

# **Ectoral Area C Official Community Plan Bylaw No. 689, 1999**

**CONSOLIDATED COPY  
March 2015**

## **IMPORTANT NOTICE**

**THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO. 689 WHICH HAS BEEN PREPARED FOR CONVENIENCE ONLY.**

Although the Squamish-Lillooet Regional District is careful to assure the accuracy of all information presented in this consolidation, you should confirm all information before making any decisions based on it. Information can be confirmed through the SLRD Planning Department.

---

**SUMMARY OF AMENDMENTS**

---

**CONSOLIDATED FOR CONVENIENCE ONLY**

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

**BY-LAW NO.****DATE OF ADOPTION**

| <b><u>BY-LAW NO.</u></b> |  | <b><u>DATE OF ADOPTION</u></b> |
|--------------------------|--|--------------------------------|
| 1008 - 2008              | Major Review of Area C OCP   | April 27, 2009                 |
| 1311 – 2014              | Creating a Medical Marihuana Production Facility Development Permit Area | October 27, 2014               |
| 1368-2014                | Designating the Whistler Waldorf School at WedgeWoods as Institutional   | March 18, 2015                 |

**SQUAMISH LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1008, 2008**

A by-law of the Squamish Lillooet Regional District to amend the Electoral Area C Official Community Plan Bylaw No. 689, 1999.

---

**WHEREAS** the Board of the Squamish Lillooet Regional District wishes to adopt a new Electoral Area C 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 C Official Community Plan Bylaw No. 689, 1999 Amendment Bylaw No. 1008, 2008.”
2. Schedules A and B to Electoral Area C Official Community Plan Bylaw No. 689, 1999 are deleted and replaced by Schedule A which is attached to and forms part of this bylaw.
3. Schedule A of the Duffey Lake Corridor Official Community Plan Adoption By-law No. 479, 1992 is amended by deleting lands located within Electoral Area C on Maps 1, 2 and 3.

READ A FIRST TIME this 28<sup>th</sup> day of January, 2008.

READ A SECOND TIME this 25<sup>th</sup> day of August, 2008.

PUBLIC HEARING held on the 6<sup>th</sup> & 8<sup>th</sup> day of October, 2008.

READ A THIRD TIME this 27<sup>th</sup> day of October, 2008.

APPROVED BY THE MINISTER OF COMMUNITY DEVELOPMENT on the 26<sup>th</sup> day of March, 2009.

ADOPTED this 27<sup>th</sup> day of April, 2009.

Russ Oakley  
Chair

Leslie E. Lloyd  
Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1008 cited as “Electoral Area C Official Community Plan Bylaw No. 689, 1999 Amendment Bylaw No. 1008, 2008” as adopted.

Leslie E. Lloyd  
Secretary

# ELECTORAL AREA C OFFICIAL COMMUNITY PLAN SCHEDULE A

## TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>INTRODUCTION</b>                                   | <b>5</b>  |
| <b><u>PLANNING PROCESS</u></b>                        | 5         |
| <b><u>AMENDING THE PLAN</u></b>                       | 5         |
| <b>COMMUNITY</b>                                      | <b>6</b>  |
| <b>1. <u>COMMUNITY GROWTH AND CHARACTER</u></b>       | 6         |
| <b>2. <u>CULTURAL HERITAGE</u></b>                    | 8         |
| <b>3. <u>ECONOMIC DEVELOPMENT</u></b>                 | 9         |
| <b>LAND USE</b>                                       | <b>13</b> |
| <b>4. <u>RURAL RESIDENTIAL</u></b>                    | 13        |
| <b>5. <u>SPECIAL PLANNING AREA</u></b>                | 16        |
| <b>6. <u>AGRICULTURE</u></b>                          | 20        |
| <b>7. <u>COMMERCIAL LANDS</u></b>                     | 24        |
| <b>8. <u>INDUSTRIAL LANDS</u></b>                     | 26        |
| <b>9. <u>RESOURCE MANAGEMENT LANDS</u></b>            | 28        |
| <b>10. <u>COMMUNITY WATERSHED PROTECTION AREA</u></b> | 30        |
| <b>11. <u>PUBLIC LANDS &amp; FACILITIES</u></b>       | 31        |
| <b>12. <u>PARKS</u></b>                               | 31        |
| <b>SERVICES &amp; INFRASTRUCTURE</b>                  | <b>33</b> |
| <b>13. UTILITIES AND SERVICES</b>                     | 33        |
| <b>14. TRANSPORTATION</b>                             | 35        |
| <b>15. TRAIL NETWORK PLAN</b>                         | 37        |
| <b>NATURAL ENVIRONMENT</b>                            | <b>40</b> |
| <b>16. BIODIVERSITY</b>                               | 40        |
| <b>17. NATURAL HAZARDS</b>                            | 44        |
| <b>GLOSSARY</b>                                       | <b>48</b> |
| <b>MAPS</b>   | <b>50</b> |

## **INTRODUCTION**

The purpose of an Official Community Plan (OCP) is to provide direction for land use and development within a given area. The Electoral Area C OCP contains objectives, policies, and land use designations adopted by the Board of Directors of the Squamish Lillooet Regional District. Based on the community's economic, social, and environmental values, the objectives and policies of the plan are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over at least a five to ten year period.

The OCP provides a basis for the following:

- a. A framework for land use decisions and regulations, including zoning bylaws;
- b. The direction of public and private investment to develop in designated areas in a manner that is consistent with the objectives of the community;
- c. Acknowledgement of First Nations, adjacent municipalities and provincial and federal government interests in land use planning and management in Electoral Area C; and,
- d. The guidance of elected officials and others having statutory approval authority, in the evaluation of proposals which may necessitate the amendment of existing bylaws and regulations.

## **Planning Process**

The Area C Official Community Plan was originally adopted in 1999. The review of this plan was initiated in 2005. Invitations for early participation in the review process were sent to adjacent local governments, the Lil'wat Nation, the School District, and provincial government agencies.

Consultation with the Village of Pemberton, Lil'wat Nation, Resort Municipality of Whistler various provincial government ministries and agencies (Ministries of Transportation, Forests and Range, Health, and Environment; the Integrated Land Management Bureau and the Agricultural Land Commission), and School District 48 also occurred throughout the process of developing the updated OCP.

In the interest of effective regional planning, the recommendations of a sub area planning study involving the Village of Pemberton, the Lil'wat Nation lands, and adjacent Area C lands have been incorporated into this OCP.

Three rounds of public open houses/information meetings were held in Pemberton and Birken during the course of the plan review. The Electoral Area C Agricultural Advisory Committee played a strong role in the review and strengthening of the agricultural objectives and policies. Informal consultations also occurred with community groups such as the Pemberton Valley Trails Association and individual property owners and residents.

Following first reading of the bylaw, a public hearing was held to provide an opportunity for formal comment on the plan in bylaw form.

## **Amending the Plan**

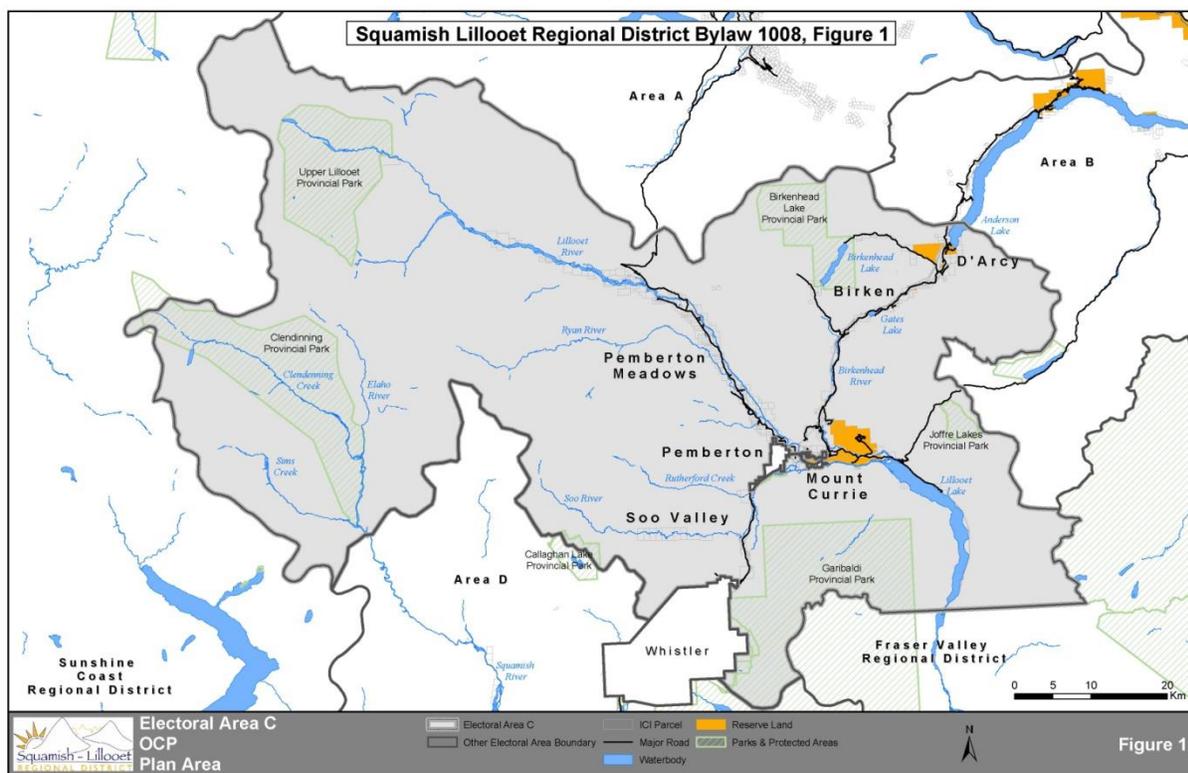
An OCP is not intended to be a static document, but adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined in the *Local Government Act*. A comprehensive review of the Official Community Plan should occur every five to ten years.

# COMMUNITY

## 1. COMMUNITY GROWTH AND CHARACTER

### Context

Electoral Area C is a region of approximately 5600 km<sup>2</sup> located in the Coast Mountains of British Columbia (see Figure 1). The region is characterized by numerous rivers, productive agricultural lands, and steep mountainous areas. The residents of Electoral Area C are principally located in the Pemberton Fringe, Pemberton Meadows, the Mount Currie - D’Arcy Corridor, and Lillooet Lake Estates. A new neighbourhood, Green River Estates, consisting of 108 residential strata lots is planned for District Lot 2247 just north of the Resort Municipality of Whistler boundary. At build out Green River Estates could account for 10 - 15 percent of the Electoral Area C population.



Electoral Area C falls within the traditional territories of the Lil'wat, N'Quat'qua, In-SHUCK-ch and Squamish Nations. The land within Area C has supported the hunting, gathering and cultural activities of aboriginal people for thousands of years.

Pemberton has experienced tremendous growth over the last two decades. Electoral Area C has not experienced these same levels of growth but in general the population has seen small increases over time. Between the 1996 and 2001 census periods Whistler grew by 24% and the Village of Pemberton grew by 91%. Within this same period, the population of Electoral Area C dropped by almost 3%.

In the 2006 census, the population of Electoral Area C was recorded as 1887, a 26 percent increase over the 2001 population of 1499. During the same period the population of the Village of Pemberton increased by over one-third from 1650 to about 2200 and First Nations population on Indian Reserves increased by about 10 percent to about 1500. Historic population levels and growth rates are shown in Table 1:

**TABLE 1: HISTORIC POPULATION AND GROWTH RATES**

| Year | POPULATION |       |           |       | Percent Growth (annual growth rate) |
|------|------------|-------|-----------|-------|-------------------------------------|
|      | Area C     | IR    | Pemberton | Total |                                     |
| 1976 | 910        | 904   | 301       | 2,115 |                                     |
| 1981 | 1,008      | 904   | 285       | 2,197 | 3.9 (0.8)                           |
| 1986 | 1,063      | 900   | 350       | 2,313 | 5.3 (1.0)                           |
| 1991 | 1,333      | 834   | 502       | 2,669 | 15.4 (2.9)                          |
| 1996 | 1,547      | 1,267 | 857       | 3,671 | 37.5 (6.6)                          |
| 2001 | 1,499      | 1,360 | 1,642     | 4,501 | 22.6 (4.2)                          |
| 2006 | 1,887      | 1,490 | 2,192     | 5,569 | 23.7 (4.4)                          |

Source: Statistic Canada census data; SLRD 2000; Stratis and Askey, 2005; Lil'wat Nation; INAC and Ecotrust

Within the plan area there are a number of Indian Reserves, which are home to the Lil'wat and N'Quat'qua Nations. First Nations people residing on the Indian Reserves the total population of Area C up to approximately 3400 people. While the population living on these Reserves do impact planning decisions within the Electoral Area C, Indian Reserves fall under federal jurisdiction and are not subject to land use regulations of the Regional District. The Lil'wat and N'Quat'qua Nations have prepared land use and economic development plans for their reserve lands and traditional territories. The Area C OCP plan area also excludes lands within municipal boundaries, namely the Village of Pemberton and the Resort Municipality of Whistler.

