within the Sea-to-Sky corridor, it is important to establish the overall approach to planning and the projected total population before substantial additional development occurs. Some comments on the potential sequence of development follow:

• A development agreement with the Squamish-Lillooet Regional District (SLRD) is in place and Furry Creek has an approved Preliminary Layout Approval (PLA) with the Ministry of Transportation and Infrastructure for development of 920 residential units consisting of up to 250 units in the “waterfront” lands and up to 670 single family lots in the “uplands”. Development is about 15% complete.
• Britannia North is mostly built-out and Britannia South has not yet developed.
• Porteau Cove has zoning approval for up to 1400 residential units, however development hasn’t started at this time.

The planning process and public consultation for the Howe Sound East Sub-area Plan review has been in conjunction with the overall Area D OCP Review.

This plan is divided into three sections to more easily distinguish between the objectives and policies for each of the three ‘neighbourhoods’ that exist within the larger sub-area.
4.0 Britannia Beach Neighbourhood

4.1 Vision

The Britannia Beach community includes the mine site, the existing towns site, the historic residential community, the newer upland community on Copper Drive, and the large former gravel pit area to the south, as well as the waterfront area, known as Minaty Bay (see Map1).

The overall vision is to develop a community that:

- respects the natural environment and adheres to principles of environmental sustainability;
- respects and promotes the historic aspects of the community;
- promotes a “sense of community” by encouraging social interaction and providing employment opportunities;
- is compatible with the other communities and patterns of growth in the Sea-to-Sky corridor;
- promotes tourism, outdoor recreation potential, and film industry use;
- promotes the waterfront as a destination for residents and tourists; and
- focuses on livability for residents with appropriate parks, local services, and community facilities.

4.2 General Objectives and Policies

4.2.1 Transportation

Objectives

a) Support improvements to the safety of Highway 99 through Britannia South and opportunities to develop land near the waterfront that is uninterrupted by the highway.
b) Support the continued routing of highway traffic through Britannia North for tourism purposes, but with improved safety and access to the waterfront and into the B.C. Museum of Mining.
c) Minimize the impacts of new roads through development areas.
d) Encourage and support opportunities and infrastructure for public transit, including improved bus, rail and passenger ferry service for commuters and tourists.

Policies

4.2.1.1 Consider the realignment of Highway 99 around Britannia Beach as generally shown on Map 3 – Transportation and Service Areas with a grade-separated access off the highway if traffic volumes should warrant it.
4.2.1.2 Support the retention of 2-lane Highway 99 through Britannia North, with improved pedestrian crossing of the highway and the railway, and allowance for vehicular access to potential upper residential areas from the highway. If the highway is to be 4-laned, retain the 2-lane highway through Britannia.

4.2.1.3 Encourage and support internal community roads narrower and steeper than typical Ministry of Transportation and Infrastructure standards to reduce visual and environmental impacts. This could require private or strata-title development of roads.

4.2.1.4 Encourage provision of transportation demand management facilities, such as park and ride/carpool lot.

4.2.1.5 Encourage and support provisions for future commuter rail, ferry and bus services, such as space for train stations, covered bus depots / shelters and ferry terminals in key locations, such as Britannia North and South.

4.2.1.6 Encourage the building of safe bicycle paths and trails.

4.2.2 Infrastructure

Objectives

a) Encourage the development of community-based water supply and sewage treatment systems, so that one water and one sewage system can serve all of Britannia (North and South).

b) Prior to development, clarify the administrative system to be used for planning, construction and management of infrastructure, particularly water supply and sewage disposal.

c) Work with developers and agencies to develop a system in which the costs of providing services are shared in an equitable manner.

d) Encourage the development of infrastructure that minimizes impacts to environmental resources.

e) Respect the fact that the existing residents of Britannia Beach have little financial ability to contribute to the cost of improving servicing standards.

Policies

4.2.2.1 Water and sewer systems must comply with all provincial regulations and those of the Coast Garibaldi Health Services Society.

4.2.2.2 The SLRD will require developers to adhere to best management practices for sewage treatment plant odour control.

4.2.2.3 Require preparation of a detailed rainwater management plan prior to development, encouraging infiltration of the water to the ground as quickly as possible, and the use of best management practices in rainwater design.
Stormwater Management Guidelines

a) Stormwater should be managed to minimize negative impacts on watercourses, riparian areas, and other vegetation. It is critical to recognize that all land alteration and development affects stormwater runoff and that effects are cumulative. Development proposals should use best management practices for stormwater management, aquifer recharge and watershed management to ensure that post-development peak flows do not exceed pre-development peak flows and to maintain recharge of aquifers. One principle of stormwater management is to direct water back to the ground wherever possible to minimize channelling and piping. Some examples of appropriate practices include:

- incorporate maximum effective impervious cover percentages in the zoning bylaw for single-family, multi-family, commercial and industrial areas;
- minimize runoff from roads through narrow, permeable surfaces (e.g., granular, and discontinuous grass swales that discharge to open space);
- minimize impervious surfaces through use of permeable materials for parking areas (e.g. gravel, pavers designed for grass in openings, grass field for overflow parking), and porous materials for paths, patios, and other use areas. If driveway paving is required due to a steep slope, use tire track paving with grass in the middle;
- drain roof water to cisterns, with the overflow to the surface and disperse it into the ground, using such devices as splash pads and exfiltration galleries;
- thick organic layer of growing medium throughout cleared/disturbed area to promote growth of vegetation and water retention;
- direct water to grass slopes, swales and areas with thick vegetation;
- use stormwater detention or infiltration areas where required and where possible as an alternative method for accommodating stormwater;
- use wetlands which can improve quality of stormwater through biofiltration; and
- retain as much existing vegetation as possible, and where clearing has occurred, plant native trees and shrubs to restore the vegetative mass;
- Stormwater detention for the site should meet the minimum requirements of the Land Development Guidelines for the Protection of Aquatic Habitat and newer stormwater management guidelines that are being developed;
- Stormwater outflows to a stream or leave strip should have water quality and erosion control features included in accordance with the Fish Protection Act Streamside Protection Regulation; and
- Any storm drain inlets should be marked in accordance with the DFO storm drain marking program.

4.2.3 Environmentally Sensitive Areas

Objectives

a) Encourage the protection and enhancement of existing environmental resources.
Policies

4.2.3.1 Streamside protection and enhancement areas shall be established in accordance with the Streamside Protection Regulation contained within the Fish Protection Act.

4.2.3.2 Require environmental assessments prior to subdivision approval. The assessments shall address wildlife habitat and migration corridors (unique, rare or endangered or essential), fish habitat (unique, rare or endangered or essential), and vegetation (unique, rare or endangered). The assessment shall also identify areas where development should not occur, including required setbacks from watercourses, recommended mitigation measures, and enhancement measures that could improve environmental resources.