As of 2006, Electoral Area C is a small rural community, home to long-time residents with agricultural roots, young families new to the area, part time residents, and the growing Lil'wat and N'Quat'qua Nations. Future direction for the growth of the community and the way in which the community character evolves, particularly in light of the changes expected to come with the 2010 Olympics, should be a reflection of all those that live there.

Considering the population trends of neighboring municipalities, and the anticipated impacts of the 2010 Olympics, it is expected that the population of Electoral Area C will see moderate population growth over the next decade.

### ***Objectives***

- To ensure the development of the community progresses in a way that is responsive to the values, needs and concerns of the residents.
- To reflect the goals, priorities, and land use direction provided by the SLRD Regional Growth Strategy.
- To provide for the long term population growth needs for Area C and Pemberton.
- To recognize existing long-standing land uses within the area.

### ***Policies***

- 1.1. The objectives, policies, and land use designations within this plan are adopted with the understanding that existing long-standing land and subsurface uses may continue.
- 1.2. The Regional District supports the application of smart growth principles to all new developments. Smart growth principles for the SLRD include:

- a. Direct urban development towards existing communities (avoiding urban and rural sprawl);
  - b. Build compact, mixed-use neighbourhoods;
  - c. Create walkable communities;
  - d. Promote a variety of low impact transportation options;
  - e. Advocate for a range of affordable housing options;
  - f. Foster distinct, attractive, economically sustainable communities with a strong sense of place;
  - g. Protect and promote responsible stewardship of green spaces and sensitive areas;
  - h. Ensure the integrity of a productive agricultural and forestry land base;
  - i. Ensure energy efficient infrastructure;
  - j. Ensure early and ongoing public involvement that respects community values and visions
  - k. Cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and first nations.
- 1.3. The development of community advisory groups and other community project committees is encouraged, to allow for increased participation and influence by residents of Electoral Area C on future developments and planning projects.
- 1.4. In planning for developments of regional significance, consideration shall be given to aboriginal land use values, as described in the Lil'wat Traditional Territory Land Use Plan.
- 1.5. The Regional District encourages the Lil'wat, N'Quat'qua, and In-SHUCK-Ch Nations to develop those lands currently designated as Indian Reserves, or other lands placed under aboriginal governance in the future, in a manner that preserves the rural character of the area and is complementary to this plan.
- 1.6. The Regional District encourages provincial agencies and the Lil'wat, N'Quat'qua, and In-SHUCK-Ch Nations to engage in regular meetings to productively coordinate activities in a way that continues to build bridges between governments.

## 2. CULTURAL HERITAGE

### *Context*

Archeological evidence of the long inhabitation of the region by the St'át'imc Nation includes ancient villages, pit houses, culturally modified trees, cemeteries, pictographs, stone tools, and ceremonial sites. Many of these artifacts are recorded in the provincial archeological inventory. In the Pemberton Valley and the Birkenhead River Valley there are pit houses and culturally modified trees. The Gates Lake area is significant to aboriginal legends of the Transformer and boundaries of the Lil'wat and N'Quat'qua Nations. Alongside Lillooet Lake there are many grave sites dating back to the small pox epidemic of the late 19<sup>th</sup> century, the remains of ancient villages, and ceremonial sites. The Soo Valley is also significant for its ceremonial sites.

In the 1850s, the village of Pemberton was established at the head of Lillooet Lake and the settlement of D'Arcy was established at the head of Anderson Lake. During the Cariboo gold rush D'Arcy was a busy shipping and transference point on the Douglas Road, a gold rush era transportation route from the coast to British Columbia's interior. By the early 1880s, the Pemberton area began to see European settlement on the rich farm lands. The railway line arrived in 1924, bringing with it increased settlement. It wasn't until 1975 that Highway 99 was developed north of Whistler and into Pemberton. In 1991, finalization of the paving of the Duffey Lake Road enhanced the transportation linkage between Pemberton and Lillooet. Within the Village of Pemberton, the Pemberton Museum provides a record of the history of the area.

### *Objective*

- To encourage and facilitate the identification, protection and conservation of heritage resources, including historical buildings, archaeological sites and historic trails.

### *Policies*

- 2.1. The Regional District supports the preservation of Nt'ákmen Areas, as described in the Lil'wat Traditional Territory Land Use Plan and shown on Map 4 - Nt'ákmen Areas, to provide a place for the harvesting of traditional resources, maintaining intact wilderness, excluding resource extraction, and providing economic opportunities for low impact tourism.
- 2.2. Development proponents shall consider the significance of heritage resources during all phases of project planning, design, implementation and operation.
- 2.3. The development of a heritage inventory and designation of heritage trails by interested parties is encouraged.
- 2.4. The Regional District shall promote the use of St'át'imc place names.

## **3. ECONOMIC DEVELOPMENT**

### *Context*

The key industries in the plan area include tourism, agriculture, and forestry. There are a significant number of home based businesses, including telecommuters, consultants, and crafters. The unemployment rate in Area C is lower than the provincial average. Factors limiting economic development include competition from Squamish in the housing market, the high price of land, and distance from the population center of Vancouver.

Employment in the tourism industry is expected to rise, particularly with the 2010 Olympics being hosted in Vancouver and Whistler. The number of workers residing within Whistler falls short of the demand generated by the resort. This shortfall is expected to increase dramatically during the Olympics. Area C itself has a growing tourism economy, which has potential for further expansion, particularly related to accommodation for Whistler and area visitors, and summer tourism activity.

Tourism is recognized as an economic opportunity, but the potential negative impacts on the environment and cultural resources are also recognized. As is stated in the Lil'wat Land Use Plan, tourism is generally supported given that the industry is managed carefully under a comprehensive tourism strategy, meaningful consultation is carried out, the impacts of motorized recreation is limited, and recreation tenures are carefully allocated.

The Pemberton Valley continues to be an important seed potato producer, however, the agricultural industry in Area C has seen continued diversification. A vineyard, extensive equestrian facilities, food and accommodation, agricultural festivals and events, and other agritourism operations are being developed.

### *Objectives*

- To foster a diversified economy that supports commercial activity at scales and locations that meet local and visitor needs and contributes to the continued economic viability of Electoral Area C.
- Foster a variety of recreational opportunities for residents and visitors, where both direct and indirect employment benefits for local residents can be realized.
- Promote the development of home based business opportunities which are compatible with the rural character of the plan area.

### *Policies*

- 3.1. Provide for commercial development in Electoral Area C that serves local needs, facilitates tourism, or contributes to more complete communities.

- 3.2. Provide for industrial development in Area C that focuses on natural resource industries and local community needs.
- 3.3. The Regional District encourages and supports the continued development of commercial activity which requires an urban setting, such as larger-scale, intensive retail and office space, within the boundaries of the Village of Pemberton.
- 3.4. Pursuant to section 920.2 of the *Local Government Act*, all lands within the plan area are designated as areas where temporary commercial or industrial uses may be allowed and which may be permitted through an application to the Regional District.
- 3.5. Future rezonings, subdivisions, and building permits for commercial properties should promote the use of the land by small- and medium-format businesses that are locally responsive and preserve the character of the area.
- 3.6. The provision of the best and most current communication systems is encouraged.
- 3.7. The Regional District encourages the Ministry of Forests and Range to protect the scenic values along all highway corridors. Land use and design regulations should be developed by the SLRD for development within the Community/Crown Land Interface Area shown on Map 8b, especially along scenic highway areas such as the Highway 99 corridor between Whistler and Pemberton. Actions should include:
  - a. amendment of the zoning bylaw to incorporate screening and landscaping requirements to screen uses from the highway right of way in accordance with s. 909 of the Local Government Act;
  - b. the requirement for a visual assessment for all proposed commercial or industrial development;
  - c. strict enforcement of Sign Bylaw No. 681 and Zoning Bylaw 765 which prohibit billboards and third party advertising;
  - d. implementation of design guidelines for all other signage and any proposed industrial or commercial development within the Community/Crown Land Interface Area shown on Map 8.

#### Home-based Business

- 3.8. In order to provide economic opportunities compatible with the rural life-styles of plan area residents, home based business and home industry will be permitted in the Rural Residential and Resource Management designations subject to zoning regulations to ensure compatibility with adjacent properties.
- 3.9. Where a home industry involves food intended for human consumption approval and, where necessary, permitting from the Vancouver Coastal Health Authority shall be obtained.

#### Tourism

- 3.10. For as long as the Hurley River Forest Service Road remains unplowed in the winter, the Regional District supports the use of the road by snowmobiles by encouraging the provision of snowmobile related services and a parking area at the south end of the road.
- 3.11. The Regional District supports the development of a Lil'wat Outdoor Centre in Skelula (Owl Creek).
- 3.12. The Regional District supports the development of a comprehensive tourism strategy for Area C and Pemberton.

- 3.13. The Regional District discourages the Ministry of Environment and Ministry of Tourism, Sport, and the Arts from granting further tenures for motorized commercial recreation in the Commercial Recreation Buffer, indicated on Map 3 - Recreation.

#### Development Permit Area 3: Medical Marihuana Production Facility

- 3.14.1 Pursuant to Section 919.1 (1) (f) of the *Local Government Act*, Development Permit Area 3 (DPA 3) is designated for the establishment of objectives for the form and character of medical marihuana production facilities.
- 3.14.2 Development Permit Area 3: Medical Marihuana Production Facility applies to all lands in the plan area where a medical marihuana production facility is being proposed.
- 3.14.3 Electoral Area C contains many areas having high scenic values. The purpose of Development Permit Area 3: Medical Marihuana Production Facility 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 C.
- 3.14.4 A Development Permit is required for all medical marihuana production facilities that are within the Development Permit Area that involve the construction or erection of buildings and structures, or additions to existing buildings that are greater than 50 m<sup>2</sup>.
- 3.14.5 *Guidelines*
- a. 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. 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.
  - b. 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.
  - c. 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.

#### 3.14.6 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;
- Replacement of a sign face;
- Additions to existing buildings that are less than 50 m<sup>2</sup>. *(Amendment By law 1311-2014)*

## **LAND USE**

### **4. RURAL RESIDENTIAL**

#### *Context*

Residential settlement in Area C is largely comprised of two linear corridors emanating northeast and northwest of the Village of Pemberton, known as the Mount Currie – D’Arcy Corridor and the Pemberton Valley respectively. Another settlement, Lillooet Lake Estates, which is governed by a Land Use Contract, is a rural community of about 160 residential lot sites on the north eastern shore of Lillooet Lake. All neighbourhoods are predominantly of rural character. Generally, concentrated forms of residential land uses, such as single family dwellings on urban-sized lots and multi-family townhouse and apartment complexes, are located within the boundaries of the Village of Pemberton.

The Pemberton Meadows and Pemberton Fringe neighbourhoods lie within the Pemberton Valley. Pemberton Meadows is a predominantly agricultural community of highly productive farmland. In general the parcels are large (greater than 15 hectares) and have been maintained as working farms. Much of the area is found within the floodplain of the Lillooet River and is under the jurisdiction of the Agricultural Land Commission as Agricultural Land Reserve (ALR).

The Pemberton Fringe area is primarily a farming community of large lots; however, the area is host to several small pockets of urban-sized residential lots (0.1 to 0.8 hectares), small acreage rural residential properties within the ALR, and urban-type uses such as the Pemberton Community Centre. Given the natural beauty of the agricultural lands, there is significant development pressure in these areas; however, to protect farm land and avoid flood hazards, it is generally preferred that future growth be accommodated in hillsides areas adjacent to existing urban development.

Mount Currie, Ivey Lake, Walkerville, Owl Ridge, Poole Creek, Birken, Devine, and D’Arcy are the principle neighbourhoods in the Mount Currie – D’Arcy Corridor. The Mount Currie – D’Arcy Corridor is home to a series of small, historic communities and more recently, large lot subdivisions with 2 hectare lots. This valley has a number of development constraints, including Agricultural Land Reserve, flood hazards, and geotechnical hazards associated with the mountainous terrain. Mount Currie is largely agricultural land and Indian Reserve. Parcels are generally large, with only a few lots less than one hectare. There are some significant constraints to development of the hillside areas outside of Mount Currie, including steep slopes, water availability, and the cost of servicing.

Protecting the rural character of the area is a priority for residents of the Mount Currie – D’Arcy Corridor. Opportunities to provide for rural residential development on one hectare lots are generally supported. However, residents have expressed a desire to review proposals for one hectare lot subdivisions through site specific rezoning applications. In the Ivey Lake/Reid Road area, the majority of residents appear to be supportive of a neighbourhood change to a one hectare minimum, subject to adequate on-site water supply being demonstrated.

A third corridor subject to future residential development pressure is the Whistler-Pemberton corridor. The Green River Estates is planned just north of the Resort Municipality of Whistler’s boundaries. Proposals have also been discussed for the Soo Valley. Residential development in the Whistler-Pemberton corridor is not supported over the life of this plan.

Lillooet Lake Estates is the largest community at Lillooet Lake with approximately 160 designated residential sites. In addition there are approximately 20 rural residential lots at Twin Creeks and a group of another 20 lots near the south end of the lake.

The rural character that typifies the plan area and the pressure to provide land for housing, community facilities, or commercial enterprises emphasizes the need to strike a balance between rural preservation and development. A number of variables confound the projected demand for housing in Area C: varying estimates of future rates of population growth, demand for housing as the 2010 Olympics approaches and the Whistler workforce expands, and variable market conditions in the Sea to Sky Corridor.

Another issue relating to residential development in Area C is housing affordability. The 2010 Olympics and the resulting focus on the Sea to Sky Corridor are predicted by some to further increase the price of real estate.

### *Objectives*

- To encourage the location of urban development forms, such as small lot residential subdivision and community facilities, within the Village of Pemberton's core area, without precluding the establishment of localized facilities to serve plan area residents.
- To promote development consistent with the existing rural and semi-rural character of the area.
- To facilitate the provision of a range of housing choices.
- To ensure the planning, design, and construction of energy efficient neighbourhoods and buildings to minimize greenhouse gas emissions, maximize energy conservation, and improve air and water quality.

### *Policies*

- 4.1. Lands set aside for residential development are indicated on Map 1- Land Use Designations as Rural Residential.
- 4.2. Permitted uses in Rural Residential areas are a single family home, a secondary suite, home-based businesses, home industry, accessory buildings, and ancillary uses related to the above.
- 4.3. Heavy industrial uses such as auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agriculture products processing, or the production of animal feeds are not considered appropriate home industry uses.
- 4.4. A high standard of energy efficiency for all new residential construction is encouraged:
  - a. Consider incorporating energy efficiency objectives into zoning amendment bylaws;
  - b. Density bonusing may be considered where alternative energy systems or other innovative sustainability initiatives are proposed.
- 4.5. Subject to soil conditions, geotechnical hazards, water supply, and policies for the preservation of agricultural land, in all Rural Residential areas the minimum parcel area shall be 2 hectares.
- 4.6. Where suitable conditions exist and where maintaining an overall density of 2 hectare parcels is desirable, the Regional District will consider development applications that propose to cluster housing together on lots smaller than 2 hectares provided the density for the entire development area remains at 1 lot per 2 hectares.

### Affordable Housing

- 4.7. Affordable housing should be distributed throughout the plan area.
- 4.8. Existing mobile home parks are recognized as valuable contributors to the affordable housing base.

- 4.9. New mobile home parks may be considered in Rural Residential designated areas subject to meeting the following conditions:
  - a. Mobile home park land use zoning in the zoning bylaw;
  - b. Servicing with community water and sewer systems; and,
  - c. Establishment of a comprehensive site plan showing lay out of the pads, internal road circulation, and extent of buffering from adjacent non-mobile home land uses.
- 4.10. Where a rezoning would result in a net loss of affordable housing units, the regional district shall negotiate with the proponent to provide compensation for the loss of these units. This may include a relocation allowance, assistance with relocation, replacing affordable housing on-site, or other innovative approaches.
- 4.11. The Regional District shall consider, within the framework of section 904 of the *Local Government Act* (zoning for amenities and affordable housing) the following to encourage the provision of affordable housing:
  - a. Inclusionary zoning of 10 to 15 per cent affordable housing in new developments.
  - b. A requirement for financial contributions where it may not be feasible to or a developer does not wish to include affordable housing in a development. The developer may instead pay a levy, which goes into a fund to provide for affordable housing.
  - c. Density bonuses for the provision of affordable housing by permitting more intensive development than might otherwise be allowed.

#### Pemberton Meadows

- 4.12. In the interest of preventing rural sprawl, maintaining compact communities, and preventing agriculture/urban interface problems, extensive hillside developments in the Pemberton Meadows are not supported.

#### Mount Currie

- 4.13. Future rezoning applications for small scale multifamily or seniors housing in Mount Currie will be considered on a site-specific basis taking into account compatibility with adjacent uses, consistency with the existing neighbourhood character, the desires of neighbouring residents as expressed at a public hearing, infrastructure servicing capacity, and flood hazards.
- 4.14. Ivey and Mosquito Lakes shall be protected from future water front development and maintained as undeveloped lakes for the use of wildlife and public recreation.

#### Mount Currie – D’Arcy Corridor

- 4.15. Compact forms of development will be encouraged based on development potentials identified in this plan. In D’Arcy, for example, there is a substantial amount of rural residential designated land and in future the opportunity to develop a compact, complete community based on smart growth principles and the overall development potential identified in this plan should be pursued.
- 4.16. Future rezoning applications for small scale multifamily or seniors housing in D’Arcy will be considered on a site-specific basis taking into account compatibility with adjacent uses, consistency with the existing neighbourhood character, the desires of neighbouring residents as expressed at a public hearing, and infrastructure servicing capacity.
- 4.17. The Sutherland Road neighbourhood in the Birken area, as identified on Map 1 – Land Use Designations, will be maintained as a two hectare minimum parcel area subdivision.

- 4.18. Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mt. Currie - D'Arcy corridor may be amended, through a site specific rezoning application, to one hectare, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.
- 4.19. In the Ivey Lake/Reid Road neighbourhood, only those parcels serviced by wells that provide 2720 liters/day on a sustained basis throughout the year for each proposed parcel, and provide water of suitable quality as defined by Guidelines for Canadian Drinking Water Quality, shall be considered for rezoning to permit one hectare parcels.
- 4.20. Due to concerns about possible impacts on groundwater supplies, those lands rezoned to permit one hectare parcels in the Ivey Lake/Reid Road neighbourhood (including Lots 1-13 & Lots 19-32, DL 2679 and Lots 14-18 and Lots 33 to 51, DL 4100, all Plan 33675, LLD) are permitted only one dwelling per parcel (including secondary suite).

#### Lillooet Lake Area

- 4.21. Any future residential or recreational development at Lillooet Lake Estates must continue to be small in scale, low impact, environmentally sensitive and reflect the rural nature of the area.
- 4.22. Further subdivisions for the provision of recreation or residential properties at Lillooet Lake are discouraged.

#### Whistler - Pemberton Corridor

- 4.23. Residential development in the Whistler-Pemberton Corridor, including the Soo and Rutherford Valleys, is discouraged.

## **5. SPECIAL PLANNING AREA**

### ***Context***

A subregional planning study for SLRD Electoral Area C, the Village of Pemberton, and the Lil'wat Nation was undertaken in 2007 in conjunction with the Regional Growth Strategy. The planning process included assessments of population, demographics, and land suitability for development. This information informed an estimate of future requirements for residential land within the study area. A primary conclusion of the study is that at least 2,000 additional dwelling units will be required over the next 20 years at current rates of growth.

To accommodate long term population growth in Pemberton and Area C, the Subregional Planning Study concludes that the Pemberton Benchlands and infill development in the Village of Pemberton can accommodate up to 1000 future housing units. However, if the community chooses to accommodate population growth at rates comparable to those experienced over the past 20 years, additional developable land will be required. Floodplain, the Agricultural Land Reserve, and steep terrain limit options for expansion of the Village of Pemberton into areas adjacent to the Village boundary. The option of developing a new growth area in conjunction with other planning initiatives, such as policies to support the intensification of the existing village area, was explored.

The long term growth option recommended by the Subregional Planning study includes the development of the Benchlands and Pemberton infill, plus the development of a new growth area south of Mosquito Lake (approximately 400 hectares of land. including portions of the Lil'wat Nation transfer lands, the "Ravenscrest", and "Sabre/Biro" lands). Densities equivalent to those included in the Pemberton Benchlands area (5.25 units per hectare) could be allocated in several ways to include a broad range of housing types from some acreage type lots to apartments. This would be serviced with a full range of urban infrastructure (water, sewer, etc.). Total yield would be up to 2,125 dwelling units. At a density of 6.6 dwellings/ha total yield would be 2,670 dwelling units. This option was explored to show the potential impact on long term supply that might come from higher density.

These potential future development lands have been designated in the RGS mapping as “Future Growth Node” and are designated as “Special Planning Area” in this OCP.

Comprehensive planning is needed to establish development parameters for desired density, servicing, public land requirements, governance, and phasing sequence that recognize the significant development potential within the Special Planning Area.

### *Objectives*

- To establish a land use designation which identifies areas which have the potential to be developed within the next 5 years.
- To provide flexibility in establishing a land use mix provided all proposals are consistent with the provisions of the Official Community Plan.
- To encourage strong linkages with the existing population base in the Village of Pemberton
- To encourage innovative planning that results in mixed use development, protection of open spaces, a variety of transportation options, and infrastructure servicing efficiencies.
- To plan for an overall scale of development that will accommodate the long term growth needs of the Pemberton area.
- To ensure the planning, design, and construction of energy efficient neighbourhoods and buildings to minimize greenhouse gas emissions, maximize energy conservation and improve air and water quality.

### *Policies*

- 5.1. Areas designated as Special Planning Area are outlined on Map 1 – Land Use Designations.
- 5.2. In order for any development to occur on land designated as Special Planning Area, an application to amend the Official Community Plan by redesignating the parcel to an appropriate new OCP designation must be approved. A development plan shall accompany each application and the development plan must address the key issues associated with the land. The development plan will be prepared based on the criteria outlined in Sections 5.4 through 5.19 of this Plan.
- 5.3. Uses permitted in areas designated Special Planning Area are residential on existing parcels.

### Criteria for a Future Comprehensive Development Designation

The future character of the new community will be determined in a comprehensive development planning process which will involve an amendment to this plan. The goal will be to create a community of neighbourhoods built around the following planning principles:

- 5.4. the development should reflect the Smart Growth and sustainability principles in the Regional Growth Strategy
- 5.5. provide for an enhanced non-motorized recreation trail network and pedestrian pathways that form the backbone of the community and that involve no net loss of existing trails
- 5.6. provide for a variety of types and a significant amount of open space and parkland, including provision for retaining the shorelands around Mosquito Lake as park
- 5.7. provide for a variety of housing types, affordable housing options and densities in compact, pedestrian friendly neighbourhoods and include at least one community oriented commercial development. Consider zoning that establishes minimum as well as maximum permitted densities.
- 5.8. higher densities will be accommodated on sites that minimize impacts on environmentally sensitive areas, areas of cultural or archeological value, viewsapes and are in proximity to major roads.

- 5.9. protect ecologically sensitive areas and key natural features within a comprehensive open space system that focuses development in less sensitive areas in a way that minimizes negative impacts on fish habitat and water quality, sensitive wetlands and their riparian zones; wildlife habitats; and environmentally sensitive old growth forest areas;
- 5.10. provide for community facilities such as school, fire hall, and recreation facilities to meet the social and cultural needs of the community;
- 5.11. consult, cooperate and coordinate with the Lil'wat First Nation in planning for (and management of) development of lands acquired in the planning area and addressing issues of mutual interest;
- 5.12. plan and design for efficient and effective transit service;
- 5.13. require provision of commercial services that serve the needs of the resident population;
- 5.14. design and prove the viability of infrastructure to meet the long-term population requirements of the community and which minimizes impacts to the natural environment.
- 5.15. A high standard of energy efficiency for all new construction is encouraged:
  - a. Energy efficiency objectives shall be incorporated into all zoning amendment bylaws;
  - b. Density bonusing may be considered where alternative energy systems or other innovative sustainability initiatives are proposed.