Guidelines for Environmentally Sensitive Areas

a) Encourage additional setbacks adjacent to streamside protection and enhancement areas wide enough to accommodate trails in appropriate locations.

b) Minimize crossings of streamside protection and enhancement areas. Where crossings are required, bridges should be used where possible. If culverts are used, they should be "bottomless" to ensure that natural substrates are maintained along the creek.

c) Where wetlands, watercourses or riparian areas are disturbed, restoration of the disturbance or compensation equal to 100% of the disturbed area should be provided.

d) Instream work and stream crossings should meet the requirements of the Land Development Guidelines, the B.C. Water Act, and newer guidelines that are being developed.

e) Timing of works in and about a stream should be in accordance with provincial guidelines and regulations, and require specific written approval by the Ministry of Environment, in addition to any development permit, before work begins.

f) Effort should be made to retain as much existing vegetation as possible, especially significant vegetation and habitat, using the following guidelines.

gh) Minimize the extent of cut and fill required for road construction and instead conform to the natural contours of the landscape. All cut and fill slopes should be treated with growing medium, hydroseeded, and planted with native vegetation.

h) Plan open space areas to incorporate stands of mature forest.

i) Retain existing ground vegetation and trees where possible within development areas.

j) Use buildings with small footprints where possible so that building sites can more readily conform with the existing terrain and allow for protection of existing vegetation.

k) Protect any existing veteran trees.

l) Site habitable structures so that existing trees do not pose a hazard.

m) Protect any trees that contain raptor nests, along with a 50 m setback where existing vegetation is not disturbed.

n) Development should be timed to alleviate impacts upon the special conditions of the site including but not limited to:
   • preventing works in and about streams at time of spawning and fish migration;
• limitations of works that may impact established seasonal habitat of wildlife. e.g., no clearing during the sensitive nesting period for birds and other wildlife; and
• minimizing land disturbance in areas subject to possible erosion during seasonal periods of high rainfall.

4.2.4 Heritage Resources

Objectives

a) Encourage the protection and preservation of existing heritage resources.

b) Support efforts to establish protective measures for the maritime heritage resources at Britannia North, and the efforts of local historical societies and community groups to identify heritage resources at Britannia North.

Policies

4.2.4.1 Encourage the protection and preservation of the historic Britannia townsite and museum.

4.2.4.2 Support the establishment of a Maritime Heritage Society facility at Britannia Beach.

4.2.4.3 Encourage any new structures within the Historic Residential, Tourist Commercial or Floodplain Management areas to be compatible with the character of the existing historic community in terms of siting, form, and exterior design.

4.2.5 Natural Hazards

Objectives

a) Minimize development in areas of known risk.

b) Require the identification of areas involving known risk and minimize the risks to public safety and property associated with the hazards prior to development.

Policies

4.2.5.1 Require detailed geotechnical studies prior to development in the general areas identified as steep slopes and hazard areas on Map 2. These studies should identify potential flooding and debris flow risks, and site stability risks. The studies should also identify areas that are unsuitable for development, and mitigation measures for hazards that can be mitigated. The development plan shall comply with all of the recommendations of the geotechnical studies.

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

4.2.5.3 Residential uses shall not be permitted in the Britannia Beach Townsite until such time that the flood hazard can be appropriately mitigated.
4.2.6 Environmental Contamination

Objective

a) Encourage the remediation and the environmental risk management of lands and water that have been subject to environmental contamination.

Policies

4.2.6.1 Support and encourage the remediation of acid rock drainage, the removal and containment of contaminated rock, soil or tailings, and the limitation of public access to mining hazards.

4.2.6.2 Recognize that appropriate remediation is a prerequisite to development, and that the requirements of the remediation program take precedence over future land development plans.

4.2.6.3 Where possible, encourage the incorporation of public access and education displays into remediation facilities.

4.2.6.4 Support integration of remediation facilities into the community in a way that is compatible with tourism and heritage objectives.

4.2.6.5 Recognize that future acid rock drainage could occur anywhere in the Britannia Beach area as a result of blasting. Ensure that monitoring and risk management provisions are in place during construction. Appropriate mitigation must occur prior to land development.
4.3 Land Use Designations

4.3.1 Residential

Objectives

a) Encourage the development of a variety of densities and housing types.

b) Reinforce the historic townsite by encouraging retention of the existing residential community at Britannia Beach.

c) Plan for residential use only where there are no hazards or environmentally sensitive areas, or where hazards can be adequately mitigated.

d) Encourage development that will be visually unobtrusive as viewed from the highway.

e) Encourage tree protection in residential areas.

Policies

4.3.1.1 Residential areas will generally be located where shown on the Howe Sound East Land Use Designations Map (Map 1). Residential area boundaries may be modified based on additional site specific environmental and hazard (geotechnical) information.

4.3.1.2 Residential development shall not occur in areas that are contaminated or geologically unsafe. Appropriate remediation, mitigation and risk management must occur prior to residential development.

4.3.1.3 Housing types may include:

• single family at densities of 10 to 15 units per hectare (4 to 6 units per acre) (including home occupation and secondary suites);

• small lot single family at densities of 15 to 25 units per hectare (6 – 10 units per acre);

• town homes at densities of 20 to 30 units per hectare (8 – 12 units per acre);

• stacked town homes at densities of 30 to 40 units per hectare (12 – 16 units per acre);

• residential/commercial mixed use; and

• live/work units.

Apartments over 6 stories, with the possible exception of senior citizens housing, will be discouraged.

4.3.1.4 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 Map 1A Land Use Designations - Britannia Beach, with approximately 800 to 1000 units allocated to Britannia North, and approximately 850 to 1000 units allocated to Britannia South.

4.3.1.5 Promote energy conservation in building design, e.g. passive solar, recycled materials, conservation features within buildings.

4.3.1.6 Encourage protection of existing trees and plant new trees in residential areas to provide neighbourhood character and to minimize visual impacts, especially in areas that slope steeply towards Highway 99, the railway, or the ocean.
4.3.1.7  Development at Britannia Beach is expected to be phased in over a period of at least 20 years. An infrastructure and servicing plan must be completed in association with a rezoning application for the Britannia South lands.

Designations

- Single Family Residential – for traditional single family lots up to 15 units per hectare (6 units per acre)

4.3.2  Parks and Open Space

Objectives

a) Encourage provision of public pedestrian access to and along Howe Sound where possible, retaining existing public use areas as such.

b) Encourage provision of a variety of recreational parkland to meet community needs.

c) Encourage provision of a trail system throughout the community and alongside environmentally sensitive areas where possible.

- Encourage park designs that have a natural BC coastal character.

Policies

4.3.2.1  In accordance with the park dedication provisions in the Local Government Act, require dedication of land for the provision of community and neighbourhood parks in the general locations shown on Map 1A Land Use Designations. 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 3.5 to 4 hectares (8.5 to 10 acres) for the Britannia South gravel pit site, based on a land use allocation of 850 to 1000 units.

4.3.2.2  Encourage location of a Britannia South community park adjacent to an elementary school site, working in conjunction with the Ministry of Education.

4.3.2.3  In conjunction with future rezoning of the Britannia South lands, encourage provision of an additional waterfront park at Minaty Bay, in the general location shown on the land use plan, to protect the beach, the picnic area, and the peninsula, retaining the natural character of this public use area. The minimum recommended size for the park is 4.9 hectares (12 acres), which includes land in the bluff area on the south side of the bay, as well as the picnic area northeast of the beach, extending east to the railway tracks.

4.3.2.4  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.

4.3.2.5  Encourage provision of natural open space in all environmentally sensitive areas, hazard areas, and the upland remainder of Britannia North and South which are not intended for future development.
development. It is anticipated that the open space will be publicly accessible where there are no safety or environmental impact concerns, and that other portions may be inaccessible where safety or environmental resources would be at risk. Encourage retention of existing vegetation in these open space areas, and environmental restoration of land previously disturbed.

4.3.2.6 Encourage provision of a trail system throughout the community and to adjacent communities (e.g., Furry Creek), linking commercial areas, residential areas, and parks and open space. Encourage provision of trail-head facilities (e.g. road access, small parking lot, signage) where possible and appropriate. The trail system should include major trails for walking and bicycle use, as well as hiking trails. Consideration should be given to designation of specific trails that can accommodate mountain biking.