#### Servicing and Development Analysis

- 5.16. The plan amendment process should include a detailed analysis of site constraints and opportunities. This analysis should also address Lil'wat cultural sites. The analysis will have to be detailed enough to inform the servicing review.
- 5.17. Prior to development proceeding, a comprehensive servicing analysis must be undertaken to determine how the new growth area can best be economically serviced with utility infrastructure. The servicing analysis should include recommendations regarding best environmental practices and an analysis that addresses the economic implications of capital funding, development timing and rates, risk and in particular, the staging of services under various growth scenarios. The servicing analysis should also include an assessment of the feasibility of providing the Ivey Lake – Reid Road rural residential subdivision with community water as part of the comprehensive development.
- 5.18. Squamish-Lillooet Regional District Subdivision and Development Servicing (Planned Communities) Bylaw No. 741 or Village of Pemberton subdivision servicing bylaw, as applicable, should be amended to include the subject area at the time of consideration of a development application. Community services and infrastructure would then be required to meet basic municipal servicing standards, except where specifically varied by Development Variance Permit. Variances to specific standards will be considered where the variances result in reduced environmental or visual impacts, while still providing a suitable level of service.
- 5.19. Prior to adoption of a rezoning bylaw to permit subdivision or development, owners must verify that adequate water supply is available, and submit water, sanitary sewer and stormwater sewer master plans in accordance with SLRD Servicing Bylaw 741 or Village of Pemberton Servicing Bylaw.

#### Governance

- 5.20. It is acknowledged that where the comprehensive servicing analysis demonstrates the feasibility of urban density and scale development in the Special Planning Area, the land to be developed will be included at an appropriate time within a municipality.

- 5.21. The planning process for the Special Planning Area should be undertaken as a collaborative effort by the Village of Pemberton, the SLRD, Lil'wat Nation, landowners and the community in ongoing consultation with the Agricultural Land Commission and other affected agencies. This planning process will be guided by the objectives and policies of this plan, the policies of the Village with respect to smart growth, densities, timing, rate of development, and the values and economic aspirations of the Lil'wat Nation.

## 6. AGRICULTURE

### *Context*

Agriculture is the dominant land use within a large portion of the plan area. The Pemberton Valley is world renowned for its seed potato industry, supplying seedlings internationally. Agricultural activity in the area also includes beef cattle production, the production of hay, oats, and other fodder, as well as fruit and vegetables, an emerging equestrian sector and agritourism activities.

Most of the productive agricultural land in the plan area falls within the Agricultural Land Reserve (ALR). The 'Agriculture' land use designation on Map 1 generally corresponds with the ALR boundaries. Land within the ALR is regulated by the government of British Columbia through the Agricultural Land Commission (ALC). The purpose of the ALC is first and foremost to preserve agricultural land in the province and encourage the establishment and maintenance of farms. Not all farms are located within the Agriculture land use designation or the Agricultural Land Reserve; these farms are nevertheless of value to the local agricultural industry.

In 2002, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (B.C. Reg. 171/2002) expanded the scope of designated farm uses to include activities such as equestrian facilities, agritourism (other than accommodation), direct farm marketing, wineries and cideries (including food and beverage service), kennels and pet boarding facilities, unpaved helipads and airstrips. SLRD bylaws may regulate some of these uses, but cannot prohibit them. The Board supports, in principle, economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products.

The policies contained in this section of the OCP are intended to confirm support for the farming community by the Regional District and support preservation of the agricultural land base. The OCP provides guidance for land use decisions. Future decisions to amend the zoning bylaw, draft other bylaws, or approve developments must be consistent with the OCP.

An OCP is required to document the amount and type of land, present and proposed, to be set aside for agriculture. The OCP may also contain policies respecting the maintenance and enhancement of farming, addressing topics such as water supply, recreation near farm land, support for the agriculture industry, and safeguarding the ALR. Development permit areas may be designated to establish guidelines for urban development adjacent to the ALR. An OCP may not prohibit farm uses that are permitted through the *Agricultural Land Commission Act* and regulations, or provide prescriptive land uses to control agricultural operations.

### *Objectives*

- To preserve the agricultural land base in the plan area.
- To encourage diversification and economic sustainability of the farming community.
- To minimize the impacts from non-agricultural development occurring at the edge of farming areas and within agricultural lands.
- To accommodate housing that meets the needs of farmers and minimizes impacts on farm land.
- To balance the interests of agriculture and protection of the environment.
- To contribute to local and regional food security.

### *Policies*

#### Agricultural Land Base (Land Use)

- 6.1. Agriculture is recognized and supported as the primary land use in the ALR.
- 6.2. Lands set aside for agricultural activities are indicated on Map 1 – Land Use designations as Agriculture.

- 6.3. Land designated as Agriculture is intended for agricultural uses. Agricultural uses include the growing, rearing, producing, and harvesting of agricultural products, the sale of agricultural products, and agri-tourism activities.
- 6.4. All uses and subdivision of land within the Agricultural Land Reserve shall be in accordance with the *Agricultural Land Commission Act* and associated regulations.
- 6.5. Rural, non-farm residential, and urban developments are encouraged to occur in locations that will not impact the viability of farm land.
- 6.6. Alternative non-agricultural sites should be considered when recreational, institutional, industrial, commercial uses or utility facilities are proposed for agricultural areas.
- 6.7. Exclusions from the Agricultural Land Reserve and further subdivision of lots within the Agricultural Land Reserve are generally not supported.
- 6.8. Unpaved helipads and airstrips will be discouraged on agricultural lands.
- 6.9. In order to limit the fragmentation of multi-parcel farm operations by the sale of individual parcels, the SLRD will work collaboratively with farm property owners and their agents, the ALC, and the Agricultural Advisory Committee on a case by case basis to reconcile potentially conflicting interests.
- 6.10. The owners of agricultural lands are encouraged to facilitate the use of the land for agriculture by actively farming or leasing or loaning their lands to persons that would undertake active farming.
- 6.11. Non farm uses on agricultural land, or non-soil dependent farm operations, are encouraged to locate in areas of poorer soils.

#### Economic Sustainability

- 6.12. The Regional District encourages economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products by:
  - a. Supporting the development of farmers outlets for the sale of local agricultural products;
  - b. Permitting roadside stands for farm gate sales of agricultural products;
  - c. Permitting bed and breakfasts in agricultural areas and guest houses/small scale agri-tourism operations that feature farm vacations and farming related activities that provide opportunities for guests to experience agricultural activity; and,
  - d. Support home occupations that produce value added products from locally produced agricultural products.
- 6.13. Agri-tourism accommodation to a maximum of 10 sleeping units per farm operation will be considered to be consistent with the Agriculture land use designation. Applications for agri-tourism accommodation will be considered on a site specific rezoning basis.
- 6.14. The Regional District recognizes existing home-based businesses within the Agriculture land use designation and supports the establishment of additional home-based businesses, including bed and breakfast establishments.
- 6.15. The operation of home-based businesses within the Agriculture land use designation shall:
  - a. Be secondary to the residential/farm use of the property;
  - b. Be located fully within a residential building and or accessory building;
  - c. Involve only residents of the dwelling associated with the home occupation plus a maximum of two additional persons;
  - d. Obtain approval and, where necessary, permitting from the Coast-Garibaldi Health Unit for businesses involving food intended for human consumption.

- 6.16. Farm retail sales shall be subject to the following:
- a) all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
  - b) at least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m<sup>2</sup>
- 6.17. Bed and breakfast establishments within the Agriculture land use designation are limited to one per legal parcel and shall be:
- a. Fully contained within a dwelling which is owner occupied;
  - b. Restricted to a maximum of five guest bedrooms (or the maximum permitted by the ALC);
  - c. Required to provide one additional parking space per bedroom; and,
  - d. Approved by the Vancouver Coastal Health Authority.
- 6.18. The significance of horses, horse related activities and the horse industry in the Pemberton Valley are recognized. Pemberton is home to a large horse population that provides significant economic as well as recreational benefits to the community. As horse operations are recognized as a bona fide farming operation and are designated as 'farm use' under the ALC Act, the SLRD will support and encourage the horse industry in Area C.

#### Urban-Agriculture Interface

- 6.19. Normal farm practices with possible undesirable side effects, such as odours, machinery and animal noises, and blowing dust, are to be expected in an agricultural area. In the case of conflict between a farm operation carrying on normal farm practices and adjacent non-farm development, the agricultural interest will be supported.
- 6.20. Along the non-farm side of the agriculture/residential development boundary, covenants should be registered on newly created residential parcels at the time of subdivision to retain or establish a vegetated buffer of 15-meter width for visual screening and to prevent trespass onto farms. A further setback of 15 meters should be achieved on new lots through building setbacks or open space dedication.
- 6.21. The SLRD will request that the approving officer give consideration to the registration of a covenant on title of new parcels created in non-Agricultural land use designations within 300 m of the ALR advising of possible nuisances from normal farm activities.
- 6.22. Subdivisions at the edge of farm land should be self-contained and not have a road layout that might promote further development pressure on the farm land, for example, road ends stopping at the ALR boundary.
- 6.23. Where areas between the ALR and the edge of the valley are designated Rural Residential or Special Planning Area under Parts 5 and 16 of this plan, phasing of development shall proceed with a view to making use only of existing approved roads across the ALR rather than applying for Agricultural Land Commission approval of new ones.
- 6.24. Ensure that future development activities in the plan area result in the minimal creation of new residential-agriculture interfaces.
- 6.25. 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:

- a. Loss of ALR land and existing agricultural use, and consequential impacts on existing farm operations as a result of the development proposal;
- b. 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;
- c. Loss or alteration of access to ALR lands and existing agricultural use;
- d. Disturbance of drainage and aquifers affecting ALR lands and existing agricultural use;
- e. Disturbance of on-farm irrigation systems or other utilities;
- f. Disturbance of fencing and other works used for livestock control and property security;
- g. Increased noise near noise-sensitive agricultural operations;
- h. Increased public access and consequential problems (e.g. littering, vandalism, theft, interference with livestock etc.);
- i. Disturbance of existing livestock and machinery movements, either on-farm or between farm properties.

### Housing

- 6.26. Additional farm houses are permitted where necessary for farm use or retired farmers, as permitted in Agricultural Land Commission legislation, regulations, and/or policies.
- 6.27. To allow farmers the opportunity to provide additional housing for farm help where a bona fide need has been demonstrated, applications for dwellings for additional farm help will be considered at the building permit stage based on the following:
  - a. The property has farm classification under the *Assessment Act*;
  - b. Supportive comments from the Regional Agrologist with the Ministry of Agriculture and Lands have been received; and,
  - c. Supportive comments from the Area C Agricultural Advisory Committee have been received.
- 6.28. The Regional District shall consider amending the Electoral Area C Zoning Bylaw No. 765 to:
  - a. Establish conditions relating to siting of and access to dwellings on ALR land to maintain options for efficient agricultural use of the land.
  - b. Regulate the siting of driveways/access to parcels in the AGR land use designation.
  - c. Replace the floor area cap on residential buildings with a 'farm home plate' regulation.
- 6.29. In order to limit the fragmentation of farmland by dwellings and the associated development, the SLRD shall work collaboratively with farm property owners and their agents, and the Agricultural Advisory Committee on a case by case basis to reconcile potentially conflicting interests. The use of maximum setbacks, or provision for a larger dwelling if the dwelling is located closer to a parcel line are examples of approaches that should be considered.

### Environmental Protection

- 6.30. Support initiatives that sustain both farming and wildlife, protect against soil erosion and degradation, and maintain water quality and hydrological functions on agricultural land
- 6.31. Recognize and protect environmentally significant areas of farmland, including wetlands, abandoned watercourses and other sensitive areas.
- 6.32. Minimize the negative impacts on farming and wildlife habitat when new agri-tourism, transportation and utility corridors, regional recreational opportunities and other economic initiatives are being developed.

- 6.33. Encourage farmers to prepare Environmental Farm Plans.
- 6.34. Encourage other levels of government and non-government agencies to support farmers in their habitat protection and enhancement initiatives on agricultural land in cooperation with farmers.
- 6.35. To promote the long term sustainability of agricultural production, ecosystem integrity, and human health, land use decision making shall apply the precautionary principle: When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically, and in this context, the proponent of an activity, rather than the public, should bear the burden of proof.

#### Recreation

- 6.36. Individual farmers, the Agricultural Advisory Committee, the Pemberton Valley Trails Association, the ALC, and other stakeholders shall be consulted on recreational trail plans, designs, and trail management to ensure farm operations are not adversely affected.
- 6.37. The Regional District, in consultation with the Agricultural Land Commission, the Ministry of Agriculture, Agricultural Advisory Committee, Pemberton Valley Trails Association and other stakeholders will continue to work to identify and mitigate potential conflict areas between trail users and adjoining farm operations, and work with landowners and stakeholders to mitigate the negative effects of increased public access on farm operations. Where appropriate, the provision of signage, litter bins at critical areas, fencing or other impact mitigation as appropriate will be encouraged.

#### Other

- 6.38. The Regional District shall consider amending the Electoral Area C Zoning Bylaw No. 765 to consolidate the 'Pemberton Fringe' subzone with the Agriculture land use designation.
- 6.39. The Regional District shall consider amending the Electoral Area C Zoning Bylaw No. 765 to more clearly reflect the broader range of permitted farm uses and to incorporate, where appropriate, regulations intended to minimize impacts on existing and adjacent farm operations.
- 6.40. The SLRD will work with the Agricultural Advisory Committee, Agricultural Land Commission, Regional Agrologist and the local farming community to determine the need for regulation of any of the designated farm uses in the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation through the development of a farm bylaw.

## **7. COMMERCIAL LANDS**

### *Context*

The Village of Pemberton is recognized as the established business and service centre. The inhabitants of Area C provide much needed support to the Pemberton business community. Commercial activity outside of downtown Pemberton is limited to a small commercial centre at Mount Currie, and a number of commercial recreational developments, including Birkenhead Resort, Anderson Lake Resort, Whispering Falls Resort and Lillooet Lake Lodge. In addition, there exists a wide range of various, more informal, commercial enterprises operating out of private residences through out the plan area.

The Mount Currie commercial area is relatively small in area with a mixture of activity that generally caters to the travelling public. Services include a couple of restaurants and a motel, a hair salon, art gallery, gas station, log home building business. There may be some room for modest expansion of commercial activity or redevelopment of existing sites; however, it is contained by several large Indian Reserves and Agricultural Land Reserve boundaries. Businesses in Mount Currie have to compete with their counterparts in the Village of Pemberton.

The establishment of a viable commercial centre in Mount Currie is a goal of this Community Plan and is supported by policies contained in this Plan document. There exists a desire to create an identity for the Mount Currie commercial area which reflects a small town service centre which falls within the context of a surrounding Lil'wat Nation.

Residents in the central and northern portions of the Mount Currie /D'Arcy Corridor are generally not well served by the commercial community. While a store/gas station at Anderson Lake Resort formerly served some everyday shopping needs of residents of D'Arcy and Devine, currently the closest commercial service for these residents is the store at Birkenhead Resort.

The Regional District recognizes the demand for backcountry commercial recreation, and the business opportunities that backcountry recreation presents.

With respect to commercial land supply, there is some availability of commercial land in the Village of Pemberton but there will be some shortfall in the 20-year time frame. This commercial requirement is driven by growth in the resident population and by other forces such as tourism. The 20-year shortfall has been assumed to be on the order of 20 ha after development of the existing inventory in Pemberton.

Options for new development include higher densities and/or redevelopment in Pemberton or new development in other locations such as at the old Mt. Currie village on the highway, in conjunction with continued development at the upper Mt. Currie village to serve the resident population, in conjunction with a potential new growth, again to serve the resident population, and at various locations along the corridor to serve residents and tourists.

### ***Objectives***

- To support the viability of the Village of Pemberton's down town core.
- To ensure adequate goods and services are locally available to residents of and visitors to Area C.
- To encourage the location of urban development forms, such as intensive forms of commercial/industrial activity, within the Village of Pemberton's core area.
- To ensure the planning, design, and construction of energy efficient buildings to minimize greenhouse gas emissions, maximize energy conservation and improve air and water quality.

### ***Policies***

- 7.1. The Plan recognizes existing commercial activity and designates these land uses as COMMERCIAL on Map 1 – Land Use Designations. COMMERCIAL use includes the use of land for local commercial activity including retail as well as uses that cater to the traveling public, such as restaurants and tourist accommodations.
- 7.2. Tourism Commercial businesses that do not conflict with existing land uses, or cause unacceptable environmental or social impacts are encouraged within the Plan Area.
- 7.3. Outside of the commercial recreation buffer, the Regional District encourages backcountry commercial operations that do not impede existing public recreation uses of public land, and practice good environmental stewardship.
- 7.4. Backcountry commercial recreation and tourism staging areas that do not conflict with existing land uses or cause unacceptable environmental or social impacts will be accommodated on a site specific rezoning basis and will not require an amendment to the plan
- 7.5. Developers of commercial properties are encouraged to avoid uses or character that suggests 'strip' development or that detract from the overall quality of the commercial area.

- 7.6. The Regional District supports commercial activity in the Mount Currie area which caters to the everyday needs of local residents and provides services and goods to area visitors.
- 7.7. In order to encourage more complete communities, the Plan recognizes the need for additional commercial activity in Birken/D'Arcy corridor, particularly to service the everyday needs of area residents and to provide goods and services for the traveling public. Additional commercial sites have not been designated COMMERCIAL on the Land Use Plan, however, suitable sites within the corridor will be supported. An amendment to the Electoral Area C Official Community Plan would be required.
- 7.8. A high standard of energy efficiency for all new commercial construction is encouraged:
  - a. Energy efficiency objectives shall be incorporated into all zoning amendment bylaws;
  - b. Density bonusing shall be considered where alternative energy systems or other innovative sustainability initiatives are proposed.

#### Mount Currie - D'Arcy Corridor

- 7.9. The Regional District supports the development of a railway station and tourist service center in D'Arcy, including tourist accommodation and limited commercial, on a site specific rezoning basis.
- 7.10. The need for additional commercial activity in the Mount Currie - D'Arcy corridor, particularly to service the everyday needs of area residents and to provide goods and services for the traveling public, is recognized. Suitable sites within the corridor will be supported through an amendment to the Electoral Area C Official Community Plan.

#### Development Permit Area 1: Mount Currie Commercial

- 7.11. Pursuant to Section 919.1(a) of the Local Government Act, Development Permit Area 1 is designated as a development permit area for Establishing the form and character of commercial development. Development Permit Area 1 includes the all parcels designated as Commercial in Mount Currie, as identified on Map 1. The following guidelines shall apply to new development or redevelopment of properties within Development Permit Area 1:
  - a. Wherever possible, parking lots that are designed to accommodate space for more than 10 vehicles should be located to the rear of the commercial building;
  - b. The construction of sidewalks for the entire frontage of the commercial property is encouraged;
  - c. The use of natural building materials is encouraged, such as the use of logs, wood and brick; and,
  - d. No free-standing signs are permitted.

## **8. INDUSTRIAL LANDS**

### *Context*

The majority of the industrial land in the Pemberton and Electoral Area C area is located in Pemberton's industrial park, totalling approximately 33 hectares. Lands zoned for industrial use in Electoral Area C total approximately 23 ha. Resource industrial activity is also occurring south of Pemberton, along the Whistler/Pemberton corridor in the Rutherford area. Industrial land in this area includes the Highway 99 Rutherford Pit (approximately 18 ha), the Durfeld Log sort (approximately 42 ha) and the Rutherford Power Plant (approximately 2 ha), totalling approximately 63 ha.

There are several gravel extraction sites and mineral claims located within the plan area, specifically within the Whistler-Pemberton Corridor and Mount Currie-D'Arcy Corridor. The mineral tenure holders have the right to access, explore and develop any mineral resource that is discovered on these tenures. Gravel extraction operations, including lease terms and reclamation plans, are regulated by the Ministry of Energy and Mines.

The Pemberton and Area Sub-Regional Land Use Planning Study indicated that “considering the amount of industrial land relative to projected population, it is estimated that there is a demand for 22 ha of industrial by 2011, 40 ha by 2016 and 67 ha by 2026. While it is assumed that industrial lands in Electoral Area C are fully developed, in Pemberton, approximately 88% of the industrial land (29 ha) is currently undeveloped. This indicates that existing industrial areas will likely accommodate some short-term demand, but will be insufficient over the long-term.”

Historically lands within Electoral Area C have not been designated as Industrial. Industrial development has been directed to the Pemberton Industrial Park. However, to accommodate the demand for larger format, resource-based industrial activities in Area C, industrial use have been permitted in several locations. This version of the OCP reflects those industrial uses with appropriate land use designations, including a new Industrial designation at Rutherford Creek. In general however, the aim of maintaining the rural character of Area C is paramount. Industrial uses that include such activities as warehousing, processing, and manufacturing continue to be directed to the Pemberton Industrial Park.

### ***Objective***

- To promote the efficient use of industrial lands.
- To support the use of the Pemberton Industrial park.
- To provide for longer term industrial growth

### ***Policies***

- 8.1. Most new industrial development will continue to be directed to the Village of Pemberton. Industry oriented toward the natural resources sector and industrial uses requiring larger areas of land than available in the Pemberton Industrial Park will be considered on a site specific rezoning basis in the area at Rutherford Creek designated Industrial on Map 1.
- 8.2. Existing quasi-industrial land uses that operate as home industries are recognized. Further development of home industries of this kind may be supported on a site specific basis in accordance with the home industry policy of this plan.
- 8.3. Redesignation of lands to Industrial may be considered where there is a clear benefit to the community, the land is separated from residential uses, and the activities will not negatively impact the aesthetics of the community. The local processing of wood products, in particular is supported.
- 8.4. Applications for industrial development shall be accompanied by a proposal and concept plan addressing such matters as environmental protection, landscaping, buffering, access, servicing, reclamation, and any other matters deemed necessary by the Regional District.

## 9. RESOURCE MANAGEMENT LANDS

### *Context*

The Resource Management designation and policies are intended to inform the orderly development of the community and provide information for informed responses to referrals. Much of the land designated as Resource Management in Area C is Crown land, which is governed by provincial and federal governments as well as the OCP and the zoning bylaw. The intent of the policies here is to complement existing resource management plans. Recreation, tourism, forest management, wildlife management, and mining are governed by the LRMP, as well as resource specific management plans from the various government agencies and operators. The Lil'wat Land Use Plan, which was released in the fall of 2006, provides another layer of information with which to shape future resource management in Area C.

The Lil'wat Nation Land Use Plan provides a vision for managing Lil'wat Territory. The Province, through a stakeholder-based process, developed the Draft Sea-to-Sky Land and Resource Management Plan (LRMP). The Lil'wat Nation and the Province have reached an agreement on land use planning through a government to government process that harmonizes the Lil'wat Land Use Plan with the Sea-to-Sky LRMP. The final LRMP reflects the Agreement between the Province and Lil'wat.

The Sea to Sky LRMP designates areas within Area C as All Resource Uses Permitted Zones, Wildland (Mining/Tourism Permitted) Zones, and Protected Areas. The All Resource Uses Permitted Zones include two specific sub areas: Front country Areas and Cultural Management Areas. Wildland (Mining/Tourism Permitted) Zones will emphasize cultural, recreational, tourism, or wildlife values depending on the individual zone. While mining and tourism activities are permitted in this zone, commercial timber harvesting and independent power projects (IPPs) are not allowed. Protected Areas include both existing parks and eight new conservancies.

Much of the plan area falls within the Soo Timber Supply Area (TSA) administered by the Squamish Forest District of the Ministry of Forests and Range. There are numerous natural resources associated with the Soo TSA including outdoor recreation, forest products, community water supplies and botanical forest products.

BC Hydro is another agency that significantly shapes the use of Resource Management Lands within the SLRD. BC Hydro is working to implement the Province's Energy Plan, which has defined a target of fifty per cent 'clean energy' achieved by 2013. Clean Energy is defined as energy from alternative energy technologies that result in a net environmental improvement relative to existing energy production, including hydro, wind, solar, photovoltaic, geothermal, tidal, wave and biomass energy, as well as cogeneration from heat and power, energy from landfill gas and municipal solid waste.

The SLRD in general and Electoral Area C in particular, are strategically positioned to take advantage of opportunities presented by emerging technologies and opportunities for clean energy, such as small scale hydro electric generation facilities and geothermal energy production. The SLRD believes that where it is compatible with other community values is desirable to accommodate such energy projects under the Resource Management designation. However, it is also recognized that much of Areas C is highly impacted by transmission lines and other infrastructure. Given the high value placed on the rural character and the tourism economy, these impacts need to be addressed in the planning stages of energy development within Area C.