4.3.2.7 Encourage a trail access point for the Sea-to-Sky Trail at Britannia South.

Designations

- Park – for active use areas
- Open Space – for natural open space, environmentally sensitive areas and hazard areas

4.3.3 Institutional and Community

Objectives

a) Encourage provision of community facilities to serve the needs of the projected population.

b) Support the development of a retreat centre.

Policies

4.3.3.1 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, on a site not exceeding 15% slope, with no known hazards, generally where indicated with a symbol on Map 1A Land Use Designations - Britannia Beach, with easy access from the highway and pedestrian routes.

4.3.3.2 Encourage provision of a site for public indoor recreation facilities to serve the community within or near the Britannia South school/park site.

4.3.3.3 Work with other government agencies to determine the need for sites for other community amenities. A fire hall will be retained at Britannia North. There may be a future need for a police office and ambulance station to serve Britannia Beach and Furry Creek.

4.3.3.4 The implementing bylaw shall allow limited residential uses such as for caretakers or resident owners on lands designated Institutional and Community.

4.3.3.5 Expansions to existing retreat centres shall be considered by way of rezoning.
Designations

- Public Institutional
- Retreat Centre Institutional

4.3.4 Commercial

Objectives

a) Promote tourist commercial business, in particular the adaptive reuse of heritage and historic buildings.

b) Promote non-polluting commercial and recreational uses of the Britannia waterfront, in particular facilities with a historic focus.

c) Encourage building forms and designs which help to promote use of the community as a commercial filming location.

d) Encourage provision of local convenience retail and services to accommodate the needs of the local community.

e) Support existing business uses and provide for their continued existence within the community.

f) Support the development of an inn or small hotel.

Policies

4.3.4.1 Encourage the location of commercial uses generally where shown on Map 1A Britannia Beach Land Use Designations.

4.3.4.2 Focus tourism-related commercial activities within the existing townsite and adjacent waterfront area at Britannia North.

4.3.4.3 Support the ongoing operation of the B.C. Museum of Mining as a tourist commercial site under the designations National Historic Site and Provincial Historic Landmark.

4.3.4.4 In siting commercial buildings, ensure that views of Howe Sound from the highway and from residential areas are protected, although the views may be partially interrupted.

4.3.4.5 Support provision of non-polluting recreational marine commercial services, such as a marina and mooring facilities, canoe and kayak rentals, windsurfing shop.

4.3.4.6 Support provision of community-oriented commercial uses, up to a maximum of approximately 1500 square metres (16,000 square feet) of gross leasable floor area, to serve residents. 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.

4.3.4.7 Ensure provision of adequate off-street parking for commercial uses.

4.3.4.8 Support tourist accommodation with a maximum size of 100 bedrooms.

4.3.4.9 All commercially designated lands are designated as development permit areas for the purpose of establishment of objectives and development of guidelines for the form and character of commercial development.
Designations

- Tourist Commercial – for retail services and attractions oriented towards tourists, including land and marine-oriented facilities
- Community Commercial - for convenience retail and services oriented towards residents
- Tourist Accommodation – for an inn or small hotel

4.3.5 Industrial

Objectives

a) Encourage non-polluting industry in the Britannia North area.

Policies

4.3.5.1 Encourage the location of industrial uses generally where shown on Map 1a Britannia Beach Land Use Plan.
4.3.5.2 Ensure that access to Resource Management lands is maintained to allow for future timber harvesting.

Designations

- Industrial – for non-polluting industrial development

4.3.6 Flood Management

Objectives

a) Avoid development in the area designated Flood Management on Map 2, which is within the floodplain and alluvial fan of Britannia Creek until such time as a suitable flood protection system is in place.

Policies

4.3.6.1 Temporary tourist commercial uses, park space, parking, and historic structures not used for accommodation may be permitted in that area.
4.3.6.2 The potential need to relocate the historic structures in this area will be determined through a Heritage Study.

Designation
• Flood Management – for flood protection, with other uses such as temporary tourist commercial uses, park space, parking, and historic structures not used for accommodation, secondary to objectives related to flood management and safety
5.0 Furry Creek Neighbourhood

Objective

a) Continue to recognize the Planned Community designation, and encourage adequate provision of community facilities and public open space as development proceeds.

Policies

5.1.1 Consider establishing zoning regulation of the Uplands area of Furry Creek consistent with the existing development agreement to ensure public consultation occurs in conjunction with any revisions to the development agreement.

5.1.2 Encourage coordination with Britannia Beach regarding potential accommodation of community facilities that will serve both communities, including elementary school, indoor recreation facilities, ambulance station, police station and local commercial services.

5.1.3 Encourage provision of as much public access to the waterfront as possible.

5.1.4 Encourage provision of a trail system throughout the community (e.g., along but outside creek setbacks), linking commercial areas, residential areas, and parks and open space. Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate.

5.1.5 Encourage the provision of public transit infrastructure including bus shelters and space for park and ride and car sharing.
Objective

a) Make provision for the development of a livable community compatible with other Howe Sound East developments, and with adequate provision of community facilities and public open space.

Policies

6.1.1 Encourage the protection of existing environmental resources.
6.1.2 Encourage avoidance and/or mitigation of flood, debris flow and stability hazard areas.
6.1.3 Encourage protection of any identified heritage resources.
6.1.4 Encourage additional public access to and along Howe Sound and from development areas to Porteau Cove Provincial Park if possible, given topographical, highway and railway constraints.
6.1.5 Encourage the provision of a variety of recreational parkland to meet community needs.
6.1.6 Encourage the provision of a trail system throughout the community, linking commercial areas, residential areas, and parks and open space. Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate.
6.1.7 Encourage the provision of community facilities as required to serve the needs of the community.

6.1 Land Use

The Regional District supports development of a comprehensively planned community of up to 1400 residences at Porteau Cove accommodating an estimated population of 3,000 – 3,500. The Porteau Cove Planned Community will include mixed residential, commercial use in a Village centre, community uses, parks and recreation, trails and open space generally as shown on the Conceptual Site Plan which is attached as Schedule C to this bylaw.

Development will be phased generally in accordance with the Concept Plan, with approximately half of the total development units within each of Phase 1 and Phase 2. Sub phases of development may be approved, provided all amenities are provided as required by the Squamish-Lillooet Regional District.

6.2 Planning and Sustainability Principles

The Planned Community at Porteau Cove will be developed in accordance with the design and development principles and Smart Growth approaches in the Sustainability Strategy incorporated in this plan. The overall site design will be planned to minimize impacts on natural site conditions; avoid sensitive environmental areas; provide a range of housing choices; allow for alternative standards for
infrastructure; promote transportation choices and a compact, pedestrian Village core to achieve a high standard of livability and environmental responsibility.

Development of the new community at Porteau Cove will be guided by the following planning and sustainability principles:

**Livable Community** - provide a variety of housing forms, a viable neighbourhood village centre and community facilities and amenities to ensure a livable and vital community that reflects the unique landscape character and lifestyle opportunities of the Sea to Sky corridor.

**Ecological Integrity and Biodiversity** - protect sensitive areas and key natural features within a comprehensive open space system. Focus development in less sensitive areas in a way that controls or avoids environmental and cultural impacts during construction and minimizes negative impacts on:

- fish habitat and water quality by avoiding (where possible) development near watercourses, sensitive wetland and their riparian zones;
- wildlife habitat by retaining areas of undisturbed forest and avoiding impacts and endangered wildlife species habitats;
- environmentally sensitive old growth forest areas and other areas containing endangered plant species;
- streams by limiting the number of stream crossings to preserve the natural streambed habitat.

**Greener and Smarter Infrastructure** - use resources more efficiently, shift toward renewable resources, reduce pollution, and use natural processes where possible when providing the following infrastructure: energy, stormwater management, water, wastewater, and solid waste.

**Greener and Smarter Buildings** - develop to “green” building standards.

**Transportation Options** - provide a compact, walkable village centre and encourage transportation options. Develop a road network that integrates with the existing topography, while providing necessary access for daily use and emergency purposes.

**Economic Sustainability** - support job creation within Porteau Cove within the Village centre, and by support of home businesses within residential areas.

**Development Context** - consider visual impacts the Porteau Cove development may create from the Sea To Sky Highway, Howe Sound and Porteau Cove Provincial Parks. Consider noise impacts on development from the Highway and rail line.

### 6.3 Sustainability Strategy for a Livable Community

The following actions will be taken within the Porteau Cove development to achieve the sustainability principles:
Compact, Mixed Use Centre

Provide a compact and walkable mixed-use village centre adjacent to the highway that includes housing, commercial, social and employment opportunities in close proximity.

Diverse Housing Opportunities

Offer a range of housing types and sizes, including single family homes, apartments, townhomes and live/work spaces, to accommodate and encourage a diversity of residents.

Commercial Opportunities

Provide a range of retail and other commercial spaces within a vibrant local commercial area to meet the basic needs of residents and to create a focal point in the community.

Community Spaces and Services

Provide a system of parks, community spaces, green corridors and trails, educational and public safety services that provide a focus of community and meets the community’s public gathering, activity and security needs.

Pedestrian Friendly Village Centre

Design the village centre to be pedestrian friendly, with wide sidewalks and spaces for interaction, trail connections, and a pedestrian scale.

Minimize Light Pollution

Minimize the impact of outdoor lighting through:

- Specifying fixtures that only shine down to limit light pollution;
- Providing minimal street lighting except at intersections; and
- Designing to strategically limit need for excess lighting.

6.3.1 Residential Policies

6.3.1.1 Residential areas will generally be located within the areas shown on Map 8 – Porteau Cove Conceptual Site Plan. The exact location of these areas may be modified based on site specific environmental information and housing design submitted in the rezoning or development permit process. The housing mix may be modified somewhat at the time of rezoning, provided the overall development strategy is followed and the total unit count for the site is not exceeded.

6.3.1.2 Site specific mitigation measures shall be required prior to development approval in areas that are environmentally sensitive or subject to natural hazards, as outlined in Section 6.4 and the Development Permit Area guidelines of this plan.

6.3.1.3 A base residential density of approximately 140 units is supported for the Porteau Cove community, with provision for a density bonus to allow a maximum of 1400 total residential units as shown conceptually on Map 8, subject to provision of community amenities including...
parks, open space, and community amenity buildings. The developer will also have the option of providing affordable housing as outlined in this plan to achieve the density bonus.

6.3.1.4 A variety of housing types are encouraged to create a diverse neighbourhood and may include:

- Single family at densities of 10 to 15 units per hectare;
- Small lot single family at densities of 15-25 units per hectare, with parcel sizes in the range of 400-500m²;
- Two family dwellings and townhomes at densities of 20 to 30 units per hectare;
- Stacked townhomes at densities of 30-40 units per hectare;
- Apartments at densities of 15-40 units per hectare;
- Terraced apartments with densities ranging from 45-100 units per hectare;
- Mixed residential and commercial with up to 20 residential units per hectare;
- Live/work units

6.3.1.5 Affordable housing is encouraged in Porteau Cove and may be provided in the form of smaller lots, duplex housing, apartments above commercial uses, rental housing and/or dedication of land or housing units to a housing authority or local service club as per the Local Government Act provisions. Zoning bylaws for Porteau Cove will include density bonus options to encourage the development of some affordable housing as part of the housing mix.

6.3.1.6 Protection of existing trees, vegetation and wetlands is a priority for new development and planting of new trees to retain the visual and environmental values of the site will be required. Minimizing visual impacts of development from Porteau Cove Provincial Park, including lighting, will also be a priority during the subdivision or development permit process.

6.3.1.7 All residential development, except for single family lots larger than 600 m² in area, is designated as a Development Permit Area in accordance with Section 488 of the Local Government Act for regulation of form and character of intensive and multi-family residential development. A Development Permit issued in accordance with the guidelines of this plan is required prior to subdivision approval or issuance of a building permit.

### 6.3.2 Commercial Policies

6.3.2.1 A range of commercial uses is supported within the area shown as the Village Centre on Map 8. Uses in this area will include those serving local residents as well as travelers on the Sea to Sky Highway. Live/work units and home occupations will be supported to encourage employment within the community.

6.3.2.2 To ensure land is retained for long-term commercial needs, the provision of commercial land will be considered a community amenity for the purposes of obtaining the residential density bonus.

6.3.2.3 Upper storey residential use, particularly rental housing, is supported in the commercial area.

6.3.2.4 A “retreat centre” or similar type of specialized lodge facility may be supported in the upper residential area, subject to rezoning on a site-specific basis and detailed information on the use and location.

6.3.2.5 To ensure a high standard of design for the commercial area, all commercial or mixed use buildings must obtain a Development Permit to regulate the form and character of commercial development in accordance with the Development Permit Area guidelines of this plan.
6.3.3 Parks and Open Space Policies

6.3.3.1 In accordance with the provisions of the Local Government Act, park dedication will be required as a condition of subdivision approval, with park locations generally in accordance with the areas shown on Maps 11 and 12. Park dedication will include, but not be limited to, an approximately 1.5 hectares waterview park upland of Howe Sound, an approximately 0.5 hectare community park in the village centre, viewpoint parks, and a future combined school/park site of approximately 2.0 ha in the later phase of the upper development.

6.3.3.2 Provision of a comprehensive trail system that enhances the existing trail network throughout the site is a key element of the site design, and public trails will be required as a condition of subdivision approval. The proposed trail network, consisting of the trails and trail head parking areas is shown conceptually on Maps 11 and 12. Trail priorities include links to the existing Deeks Lake and Howe Sound Crest trails, trails that provide access to the community amenity and park areas, as well as trail connections between the residential areas. Trails shall be looped and interconnected to the greatest extent possible.

6.3.3.3 Trail linkage from the proposed waterview park to Porteau Cove Provincial Park is supported subject to BC Parks concurrence that the linkage can be appropriately located in a manner that enhances relationships with and minimize impacts on the Provincial Park, and can be integrated with other facilities and uses of the park.

6.3.3.4 Public access to the waterfront at Porteau Cove is desirable as it provides additional opportunity for both park visitors and community residents to access the shoreline. However, the foreshore area is owned by CN Rail, and approval from the rail authority to cross the double rail tracks abutting the Porteau Cove property is required. Development of a pedestrian crossing is supported in principle, but it is recognized that a formal rail crossing is a longer term goal, and will require approvals from CN Rail and Fisheries and Oceans Canada related to environmental impacts.

6.3.3.5 A small public parking area is needed to support access to the community waterview (upland) park, although parking must not become a dominant feature of the site and must not be developed as a parking access area for the Provincial Park. The northerly existing entrance to the Porteau Cove Provincial Park will continue to be the primary access point to the park for the public and for future residents of the Porteau Cove community.

6.3.3.6 Private open space areas and recreation amenities will be required as appropriate within multi-family strata developments.

6.3.4 Community Amenities and Services Policies

6.3.4.1 A community use building for recreation and social activities is required to meet the long-term needs of the estimated 3,000 to 3,500 residents of the Porteau Cove community. The facility should be centrally located in the Village centre as indicated conceptually on Map 7. Provision of this facility will be considered as a key community amenity to implement any of the residential density bonuses.