### *Objectives*

- To promote the appropriate management of mineral, forest, and agricultural resources that is compatible with existing uses and respects the social and environmental values of the community.
- To ensure that specific Crown land areas and values of key concern to local governments are known to statutory decision-makers within provincial government agencies and corporations.

- To provide a higher standard of communication and referrals within Community Crown Land Interface (CCLI) areas to ensure an appropriate level of care that will address community health, safety, and stability.
- To promote the allocation, use, and management of Crown land and water resources in a manner that, to the greatest practicable extent, positively addresses community needs and interests.

### *Policies*

- 9.1. Sustainable natural resource use compatible with the aesthetic and environmental values of the community is encouraged on lands designated as Resource Management, as indicated on Map 1 – Land Use Designations.
- 9.2. Permitted uses on Resource Management lands are residential, agriculture, resource extraction, silviculture, dispersed outdoor recreation, and ancillary uses related to these activities.
- 9.3. In all Resource Management areas of the plan, the minimum parcel area shall be forty hectares.
- 9.4. The development of small hydroelectric facilities is considered to be consistent with the Resource Management land designation where they are shown to be compatible with adjacent land uses, technically sound, environmentally responsible, socially responsible, and licensable.
- 9.5. The SLRD supports and encourages preparation of the visual management strategy to establish visual quality objectives for the Front country (CCLI area) and within established scenic areas outside the Front country (eg. Lillooet River corridor and viewpoints from Lil'wat Nation communities) recommended as an implementation measure in the Sea to Sky LRMP.
- 9.6. Ministry of Energy, Mines, and Petroleum Resources, the Ministry of Forests and Range, and licensees are encouraged to ensure that resource extraction within or near the community creates minimal disturbance relating to noise, dust, visual impacts and industrial traffic.
- 9.7. Industrial uses that have strong linkages to resource activities such as forestry and that are primarily conducted outdoors, require a land area of one hectare or more, and may be incompatible with settlement uses or industry located within the Village of Pemberton or the Resort Municipality of Whistler boundaries, may be permitted on a site specific rezoning basis in lands designated as Resource Management.
- 9.8. The Regional District actively discourages B.C. Hydro and the British Columbia Transmission Corporation to allow the construction of transmission lines within the Pemberton Valley and further usage of the Whistler - Pemberton Corridor for major transmission lines.
- 9.9. Small scale commercial facilities for back country recreation, including campgrounds, public or commercial backcountry huts, and extensive recreation shall be considered consistent with the Resource Management land use designation.
- 9.10. The Ministry of Energy, Mines, and Petroleum Resources is encouraged to carry out a study of the cumulative effects of independent power projects in Area C and develop a regional energy plan.

### Community Crown Land Interface

- 9.11. Community – Crown Land Interface (CCLI) areas on Map 8b – Old Growth Forests are intended to provide guidance to provincial corporations and ministries when their decision-making involves land and resources that are integrally important to nearby communities. The intention for CCLI areas is to: a) clearly identify interface areas of concern for local government; and b) define objectives reflecting local government interests in those Crown land areas. CCLI areas indicated on Map 8b delineate areas where a higher level of care is required to ensure community health, safety, and stability. The regional district will continue to advocate for a framework for enhanced consultation, coordination and collaboration between levels of government that would help achieve the “higher level of care”.

- 9.12. The SLRD will advocate for collaborative planning and decision making with provincial land management and tenure granting agencies to ensure that operational plans, prescriptions, permits and tenures contain provisions that will minimize adverse effects of resource development or 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 effects from motorized activity).
- 9.13. The disposition of Crown land for residential, commercial or industrial development shall be directed to locations that are consistent with the policies and designations of this plan and the regional growth strategy..
- 9.14. The SLRD will work with the province 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.
- 9.15. The SLRD will encourage the province to consult the SLRD and Village of Pemberton or Resort Municipality of Whistler, as appropriate, with the objective of understanding and accommodating their interest in water supply protection when considering any resource use, management, development, or activities that may affect community water supplies.

## 10. COMMUNITY WATERSHED PROTECTION AREA

### *Context*

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 watershed designation allows for the establishment of water quality objectives and the need for particular forest practices that are intended to prevent long-term change to background water quality, quantity and timing of flow. Within Area C, there are seven provincially designated Community Watersheds.

### *Objective*

- To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.
- To ensure development activities in the Upper Bridge River Valley support the protection of community watersheds.

### *Policies*

- 10.1. The Community Watershed Protection Areas, as indicated on Map 1, includes existing, formally designated community watersheds as well as areas identified in local resource use plans where the primary land management priority is to maintain local water quality.
- 10.2. Permitted uses within Community Watershed Protection Areas are dispersed outdoor recreation and auxiliary uses related to these activities.
- 10.3. 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.
- 10.4. The Regional District encourages the Ministry of Forests and Range to ensure that forest management practices are designed to ensure that any practices within Community Watersheds do not impact water quality.

## 11. PUBLIC LANDS & FACILITIES

### *Context*

The majority of public facilities for Area C and Village residents are provided within the Village of Pemberton. Public facilities include schools, recreational facilities, health and library services. Given the rural character of the plan area, particularly the dispersed population, it is likely that the majority of public uses will continue to be provided within the boundaries of the Village of Pemberton.

Given the rural character of the plan area, residents are offered few, formal community facilities beyond those offered within the Village of Pemberton. Existing facilities include the Birken Schoolhouse and the Pemberton Community Centre. The Birken Schoolhouse is an old one-room school located near Gates Lake. This facility and its grounds are well used for community gatherings and is a valuable resource. The Pemberton Community Centre will be relocated from its present site in Area C on Pemberton Meadows Road to a new recreation and community facility in the Village of Pemberton. School facilities serving Area C include the Signal Hill Elementary and Pemberton Secondary School, both of which are within the Village of Pemberton. The Blackwater Creek Elementary School in Devine serves the Birken – D'Arcy area.

### *Objective*

- To support the preservation and development of lands for institutional use.
- To promote the health and safety of residents and visitors by encouraging the improvement of medical services and fire and police protection capability.
- To foster cooperation among all agencies involved in planning and land use in the area.

### *Policies*

- 11.1. Lands set aside for public and institutional development, such as hospitals, community halls, open space, recreation and playground facilities, and public utility buildings, are indicated on Map 1 as Institutional.
- 11.2. Generally, public uses are supported in all land use designations except for lands designated as Agriculture.
- 11.3. The Regional District shall strive to ensure that land is made available for community and fire protection facilities.
- 11.4. The Regional District recognizes the statutory responsibilities of Federal and Provincial Government ministries and will work with these agencies to facilitate the provision of services, including health care, policing, and road maintenance.
- 11.5. The Regional District shall work with the Village of Pemberton, Lil'wat Nation and community organizations to determine the community and recreational facilities needed by area residents and to determine possible funding sources.
- 11.6. The Regional District shall continue to work with the Village of Pemberton and relevant senior government agencies to encourage the provision and maintenance of appropriate police, ambulance, fire, health and library facilities which can be accessed by plan area residents.
- 11.7. The Regional District encourages School District No. 48 to permit the use of existing and future school facilities for recreational and community purposes.
- 11.8. The Regional District may support post secondary education institutions and private education facilities on a site specific rezoning basis.

## 12. PARKS

### *Context*

The Regional District's park function consists of collecting funds and taking ownership of land through the park dedication process at the time of subdivision. No regional parks have yet been established. Area C residents access park facilities within the Village of Pemberton or amenities provided by the Province through the provincial parks system or the BC Forest Service recreation program. Nairn Falls, Birkenhead Lake, Joffre Lakes and Garibaldi Provincial Parks are well used by visitors and residents.

The Ministry Of Tourism, Sports and the Arts provides recreational opportunities through the Mosquito Lake, Owl Creek, and Spetch Creek Recreation Sites in the Mt. Currie – D'Arcy corridor; the Strawberry Point, Twin One Creek, Lizzie Bay and Driftwood Bay Recreation Sites at Lillooet Lake; Meager Creek Hotsprings, Upper Lillooet River and Tenquille Lake sites in the upper Lillooet River valley. Heritage Park, a small, waterfront park in D'Arcy is leased from BC Rail and maintained by an independent society. The Regional District leases land from BC Rail to provide parking for park users and boat trailers.

In 2002 the Regional District and the Pemberton Valley Trails Association applied to the Provincial government to designate a small parcel of Crown land on the north side of the Lillooet River as a provincial park (shown on Map 3 - Recreation). The site is a well-used component of the Pemberton valley recreation trail network. The proposed park, called the Riverside Nature Park, was rejected due to a lack of legal access. Negotiations continue with BC Rail to provide access to the site.

### *Objectives*

- To satisfy the recreation needs of residents and visitors by ensuring that land is provided for community parks and recreation areas and by encouraging effective management.

### *Policies*

- 12.1. Lands set aside for parks and recreation are indicated on Map 1 as Park. Permitted uses include dispersed recreation and auxiliary uses unless otherwise prohibited, and other uses permitted by provincial legislation.
- 12.2. The Regional District supports the development of a Parks and Recreation Master Plan for Area C to determine the type of parks and recreation facilities required, the best location for these facilities, and the means of acquiring them.
- 12.3. The Regional District supports the efforts of the Provincial Government in the provision of park and recreational opportunities within the plan area.
- 12.4. The Regional District will continue to encourage the Ministry of Tourism, Sports and the Arts to maintain and improve existing provincial recreation sites and to restore access to the Lizzie Lake site.
- 12.5. The Regional District shall continue to work with the Village of Pemberton, Lil'wat Nation, provincial agencies, local community groups, land owners, and others as appropriate in the identification and development of parks and recreational access.
- 12.6. Where possible, the Regional District supports the establishment of community parks at water front locations to maximize public access to water resources.
- 12.7. Where possible, at the time of subdivision parks and trails will be dedicated rather than cash-in-lieu.
- 12.8. The Regional District shall continue to work toward formal dedication of the Riverside Nature Park, as shown on Map 5.1.

## **SERVICES & INFRASTRUCTURE**

### **13. UTILITIES AND SERVICES**

#### *Context*

The community of Devine and an area north of the Village of Pemberton, referred to as Pemberton North, have community water systems. The remainder of Area C is supplied with domestic water by individual, ground water sources. Birkenhead Estates, Lillooet Lake Estates, and D'Arcy have privately operated community water systems. The Regional District is currently in negotiations to take over the water system at D'Arcy.

The water service to Pemberton North was formerly managed by the Pemberton North Improvement District, but is now administered by the Regional District. Eight kilometers of water line currently service the area. The water supply source for this system is several groundwater wells located within the Village of Pemberton. Pemberton Creek serves as the back-up water supply. The bulk of the Pemberton North water system was upgraded in 2004. The Devine water system receives ground water from a well. Upgrades to this system were completed in the early 2000s.

Lillooet Lake Estates Ltd. supplies water to 152 residential lots, while Heather Jean Properties provides water to the remainder of the lots within the Lillooet Lake Estates Land Use Contract via its own system. The Lillooet Lake Estates Ltd. water system is not fully completed as there are outstanding issues with the Vancouver Coastal Health Authority which need to be resolved.

Water quality issues have been identified in D'Arcy and Birkenhead Lake Estates, which are both on ongoing boil water advisories. Funding for a study of needed upgrades for the D'Arcy water system has recently been approved. The SLRD hopes to partner with the N'Quat'Qua first nation in upgrading the water system at D'Arcy. Another water quality issue of note is the elevated levels of arsenic that naturally occur in groundwater, particularly at Owl Ridge. Water supply issues continue to be a problem at the Ivey Lake subdivision, which is impeding the ability of residents to subdivide parcels according to the minimum allowable parcel size.

All communities within Area C rely on in-ground, on-site septic disposal. Soil conditions in the areas surrounding the Village of Pemberton are generally not well suited for the purposes of on-site sewage disposal due to seasonal high water tables and slow percolation rates. Vancouver Coastal Health recommends that the extension of the Village sewer collection system into these areas be considered.

Within Area C there is a transfer station and recycling centre located in Devine and another in the Pemberton Industrial Park. Solid waste management has become a major issue for Area C, and the Regional District as a whole. The landfill at Whistler, where Area C has historically transported its solid waste, was closed in 2005, and the permit for the landfill at Squamish expires in 2008. The local climate and design of the Squamish landfill has created leachate problems making it non-compliant with legislation. There is also development pressure in the area, making the future of the Squamish landfill uncertain. An organic waste composter has been purchased by the Resort Municipality of Whistler and has been incorporated as a component of the Regional Solid Waste Management Strategy. Other solid waste disposal options are being explored, such as the construction of an incinerator or an upgrade to the Squamish landfill. In the interim the Squamish landfill continues to receive the Regional District's solid waste. A review and update of 1999 Solid Waste Management Plan was completed in 2007.

There are at least two areas within Area C where BC Hydro does not service settled areas with power – Blackwater Creek Road and Lillooet Lake. The feasibility of extending power to Blackwater Creek Road was examined a number of years ago and consideration of the project was abandoned. Representatives of Lillooet Lake Estates have actively encouraged BC Hydro to extend power to Lillooet Lake Estates and Twin One and Two and they would like to have the support of the SLRD in their attempt to have BC Hydro extend power lines down the lake.

### *Objectives*

- To facilitate the safe and cost effective provision and maintenance of water, sewer, and solid waste services.

### *Policies*

- 13.1. Boundaries within which the Regional District intends to provide community water and sewer services have been established, as indicated on Maps 2 and 3. The Regional District shall consider extending water and sewer services as determined by economic feasibility and a secondary planning process.
  - The Regional District considers environmental protection 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.
- 13.2. The Regional District supports the following process for the administration of existing/future improvement districts by the Regional District:
  - a. Request by Improvement District to be incorporated by the Regional District;
  - b. Feasibility analysis funded by the proponent to ensure fiscal responsibility;
  - c. Implementation considerations including: necessary improvements, costs, and tax implications; and,
  - d. Referendum by affected property owners.
- 13.3. Land use developments requiring the disposal of waste materials, including sewage, garbage, industrial effluent, waste construction materials, animal waste or soil is prohibited where it would reduce the present quality of surface or groundwater resources.
- 13.4. The Regional District supports the three R's of waste management: reduce, reuse and recycle.

### Water

- 13.5. The design of new community water systems shall consider the water volumes required for adequate fire protection.
- 13.6. The Regional District will meet with the Village of Pemberton in an attempt to work out a long term service agreement to purchase water from the Village for the Pemberton North area.
- 13.7. Electoral Area C Zoning Bylaw No. 765 should be amended to reflect the minimum lot size appropriate for the water availability at Ivey Lake.
- 13.8. The SLRD will cooperate with Lillooet Lake Estates Ltd. and Vancouver Coastal Health Authority to work toward resolution of outstanding issues regarding the community water system at Lillooet Lake Estates.
- 13.9. Known aquifers are identified on Map 7. Consideration should be given to incorporating appropriate wellhead and aquifer protection measures at the time of rezoning or subdivision. Where topography is suitable, consideration should also be given to allowing for representative sampling of potable water supplies (in comparison with testing of all proposed lots) in conjunction with future subdivisions in locations where there are known aquifers.

### Sewer

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

- 13.11. No new residential development shall be permitted within 400 metres of the existing sewage treatment facilities.
- 13.12. No new sewage treatment facility or expansion of existing facilities shall be permitted within 400 metres of existing residences.
- 13.13. Property owners are encouraged to properly maintain their septic systems and pump septic tanks as required.
- 13.14. The Regional District encourages the Vancouver Coastal Health Authority to monitor the effects of sewage disposal throughout the plan area to ensure that the appropriate standards are maintained and ensure inadequate septic systems are upgraded.
- 13.15. The zoning bylaw shall be reviewed by the Regional District to ensure the minimum allowable parcel size permitted in areas without a community sewer system allow for the setbacks between septic fields and watercourses required by provincial legislation.

## 14. TRANSPORTATION

### *Context*

Motor vehicles provide the dominant form of transportation in Area C. Highway 99 is the major transportation corridor in the region. Secondary routes include the Pemberton Meadows Road; the Hurley River Forest Service Road, which provide access to the Upper Bridge River Valley; Pemberton Portage Road which provides access to Birken, D'Arcy and beyond to Seton Portage; the Highline Road/Douglas Trail a multi-jurisdiction and partially orphaned road linking D'Arcy and Seton Portage; and the In-SHUCK-ch Forest Service Road which services Lillooet Lake Estates, First Nations communities in the Fraser Valley Regional District at the south end of Lillooet Lake and the other rural residential areas on the east side of the lake. Issues affecting the road network in Area C include narrow travel lanes on the Pemberton Portage Road, a widespread lack of dedicated cycling lanes or other provisions for cyclists, and limited funding for the Hurley River and In-SHUCK-ch Forest Service Road. Issues with the forest service roads are related to substandard maintenance, mixing of industrial, public and school bus traffic on the In-SHUCK-ch road, narrow lanes, dust and lack of signage.

The Pemberton Valley Transit System provides four bus trips per day between Mount Currie and Pemberton, linking passengers with the Greyhound Bus and a regular commuter bus service to Whistler. Ridership is forecast at 54,500 passengers per year. The transit system is funded by BC transit, the Regional District (through a BC Hydro Grant), the Village of Pemberton, the Lil'wat Nation, and user fares.

A CN Rail right-of-way runs the length of the Sea to Sky corridor, following the Birkenhead valley north from Pemberton to D'Arcy. The track continues north to Quesnel, BC and east to Alberta. The Rocky Mountaineer provides seasonal service for tens of thousands of tourists between Vancouver and Alberta, passing through Pemberton. With appropriate planning for future development, Area C is strategically positioned to take economic advantage of this tourism venue.

The rail passenger service between Area C and communities to the south ended in 2002 due to economic difficulties. There is a BC Rail passenger service between Lillooet and Seton Portage via railbus. The railbus makes at least one round trip between Seton Portage and Lillooet daily, and also serves D'Arcy if there is sufficient demand. The Seton Lake Indian Band manages ticket sales, marketing, and customer service for the shuttle service.

Air travel to Area C is currently served by the Pemberton Airport. The Pemberton Airport has over 400 fixed wing and helicopter landings a year with most of the volume occurring in August. Airport users include emergency vehicles, commercial companies such as heliski operators, gliders, and local aircraft. There are no lights, towers or navigational assistance, however, expansion to the runway and facilities has been discussed by the Village of Pemberton.

### *Objectives*

- To improve access by providing for a safe and efficient transportation network that allows year round transportation through and within the area.
- The regional district supports a transit system that connects regional communities.

### *Policies*

- 14.1. The Regional District encourages the ongoing financial support of the Pemberton Valley Transit System.
- 14.2. The Regional District encourages CN Rail to improve its freight and passenger rail service to Pemberton, Birken and D'Arcy.
- 14.3. The Regional District supports the development of a railway station in D'Arcy, including tourist accommodation and limited commercial, on a site specific rezoning basis.
- 14.4. The Regional District encourages the Ministry of Forests and Range, 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.
- 14.5. The Regional District supports the general objective of maintaining high visual quality along Highway 99 by requiring an effective vegetated buffer to be retained on lands that abut the highway right of way.
- 14.6. The Regional District will continue to work with the Village of Pemberton to explore options for increasing economic opportunities for the Pemberton Airport in a manner that respects environmental issues and in consultation with the public.
- 14.7. The Regional District encourages the Ministry of Transportation and Ministry of Forests and Range to develop a plan to upgrade the In-SHUCK-ch and Hurley River Forest Service Road to ensure a safe and efficient all season secondary travel routes to outlying communities.
- 14.8. Prior to resumption of active logging in the Lillooet Lake area and the associated increase in heavy industrial traffic on the In-SHUCK-ch road, the SLRD will attempt to secure a commitment from the Ministry of Forests and Range that:
  - a. the road surface will be regularly graded;
  - b. the road through Lillooet Lake Estates and other residential recreational areas be regularly treated for dust abatement;
  - c. posting of warning, speed limit and/or no air brakes signs at the entrances to residential areas;
  - d. The one lane road along the cliffs at the 1 – 2 km mark from the Duffey Lake Road turn-off be replaced or significantly upgraded; and
  - e. a program will be developed and acted on to widen the road for safe passing and to straighten it to improve sight lines.
- 14.9. The Regional District encourages the Ministry of Transportation to upgrade the Pemberton-Portage Road with respect to its narrow width and uncontrolled railway crossings.

## 15. TRAIL NETWORK PLAN

### *Context*

Area C has an extensive network of recreation trails, both in backcountry locations and within settled areas. The recreational trail network, the primary focus of the Pemberton Valley Trails Association, has two major components: the Valley Loop Trail and the Mosquito Lake Recreation Area.

The Valley Loop Trail links public lands in and around the Village of Pemberton to form a multi-use trail: an accessible pathway for pedestrians, cyclists, cross country skiers, and equestrian users. The majority of this trail utilizes Crown Reserve dykes and road right-of-ways. A small portion is on private land and has been secured through an agreement between the land owner and the Pemberton Valley Trails Association.

Many kilometers of informal mountain biking trails, which traverse both public and private land, have been established by mountain bikers in the Mosquito Lake Recreation Area. A parking area is provided on private land at the base of the McKenzie Basin Forest Service Road. The most popular trails have been mapped by the Pemberton Valley Trails Association. Many of these trails are very well used, but they have no formal designation and have not been secured through agreements with the land owners.

Trails and roadways within Area C also see use by pedestrians and cyclists for daily commuting. The major destination for most commuters is downtown Pemberton or nearby recreation areas, such as One Mile Lake and the Mosquito Lake Recreation Area. In particular there is significant pedestrian and cyclist traffic between Mount Currie and the Village of Pemberton. The commuter network includes on-street routes and off-street pathways and trails.

A significant new development underway is the Sea to Sky Trail, a multi-user trail optimized for mountain bikes, joining communities from Horseshoe Bay to Lillooet. This idea, first conceived in 1991, has become a Regional District driven initiative. To date a master plan and proposed route have been developed. Partial funding is secured. Establishing tenure and trail construction has commenced on this multi-year project. Through Pemberton the Sea to Sky Trail would be the arterial north-south trail route, connecting the Village with Mt. Currie, the Mosquito Lake Recreation Area and other trails and communities in the region. This trail should provide significant social and economic benefits to Pemberton and Area C.

There is a strong desire by local residents to see trails within Area C protected from development and established as legal right-of-ways. Barriers to accomplishing this include 1) that many of the trails cross private property, and 2) to formalize those trails on Crown land coordination among a variety of governing bodies and stakeholders is required. To achieve designated trail status on Crown land a trail must be approved by the applicable agency, which may include the Ministry of Forests and Range, the Agricultural Land Commission, or Crown corporations such as BC Hydro. Any new trail construction on Crown land must be authorized by one or more of these agencies.

Other issues affecting the development or formal designation of trails within Area C and the Village of Pemberton are multiple and sometimes conflicting uses of Crown Reserve dykes, infringement upon public right-of-ways by adjacent landowners, and the lack of funding for planning and development of infrastructure. In some cases major infrastructure improvements would be required to facilitate bicycle and pedestrian movement, such as providing a pedestrian/cyclist bridge across the Lillooet River to the proposed Riverside Park and reconstructing the narrow shoulder on many sections of highway.

Despite these challenges the Regional District aims to create a pedestrian friendly environment, encourage commuter cycling, and increase recreation opportunities within Area C. In late 2006 the SLRD Board directed that a Service Establishment Bylaw for the improvement of trails be established. The service area is to include lands from Miller Creek to Owl Ridge, and from the Green River at Mt. Currie to Rutherford Creek. This Bylaw puts the Regional District in a strong position to apply for cost sharing infrastructure grants from the provincial government, and makes the preparation of a Parks, Recreation, and Trails Master Plan for Area C a high priority. The aim of the trail network policies listed here is to act as a precursor to the more comprehensive Parks, Recreation, and Trails Master Plan.

### *Objectives*

- To encourage increased use of bicycles as a viable mode of transportation by ensuring an integrated road, trail, and transit system that provides direct access to local and regional destinations.
- To promote an interconnected network of trails and green spaces that protects and enhances public access to the diverse recreational opportunities of the Area C.
- To increase the safety of pedestrians and cyclists.

### *Policies*

- 15.1. The Regional District shall continue to work with the Village of Pemberton, the Lil'wat Nation, provincial agencies, the Agricultural Advisory Committee, local community groups, land owners, and others as appropriate to coordinate the planning, formal designation, and development of the trail network.
- 15.2. Public trails in agricultural areas should be located and developed in a manner that avoids or minimizes conflict with farm operations. Consultation with the Agricultural Advisory Committee and individual farmers as well as reference to the Ministry of Agriculture and Lands publication "A Guide to Using and Developing Trails in Agricultural Areas" is critical in the planning and development of trails in agricultural areas.
- 15.3. The Regional District shall consider applying for funding through the Cycling Infrastructure Partnerships Program, or any other initiative that may replace or complement this program, to support the development of multi-use trails and bicycle commuting amenities.
- 15.4. Residential, commercial, and industrial development shall be designed to facilitate efficient cyclist and pedestrian movement.
- 15.5. The Regional District shall identify and formalize appropriate locations for public access to local rivers, particularly where existing right-of-ways terminate at the water's edge.