6.3.4.2 The need for other community service facilities, particularly a fire hall, ambulance and/or school site will be considered in consultation with the School District, provincial authorities and volunteer fire departments to assess the overall community needs for the Britannia
Beach, Furry Creek, and Porteau Cove communities. A future school site will be provided in the Porteau Cove community as shown on Map 8. If the School District confirms at a later date that the school is not needed, the site will be dedicated as community park. Discussions regarding shared facilities or services, including participation in Search and Rescue services, may also include the Village of Lions Bay subject to their interest in shared facilities.

6.4 **Sustainability Strategy to Maintain Ecological Integrity and Biodiversity**

The following actions will be followed within the Porteau Cove community to achieve the environmental sustainability principles:

**Protect Environmentally Sensitive Areas**

Protect environmentally sensitive areas and focus development in the less vulnerable areas of the site by:

- completing a detailed environmental impact assessment, and build according to the recommendations of the report;
- providing buffer zones around old growth forests, rock outcrops, riparian areas, wetlands, steep slopes, and debris flow areas.

Design landscape and open space to protect environmentally sensitive areas and key natural features to achieve both recreational and ecological objectives.

**Minimize Site Disruption**

Minimize the extent of site disruption caused by site regrading and cuts and fills for all structures and roads located on slopes by:

- sensitive building siting;
- designing to match contours;
- modulation in building form;
- tree preservation where feasible; and
- maintaining as much of the existing vegetation as possible.

**Rehabilitation**

Rehabilitate disturbed areas after development using native or native compatible plants. Reuse existing plants on site where possible through a plant salvage and replanting program.

**Use Native Plants in New Landscaping**

New landscaping should specify native or native compatible plants for use in the landscape to provide habitat value and limit need for irrigation once established.
**Environmental Management Plan**

Prepare an Environmental Management Plan (EMP) that includes mitigation measures to manage impacts to the physical and biological environments of the site. Environmental management measures will include avoidance of key areas, design changes, construction mitigation, habitat enhancement measures and monitoring.

**Protect Slopes**

Areas of the site over 40% slope will not be built upon as a general rule. Where slopes over 40% are disturbed, measures such as retaining walls and revegetation will be used to minimize risk and erosion. Appropriate setbacks from all slopes will be determined through geotechnical assessment.

**Creek Setbacks**

Minimize impacts to fish habitat, wildlife habitat and water quality by establishing setbacks along all creeks that protect the integrity and habitat values of the watercourses. Incorporate wetlands, open water areas, and creek systems into the open space system in an ecologically responsible manner.

**Creek Crossings**

Minimize the number of creek crossings and limit/mitigate negative effects of such crossings by maximizing the use of free span bridges or arched culverts to preserve the natural creekbed habitat, where appropriate.

**Green Network & Trails**

Provide a network of green corridors and trails throughout the site to connect residential areas with amenities and services, as well as provide connections with regional recreational facilities for the larger community. Trailhead parking for regional trails will be included in the development.

**Environmental Education**

Work with residents and trail user groups to reinforce awareness of natural areas, watercourses, wetlands and the old growth forest through interpretive signage.

**Fire Smart**

Incorporate Fire Smart strategies in detail site design as appropriate. These include: setting buildings back from the edge of slopes; selective thinning and limbing up of coniferous trees in
development areas; and planting only deciduous trees and lawn within 10 meters of buildings. Such strategies must be balanced with other sustainability strategies and design principles.

**Minimize Maintenance**

Design landscape with the goal of minimizing the need for ongoing energy, water and chemical use by minimizing formal lawn areas and maximizing use of native and adaptive drought tolerant plants.

**Environmentally Sensitive Area Policies**

6.4.1 Natural open space areas such as steep slopes and environmentally sensitive areas will be protected from impacts of development to the greatest extent possible. A detailed environmental assessment of the site area will be required prior to rezoning, and all sensitive natural areas shall be identified. Site planning will follow the report recommendations for setbacks or other mitigative measures to protect or enhance environmental resources.

6.4.2 Existing vegetation should be maintained as much as possible during development, and arborist reports shall assess and indicate protective measures for retaining valuable trees.

6.4.3 The Porteau Cove site is designated as a Development Permit Area for the protection of the natural environment, and a development permit is required prior to subdivision or development or alteration of land on the Porteau Cove site, subject to the Development Permit Area guidelines of this plan. Environmental features include wetlands, watercourses, riparian areas, old growth forest, important plant communities, wildlife habitat, fish habitat and vegetation (including any unique, rare or endangered species). Some of the key areas are indicated on Map 12. More specific mapping will be completed as part of the detailed environmental assessment, and will be used to guide development permits for the site.

**Natural Hazards Policies**

6.4.4 The Porteau Cove community is designated as a Development Permit Area to protect development from hazardous conditions. Areas of potential risk due to debris flow or debris flood hazards are shown conceptually on Map 13, based on preliminary geotechnical assessment. Map 14 indicates portions of the site with steep slopes.

6.4.5 Prior to subdivision or development or alteration of the Porteau Cove lands, detailed geotechnical assessment is required to identify areas of risk on a site-specific basis, to provide detailed recommendations to reduce or mitigate risks and to confirm that the site can be safely used for the intended purpose, in accordance with the Development Permit Area guidelines of this plan. The geotechnical study should identify any areas that are unsuitable for development, and contain recommendations to protect development and the public.

6.4.6 Section 219 covenants will be required as appropriate at the time of subdivision to ensure geotechnical study recommendations are followed over time, and that future property owners are aware of potential site hazards.

6.5 **Sustainability Strategy for Greener and Smarter Infrastructure**
To ensure infrastructure is developed to meet the long-term population requirements of the community, is financially feasible, and minimizes impacts to the natural environment the following actions will be taken:

**Alternative Energy**

Use alternative energy sources, such as solar, geothermal, and hydro, where feasible, within the project.

**Solar Lighting**

Incorporate solar panels to light trail signage at trailheads where feasible.

**Natural Drainage**

Employ a surface runoff management system where possible throughout the site that includes biofiltration swales, on-site detention and percolation areas. Ensure the stormwater management plan protects the water quality and quantity entering watercourses.

**Increase permeability**

Minimize paved road widths, provide parallel parking and sidewalks on only one side of the road, and use permeable paving for parking areas, trails and other areas to reduce site disturbance and increase stormwater permeability.

**Rain-water Catchment**

Where feasible, use public open spaces such as parks as rain-water catchment areas.

**Reduce Water Demand**

Reduce water demand through a variety of measures, including:

- Specification of low flow fixtures;
- Individual water meters;
- Minimizing need for landscape irrigation, using high efficiency irrigation systems; and
- Encourage the capture and reuse of rainwater, particularly for landscape uses.

**Solid Waste Management**

Support the waste reduction, reuse and recycling initiatives of the SLRD Solid Waste Management Plan.

**Recycling and Composting**
Make provisions for recycling and composting facilities in the design and operations of the site. Ensure all solid waste facilities, including dumpsters and any composting facilities, follow Bear Smart principles.

Infrastructure Policies

6.5.1 All community services and infrastructure will meet the standards of Squamish-Lillooet Regional District Subdivision and Development Servicing Bylaw No.741, except where specifically varied by a development variance permit. Variance of current standards will be considered by the Regional Board where the variances result in reduced environmental or visual impacts, while still providing a suitable level of service.

6.5.2 Prior to adoption of a rezoning bylaw to permit subdivision or development at Porteau Cove, owners must verify that adequate water supply is available, and submit water, sanitary sewer and stormwater sewer master plans for SLRD approval.

6.5.3 A public works yard will be required for the community. The size and location of this site will be determined as part of the master plan or subdivision application process as deemed appropriate by the SLRD in consultation with the applicant. The site must be secured prior to adoption of zoning bylaws. All land areas required for the water, sanitary and storm sewer facilities shall be secured by development agreements prior to rezoning, and shall be transferred to the Squamish-Lillooet Regional District at the time of subdivision.

6.5.4 Water, sewer and storm sewer systems shall meet all applicable provincial standards, including development and implementation of a water quality monitoring plan for water and sanitary systems.

6.5.5 The groundwater aquifer in the Deeks Creek fan shall be protected from contamination through establishment of well head protection areas that incorporate appropriate development setbacks and diversion of surface runoff away from ground water sources/wellheads. A long-term plan for protection of this area and the water supply shall be accepted by the SLRD prior to rezoning.

6.5.6 Site development shall follow best management practices for stormwater, with emphasis on flood protection, debris flow protection, and minimizing impacts on watercourses or riparian areas through increased on-site retention and infiltration wherever possible, in accordance with Bylaw 741, provincial stormwater management guidelines and the Development Permit Guidelines of this plan.

6.5.7 A Fire Protection Plan must be prepared and accepted by the Squamish-Lillooet Regional District prior to completion of the site rezoning. The Fire Protection Plan is to include commitments for sprinklering of buildings, wildfire interface, water supply and fire-fighting services and equipment.
6.6  **Transportation Sustainability Strategy**
The Porteau Cove development will incorporate the following approaches to transportation:

*Transportation Alternatives*

Encourage transportation alternatives by incorporating transit stops at the highway interchange and a park & ride facility into the design.

*Trip Reduction*

Support programs such as car sharing, carpooling and vanpooling, and community shuttles and provide suitable site areas to accommodate these programs.

*Integrated System*

Integrate the roadway, sidewalks and trails so they operate as a comprehensive system, providing safe, efficient and low impact transportation options for residents.

*Traffic Calming*

Reduce speeds and provide traffic calming through minimized paving widths, steeper road grades and design.

**Transportation Policies**

6.6.1  Pedestrian and cyclist movement in the form of trails, sidewalks and bike paths will be a priority for all subdivision and development approvals.

6.6.2  Alternatives to private vehicle use are supported, and suitable sites shall be provided throughout the community for transit stops and for park and ride facilities near the Village.

6.6.3  Road design should minimize the impact on the environment by following the natural contour of the land to the greatest extent possible, providing bridge crossings at creeks, and shall provide adequate areas for future public transit service, emergency vehicles and school bus service.

6.6.4  A second access route to the Porteau Cove community is highly desirable, and all efforts shall be made to secure a secondary means of access to accommodate emergency requirements as a minimum.
7.1 Implementation

Objective

a) Work with other agencies, land owners and community residents as required to implement the land use plan.

Policies

7.1.1 Support and encourage commuter rail service along the Sea to Sky Corridor as part of transportation planning studies.

7.1.2 Support and encourage development of a heritage plan for Britannia North to address issues such as which historic buildings should be protected, which should be kept in their existing locations, which should be moved, and appropriate adaptive reuse of the buildings.

7.1.3 If and when future development is planned at Britannia North, support and encourage a transportation planning study to determine how best to provide safe pedestrian and vehicular access across Highway 99 with minimal disruption to the proposed townsite development.

7.1.4 Support and encourage the development of municipal road standards for proposed roads within development areas.

7.1.5 Consider incorporating into the subdivision servicing bylaw stormwater management provisions consistent with the guidelines in this plan.

7.1.6 Support and encourage the preparation of a management plan for Britannia Creek to balance flood prevention with fish habitat concerns.

7.1.7 Consider the implementation mechanisms available in the Local Government Act for provision of amenities and affordable housing in conjunction with future rezoning involving Britannia North or South.

7.1.8 Amend the Furry Creek Zoning By-law No. 672, 1998 to incorporate the “Uplands” area and establish zoning regulations consistent with the Preliminary Layout Approval and registered development agreement for the Uplands.

7.1.9 For clarity of intent and to assist in future interpretation, the land use designations on Map 1A Land Use Designations -Britannia Beach, generally represent 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 (ie. total number of units), mix of housing types, provision of parks, open space, public facilities and amenities, etc. may be deemed to be consistent with this plan.
8.1 Development Permit Areas

The following Development Permit areas are applicable only to lands within the Howe Sound East Sub-area, as shown on the attached maps. In some cases, lands within the sub-area are also subject to the broader DP areas that are described in the main Area D OCP (Bylaw No. 1135).

General Guidelines Applicable to All Howe Sound East Development Permit Areas

1. Where a property is subject to multiple development permit areas, separate development permit applications are not required, however all necessary information to show how the proposed development satisfies the guidelines for all applicable DP areas is required.
2. Development permits may be issued for phases of development involving several individual buildings or lots where appropriate.
3. Building permits will not be issued unless a development permit is approved by the Squamish-Lillooet Regional District unless otherwise exempted in this Plan;
4. A development permit issued or received under the above does not exempt any person from securing a building permit or any requirement of a bylaw, statute or regulation.
8.1 Porteau Cove Intensive Residential, Multi-family Residential and Commercial Development Permit Area

_Area_

The Porteau Cove Intensive Residential, Multi-family Residential and Commercial Development Permit Area is identified on Map 13, and includes sites to be developed as Small Lot Single Family, Duplex, Townhomes, Apartment, Live/Work, Retail or Commercial use.

_Category_

Pursuant to Sections 488(1)(e) and (f) of the Local Government Act, the Porteau Cove area is designated as a development permit area for the establishment of objectives for the form and character of intensive single-family residential, commercial and multi-family development. For the purpose of this section, intensive single-family residential includes all single-family areas with minimum lot sizes of 600m² or less.

_Justification_

The Electoral Area D Official Community Plan contains policies and objectives regarding the visual quality along Highway 99 and Howe Sound, providing public access to the shoreline, and encouraging building forms that blend in with the natural surroundings. Creating a new community at Porteau Cove provides the opportunity to implement a high standard of building design and landscaping to ensure these objectives are met. The guidelines are intended to permit development of the land while controlling the character and appearance of the building siting, exterior materials, landscaping, lighting and parking areas.

_Issuance_

The Board delegates the authority to issue Porteau Cove Intensive Residential, Multi-family Residential and Commercial Development Permits to the Director of Planning and Development for the following instances:

- Applications involving buildings and structures with a maximum Gross Floor Area (GFA) of 500 m².
- Applications involving land alteration with no buildings or structures being constructed.

Applications involving buildings and structures with a Gross Floor Area (GFA) of greater than 500 m² require approval of the Board.
Application
A Porteau Cove Environmental Protection DP is required prior to the commencement of any of the following:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
- Construction or erection of buildings and structures
- Additions to existing buildings and structures that requires a building permit
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors

Guidelines
The following guidelines provide general guidance for building form and character. Detailed Development Permit Area guidelines are outlined in the following document, which is attached as Schedule D to this bylaw: “Porteau Cove Development Design Guidelines” (April 12, 2007) prepared by PWL Partnership Landscape Architects, Rositch Hemphill Architects, and Webster Engineering.

1.1 Green Building Strategy
Buildings in the Porteau Cove community shall incorporate green building standards to the greatest extent possible, including the following design approaches:

- Providing for rainwater harvesting, green roofs, rooftop gardens;
- Orienting buildings and structures to maximize solar access;
- Incorporating larger overhangs;
- Locating living spaces next to naturally lit areas;
- Using materials with recycled content;
- Using rapidly renewable materials where appropriate;
- Using healthy materials (non-toxic and low-emitting);
- Specifying low flow plumbing fixtures and appliances, energy efficient lighting and other measures to reduce resource use;
- Using roofing materials that are durable, fire retardant and supportive of rainwater harvesting systems;
- Select materials for durability and ease of maintenance to reduce costs, future waste, cleaning problems and pollution from cleaning materials;
- Cladding will fit with the site’s character, and be sourced regionally where feasible.
2.1 Sustainable Site Design

Overall site design shall be based on sustainability principles, and will:

- Minimize the extent of site disruption caused by site regrading and cuts and fills for all structures and roads located on slopes by a combination of modulation in building form, tree preservation and extensive revegetation.
- Preserve existing vegetation to the greatest extent possible, and provide landscaping and screening elements to ensure visual privacy and separation to neighbouring properties and enhance the development.
- Use exterior lighting for buildings and parking areas that is low intensity and will not cause excessive night-time illumination to be cast on adjoining properties or the shoreline, and is at a pedestrian scale.

3.1 General Design Principles

- The design of buildings and structures should be consistent with the area’s coastal temperate rainforest character with the use of pitched roofs, exposed timber and natural materials. Appropriate building materials include wood, stone, treated/textured concrete. Building colours should be muted and consist of natural colours and must also be complementary to neighbouring buildings.
- The design of buildings should minimize the obstruction of views.
- The siting and design of all structures must minimize the visual impact of development from Highway 99, Howe Sound and Porteau Cove Provincial Park by appropriate siting of lot and building locations, maximizing tree retention, replanting and careful placement and selection of street and building lighting.
- The siting of buildings and landscaping shall be used to minimize the noise and visual impacts of Highway 99 and CN Rail lines within residential areas.
- Long modules of joined units and excessive repetition of unit design shall be avoided.
- Large surface areas shall be broken down into smaller parking areas (e.g. to a maximum of 20 cars) and landscaped throughout.
- Commercial area signage shall be compatible with the overall building design elements, and corporate design elements may not be permitted where they conflict with the building design elements or materials. Signs should not be illuminated from within.
8.2 Porteau Cove Environmental Protection Development Permit Area

**Area**

The Porteau Cove Environmental Protection Development Permit Area #4 refers to the site area shown on Map 13, which identifies the watercourses, wetlands, riparian areas and old growth forest within the Porteau site. Other environmentally sensitive areas, including important plant communities and areas of fish and wildlife habitat will be identified through the detailed environmental assessment, and will be subject to these guidelines.

**Category**

Pursuant to Section 488(1)(a) of the Local Government Act, the Porteau Cove development site is designated as a development permit area for protection of the natural environment, its ecosystems and biological diversity.

**Justification**

The Porteau Cove development site includes a range of valuable and sensitive environmental features. Preliminary environmental assessment of the Porteau Cove site (Pottinger Gaherty Environmental Consultants Ltd., March 2005 and PWL Preliminary Rezoning Application, Creeks and Vegetation maps, December 2004) indicates the presence of environmentally valuable or sensitive areas, including an area of old growth forest, possible red-listed plant communities, and a network of permanent and ephemeral streams and wetlands. Ensuring protection of these sensitive areas during development is a fundamental planning principle for the Porteau Cove development and a goal of the Official Community Plan. The use of housing forms and siting to concentrate development in less sensitive portions of the site, leaving a significant portion of the land in a relatively undisturbed state is the primary means of protecting these areas, and to maintaining the visual and environmental qualities of the site.

**Issuance**

The Board delegates the authority to issue Porteau Cove Environmental Protection Development Permits to the Director of Planning and Development.

**Application**

A Porteau Cove Environmental Protection DP is required prior to the commencement of any of the following:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
- Construction or erection of buildings and structures
- Additions to existing buildings and structures that requires a building permit
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
• Construction of roads, trails, docks, wharves and bridges
• Provision and maintenance of sewer and water services
• Development of drainage systems
• Development of utility corridors

**Exemptions**

Development Permits are not required:

1. Where an environmental assessment report prepared by registered professionals indicates that development can proceed according to the conditions specified in the report, and where senior provincial and federal agencies have supported the recommendations and conditions of the environmental assessment report in writing;
2. Where there are hazardous conditions requiring development precautions which a professional geotechnical report submitted to the Squamish-Lillooet Regional District indicates can otherwise be regulated by the SLRD zoning or building bylaws, or where the mitigation recommendations of the geotechnical report have been completed prior to subdivision approval and written confirmation has been provided by the geotechnical professional, or where the geotechnical report states that the land can be safely used for the purpose intended;
3. For any development or alteration of a site where the proposed construction, including site development activities such as clearing, grading, trenching or pipe installation is located on a portion of the site outside the designated hazard or environmentally sensitive area, to be confirmed by site survey and written confirmation from the appropriate geotechnical engineer or certified environmental professional;
4. Works approved by the SLRD, Fisheries and Oceans Canada and/or Ministry of Environment with respect to trail construction, stream enhancement, and fish and wildlife restoration.
5. For development that is an addition or alteration to an existing building which does not exceed 40 square metres in size and is located outside any designated hazardous conditions or environmentally sensitive area;
6. Where the development is minor and cosmetic in nature such as the replacement of a door or window, replacement of roofing, repairs to exterior finishes and does not involve altering the structure of the building;
7. For emergency repairs to buildings and structures where there is a demonstrable and immediate risk to public safety or property;
8. For a temporary use for which a Temporary Use Permit will be issued by the Squamish-Lillooet Regional District;
9. To resolve emergency situations that present an immediate danger related to flooding, erosion or other immediate threats to life or property, including removal of hazardous trees.
10. For the construction, repair or maintenance of public works by the SLRD or its authorized agents and contractors.
Guidelines

1. Land must not be altered and building permits will not be issued unless a development permit is approved by the Squamish-Lillooet Regional District unless otherwise exempted in this Plan;

2. A detailed Environmental Impact Assessment and Environmental Management Plan is required to be submitted prior to completion of rezoning for the site. The recommendations of that plan will be used to guide Development Permits for the site, to provide site-specific impact assessment and detailed management recommendations, which may modify the guidelines of this bylaw where appropriate. The detailed environmental assessment will also provide the basis for mitigation and onsite habitat augmentation.

3. Specific environmental protection and enhancement measures applicable to this site include:
   a. Establish setbacks along all creeks that protect the integrity and habitat values of the watercourses in perpetuity. Impacts to fish habitat and water quality will be minimized by avoiding wherever possible, watercourses, sensitive wetland and their riparian zones. The number of stream crossings will be kept to an absolute minimum and free-span bridges or arched culverts will be used in stream crossings to preserve the natural streambed habitat.
   b. Ensure connectivity for wildlife traversing the site, primarily through the riparian setback corridor. Impacts to wildlife and wildlife habitats will be minimized by avoiding development on or near rare and endangered wildlife species and their habitats, providing buffer zones around sensitive wildlife features and corridors for wildlife movement. Controlled time frames for construction will be established to avoid critical bird nesting periods.
   c. Environmentally sensitive old growth forest areas and other areas containing rare or endangered plant species will be protected from development to the greatest extent possible, and where necessary, adequate buffers provided.
   d. The stormwater management plan will protect the water quality and quantity entering watercourses, in part through separation of clean runoff from road runoff;
   e. Removal of trees and vegetation from the site shall only occur as recommended by the Environmental Assessment, supported by detailed review by a professional arborist. Longer term protection of vegetation on steeply sloped areas may be managed through covenants registered on property titles if appropriate.
   f. Plan a plant salvage and replanting program to reuse existing plants on site.
   g. Reinforce awareness of natural areas, watercourses, wetlands and the old growth forest through education programs, signage and information kiosks;
   h. Use the principles and plant lists contained in the NatureScape Guidelines for site planting where possible;
   i. Ensure careful placement of barrier planting using appropriate native species along watercourses and wetlands to discourage public access to sensitive riparian areas;
   j. Create or improve wildlife habitats with the use of native plant material and plant massing;
   k. Promote the use of indigenous plants in private landscaping, while respecting Firesmart and Bear Smart objectives.

4. Riparian areas shall be protected in accordance with the guidelines and requirements of senior provincial and federal agencies, and in accordance with the Riparian Areas Regulations. The
development permit area includes all lands within 30 metres of the top of bank of the watercourse, except where otherwise agreed in consultation with the Ministry of Environment and Fisheries and Oceans Canada, and as provided for under the Riparian Areas Regulations.

5. Environmental and cultural impacts will be minimized or avoided during construction by:
   a. preparing an Environmental Construction Management Plan (ECMP) and sediment control plan (SCP) incorporating Best Management Practices;
   b. installing temporary silt fencing of selected riparian areas to prevent sediment release for the duration of construction;
   c. establishing and permanently fencing off selected environmentally sensitive areas;
   d. drafting construction tender documents that will require contractor and trade adherence to environmental objectives as part of their contractual obligations;
   e. establishing controlled timeframes for construction to avoid construction during wet fall months;
   f. providing a professional environmental monitor (EM) with authority to modify construction practices or, if needed, halt construction to protect the environment; and
   g. ceasing work and contacting the provincial Archaeology Branch if archaeological materials are discovered during development.
8.3 Porteau Cove Natural Hazards Development Permit Area

**Area**

The Porteau Cove Natural Hazards Development Permit Area #5 refers to the site area shown on Map 14 (Potential Natural Hazards) and Map 15 (Steep Slopes).

**Category**

Pursuant to Section 488(1)(b) of the *Local Government Act*, the Porteau Cove development site is designated as a development permit area for the protection of development from hazardous conditions.

**Justification**

The steeply sloping terrain conditions and presence of numerous watercourses on the Porteau Cove site present special challenges in terms of potential erosion problems, debris flow hazard, stormwater drainage, groundwater management, and protection of the environmental and visual values of steep slopes.

Preliminary geotechnical analysis of the Porteau Cove site (Thurber Engineering Ltd., Porteau Cove Development Geotechnical Hazard Assessment, February 11, 2004) indicates the site is characterized by complex bedrock terrain with generally thin or negligible soil cover, and that the property is potentially affected by debris flows and debris floods which originate in the headwaters of creeks which traverse the property. Kallahne Creek has a moderate risk of debris flow hazard, and a detention basin or creek channelization are under consideration as mitigation measures. Deeks Creek is considered to have a relatively low risk of debris flow hazard, but a deflection berm is indicated on Map 13 to minimize the potential for creek avulsion. A similar berm may be required to mitigate potential creek avulsion risk where the Creek 3 channel is in close proximity to Bertram Creek. The report also notes potential localized rockfall hazards due to steep slopes, and the need for precautionary creek channel setbacks. These areas are shown conceptually on Maps 13, and will require site specific assessment.

Map 14 indicates areas of steep slopes on the Porteau Cove site (PWL, Slope Analysis map, August 2005). The Natural Hazards Development Permit Area guidelines apply to sloped areas over 20% grade.

**Issuance**

The Board delegates the authority to issue Porteau Cove Natural Hazards Development Permits to the Director of Planning and Development.

**Application**

A Porteau Cove Environmental Protection DP is required prior to the commencement of any of the following:

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
• Construction or erection of buildings and structures
• Additions to existing buildings and structures that requires a building permit
• Creation of non-structural impervious or semi-pervious surfaces
• Flood protection works
• Construction of roads, trails, docks, wharves and bridges
• Provision and maintenance of sewer and water services
• Development of drainage systems
• Development of utility corridors

**Exemptions**

Development permits are not required:

1. Where an environmental assessment report prepared by registered professionals indicates that development can proceed according to the conditions specified in the report, and where senior provincial and federal agencies have supported the recommendations and conditions of the environmental assessment report in writing;
2. Where there are hazardous conditions requiring development precautions which a professional geotechnical report submitted to the Squamish-Lillooet Regional District indicates can otherwise be regulated by the SLRD zoning or building bylaws, or where the mitigation recommendations of the geotechnical report have been completed prior to subdivision approval and written confirmation has been provided by the geotechnical professional, or where the geotechnical report states that the land can be safely used for the purpose intended;
3. For any development or alteration of a site where the proposed construction, including site development activities such as clearing, grading, trenching or pipe installation is located on a portion of the site outside the designated hazard or environmentally sensitive area, to be confirmed by site survey and written confirmation from the appropriate geotechnical engineer or certified environmental professional;
4. Works approved by the SLRD, Fisheries and Oceans Canada and/or Ministry of Environment with respect to trail construction, stream enhancement, and fish and wildlife restoration.
5. For development that is an addition or alteration to an existing building which does not exceed 40 square metres in size and is located outside any designated hazardous conditions or environmentally sensitive area;
6. Where the development is minor and cosmetic in nature such as the replacement of a door or window, replacement of roofing, repairs to exterior finishes and does not involve altering the structure of the building;
7. For emergency repairs to buildings and structures where there is a demonstrable and immediate risk to public safety or property;
8. For a temporary use for which a Temporary Use Permit will be issued by the Squamish-Lillooet Regional District;
9. To resolve emergency situations that present an immediate danger related to flooding, erosion or other immediate threats to life or property, including removal of hazardous trees.
10. For the construction, repair or maintenance of public works by the SLRD or its authorized agents and contractors.

**Guidelines**

1. As a general guide, development should not be sited in areas with natural hazards. Development should be designed to respect natural terrain conditions with minimum disruption to areas of steep slope or natural hazards. Where development occurs within or near hazardous areas, suitable development practices shall be followed and alternative development standards will be considered where the modified standards result in less alteration of natural site conditions.

2. A detailed geotechnical assessment prepared by a qualified geotechnical professional must be submitted as part of the Development Permit application to provide site-specific assessment and building siting and construction recommendations as appropriate. The report shall address all issues related to site drainage, soil slippage, seismic constraints, debris flow and debris flood hazards, creek avulsion and flood hazard, rock fall hazards, site clearing and retention of vegetation on steeply sloped lands. The report shall include recommendations for a Drainage Management Plan and stormwater controls and methods for reducing flows to watercourses and maintenance of groundwater regimes as appropriate. The report shall also identify measures to minimize potential erosion or sedimentation before, during and after site development. The report must certify that the land can be safely used for the purpose intended. The geotechnical report may reference phases of the site development or individual properties as appropriate.

3. Detailed engineering studies may be needed to design either protective or flood control works along stream channels where avulsion hazards are present.

4. As a general guide, no development should occur within 15 metres of the top of bank adjacent to watercourses. More detailed geotechnical investigations on a site-specific basis may modify this setback requirement.

5. Areas of the site with grades of 20-40% as indicated generally on Map 14 are intended to be used for development, and site development in these areas must be carefully assessed by a geotechnical engineer and all recommendations for ensuring safety of structures and site stability must be followed. Areas over 40% slope are generally not suitable for development. If portions of these steeper slopes are used for development, they must be fully assessed in a geotechnical report and mitigation measures followed.

6. Prior to approval of subdivision, a geotechnical report must indicate a suitable building envelope and driveway access on each lot. Specific geotechnical reports for individual sites may be also required as appropriate prior to issuance of Building Permit.