### Multi-Use and Recreation Trails

- 15.6. The Regional District supports the development of multi-use trails that connect the Pemberton Valley to other portions of Area C, in particular the development and maintenance of the Sea to Sky Trail and other trails shown on Map 3A.
- 15.7. Trail development is not supported on private property unless the owner has previously given written consent for trail development and public access.
- 15.8. Where the Mosquito Lake Recreation Area, indicated on Map 3A, overlaps with private land, the Regional District supports the formal designation of recreation trails at the time of subdivision.
- 15.9. The Regional District shall work with all stakeholders to facilitate public access to Crown Reserve dykes.
- 15.10. As portions of the Valley Loop trail are within ecologically sensitive areas, trail development and maintenance shall be conducted in consultation with the Ministry of Environment.

- 15.11. As portions of the Valley Loop trail and other trails shown on Map 3A are within the Agricultural Land Reserve, trail planning, development and maintenance shall be conducted in close consultation with the Agricultural Land Commission.
- 15.12. The Greater Pemberton Trail Network as depicted on Map 3A is an informational map that indicates trails that are important to the community or where trails are desired in the future. Some trails in the ALR have been acknowledged by the Agricultural Land Commission in conjunction with OCP Amendment Bylaw No. 734-2001 (Pemberton Valley Recreational Trails & Cycling Network Plan), but have not been formally authorized by the Land Commission. These trails are included on Map 3A to highlight community values to be considered in future planning or development. The SLRD does not advocate use or development of trails in the ALR that have not received the necessary authorization of the ALC.
- 15.13. The SLRD established the Pemberton Valley Recreational Trails Service in 2007 and has commenced a recreational trails master plan for the service area (see Map 3A). The SLRD is working in close consultation with the Agricultural Land Commission, First Nations, the Dyking District, the Village of Pemberton and other stakeholders to finalize a trails master plan and map that is acceptable to the ALC and other stakeholders.
- 15.14. The Regional District shall continue communication with BC Rail to assess the feasibility of public access to the Lillooet River Railway Bridge 5 and explore other options for a river crossing to access the proposed Riverside Park.
- 15.15. The Regional District supports the installation of signage along trails to clarify and publicize standards and practices that promote safety, rider etiquette, and ecological sensitivity.
- 15.16. Guidelines for use of the trail network are as follows:
  - a. Trails shall be used for non-motorized, non-commercial use;
  - b. Dogs must be leashed or otherwise under control at all times;
  - c. Adjacent private properties must not be accessed; and,
  - d. Signage should be obeyed, including temporary detours to accommodate seasonal agricultural operations.
- 15.17. BC Parks is encouraged to provide a lockup facility for bicycles at the Nairn Falls trail head.

#### On-Street Routes

- 15.18. The Regional District supports necessary improvements, such as dedicated cycling lanes and signage, to facilitate commuter cycling along Highway 99, Pemberton Meadows Road, and other roads indicated on map 3A.
- 15.19. The Regional District shall work with the Ministry of Transportation to establish a safe crossing of the river at the Highway 99 - Lillooet River Bridge.

## **NATURAL ENVIRONMENT**

### **16. BIODIVERSITY**

#### *Context*

Area C has a great diversity of wildlife, including species that are considered rare or at the limit of their range in either the province or North America. Wildlife species in Area C that are actively managed for by Provincial agencies include deer, grizzly bear, moose, mountain goat and spotted owl. Other species within the Plan Area that are known to be sensitive to human disturbance and require consideration in future developments include the rubber boa, great blue heron, coastal tailed frog, Townsend's big-eared bat, peregrine falcon, wolverine, fisher, bull and cutthroat trout, and trumpeter swans. These species have specific habitat requirements that can be used to inform appropriate development in Electoral Area C.

Key habitats for mule deer within the plan area are southerly aspects below 1400 m that provide preferred forage species. Grizzly bears use a variety of foraging habitats including moist floodplain forests, riparian areas, salmon-producing streams, avalanche chutes, high berry-producing habitats and sedge meadows. They also use mature forests and early seral openings. The plan area contains a small moose population that represents the south-western edge of moose distribution within the province. There are a number of sites within Area C identified as moose habitat, including the Soo Valley, the Pemberton Valley, and Upper Lillooet River Valley. Mountain goats are widely distributed throughout the plan area, but are dependent on key terrain features such rocky terrain, steep slopes, old growth forests, and south west to southeast aspects. Spotted Owls are associated with old growth and late successional forests. Mapping of Key Wildlife Habitats (Map 8a) and Old Growth Forests (Map 8b) is included for reference as part of this plan.

The Sea to Sky Land and Resource Management Plan (LRMP) makes statements regarding conservation of particular wildlife populations in Area C that can assist the Regional District in decision making regarding development proposals. For example, the LRMP states that deer winter range in the Ryan River watershed should be protected, particularly on the Camel's Back; grizzly bear habitat should be maintained in the Upper Soo Valley, grizzly bear movement should be enabled at two identified habitat linkage areas (the north end of the Pemberton Meadows and immediately south of D'Arcy), and mountain goat habitat at Mount Meager and the Soo Bluffs should be protected.

Electoral Area C also provides significant fish habitat. The two largest river systems include the Lillooet River and the Birkenhead River. Other rivers in the area include the Green, Ryan, and Soo. Lakes in Area C include Birkenhead, One Mile, Mosquito, Ivey, Lillooet, Anderson, and Gates, as well as dozens of small wilderness lakes. Gates, Anderson and Lillooet Lakes have some lakeshore development. Wetlands with significant wildlife habitat value are associated with most of these waterbodies. The Soo and Lillooet River valleys, in particular, support large wetlands. Important salmon and kokanee spawning channels include Fee Creek, Gates Creek, and Phelix Creek, and the Gates, Lillooet and Birkenhead Rivers.

In addition to the Provincial Parks, a Pemberton Valley Wildlife Management Area (WMA) is currently proposed for Electoral Area C. WMAs are a designation under the British Columbia Wildlife Act and are put in place when there is a need to conserve or manage important species and habitats while still allowing certain types of activity or development to continue. They are for the conservation and management of wildlife, fish and their habitats, but other uses may be permitted. Permitted activities vary for each WMA and depend primarily on the management plan developed in consultation with conservation partners, stakeholders, and the public.

One of the primary environmental challenges in Area C is maintaining wildlife populations that are sensitive to land use practices and human disturbances in an area subject to recreation and development pressure. The aim of the policies in this section is to address these pressures, as appropriate to the Regional District's jurisdiction. Wildlife management, resource extraction, and back country recreation are governed by provincial and federal agencies; however, the SLRD has the opportunity to support wildlife populations through comments on agency referrals, appropriate development planning, and policies for the appropriate use of private lands.

### ***Objective***

- To support the protection of environmentally significant areas, avoid loss of key habitats, and maintain biological diversity.

### ***Policies***

#### General

- 16.1. The SLRD will consider partnering with the Resort Municipality of Whistler and Village of Pemberton to establish a regional "protect areas network" that flows seamlessly over municipal boundaries.

#### Aquatic Habitats

- 16.2. The Regional District considers environmental protection of all natural watercourses, water bodies, and wetlands to be of high importance and is therefore a primary consideration in the evaluation of any new development.
- 16.3. The cumulative impact of development on water quality shall be considered in the evaluation of any new development.
- 16.4. The 'hardening' of shorelines through retaining walls or the use of rip-rap should be kept to a minimum with the exception of required amounts to satisfy public safety.

#### Development Permit Area 2: Riparian Assessment Areas

- 16.5. Pursuant to Section 919.1(a) of the *Local Government Act*, Development Permit Area 2 is designated as a development permit area for protection of the natural environment, its ecosystems and biological diversity.

Justification: The purpose of Development Permit Area 2 is to implement the Riparian Area Regulations enacted under Section 12 of the *Fish Protection Act*, as required by the provincial government. Implementation of Development Permit Area 2 will provide protection for the features, functions and conditions that are vital in the natural maintenance of stream health and productivity.

- 16.6. Development Permit Area 2 includes fish bearing streams, wetlands and the associated riparian habitat approximately as indicated on Map 6. Development Permit Area 2 includes the following areas within and adjacent to all streams that provide fish habitat or flow into a stream that provides fish habitat:
- a. A 30 metre strip on both sides of the stream, measured from the natural boundary;
  - b. For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank; and
  - c. For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank.

- 16.7. Within Development Permit Area 2, land must not be altered and building permits will not be issued unless a development permit is issued by the Squamish-Lillooet Regional District, or unless otherwise exempted in this Plan.
- 16.8. Within Development Permit Area 2, a development permit shall be issued if a qualified environmental professional carries out an assessment and certifies in the assessment report for that proposal that he or she is qualified to carry out the assessment, that the assessment methods required by provincial regulations have been followed, and provides their professional opinion that:
- a. If the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or,
  - b. If streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.
- 16.9. Development Permits issued may require that:
- a. Areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit;
  - b. Specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
  - c. Natural watercourses be dedicated;
  - d. Works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
  - e. 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;
  - f. An explanatory plan or reference plan prepared by a BC Land Surveyor delineate the identified streamside protection and enhancement area; and,
  - g. Development should comply with the Land Development Guidelines for the Protection of Aquatic Habitat, published by Fisheries and Oceans Canada and the Ministry of Environment, Land and Parks, May, 1992.
- 16.10. Development Permits are not required:
- a. For works approved by Fisheries and Oceans Canada and/or Ministry of Environment with respect to trail construction, stream enhancement, and fish and wildlife restoration;
  - b. 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; and,
  - c. For the repair of a permanent structure, agricultural and institutional development, and mining activities; however, federal and provincial legislation still apply.
- 16.11. Established buildings and other previously approved uses in Riparian Development Permit Areas are permitted to continue. Expansion of these non-conforming uses requires a development permit.
- 16.12. The Board delegates the authority to issue development permits to the Manager of Planning and Development (or the Manager of Planning and Development's designate) within Development Permit Area 2.

Referrals

- 16.13. Pertaining to commercial recreation referrals, the SLRD shall not support proposals unless they demonstrate that:
- a. Disturbance of wildlife by helicopters will be minimized;
  - b. Recreation areas are outside of key wildlife habitats and Nt'ákmen, as shown in Map 4;
  - c. Information on areas adjacent to or within the application area that support rare, threatened or culturally important plant and animal species is provided and access to these areas is discouraged; and,
  - d. Information on the sensitivity of specific areas and appropriate conduct is provided to recreational users.
- 16.14. Pertaining to applications for subdivision or development, the SLRD shall not support proposals unless they demonstrate that:
- a. Wildlife movement between key habitat areas is ensured;
  - b. Information on areas adjacent to or within the application area that support rare, threatened or culturally important plant and animal species is provided and access to and development in these areas is minimized; and,
  - c. All old growth forest stands that are 40 hectares or greater in size are protected.
- 16.15. Pertaining to proposed resource management plans, the SLRD shall not support proposals unless they demonstrate that:
- a. Areas of intensive resource extraction are outside of key wildlife areas, key pine mushroom harvesting areas, and Nt'ákmen Areas, as shown in Map 4;
  - b. Wildlife movement between key habitat areas is ensured;
  - c. Information on areas adjacent to or within the application area that support rare, threatened or culturally important plant and animal species is provided and access to and development in these areas is minimized; and,
  - d. All old growth forest stands that are 40 hectares or greater in size are protected.

Bear Smart

- 16.16. Residents and visitors are encouraged to follow the recommendations developed by the BC 'Bear Smart' program. Specifically, residents and visitors are encouraged to:
- a. Dispose of household garbage in bear proof containers or store indoors until it can be properly disposed of;
  - b. Keep doors and windows closed and locked to prevent food smells from luring bears inside the home;
  - c. Do not store food of any kind outside, even if it is inside a locked refrigerator or freezer;
  - d. Do not leave trash, groceries, animal feed, coolers, or any odorous item in a vehicle;
  - e. Do not use any type of birdfeeder during bear season;
  - f. Where appropriate, replace fruit-bearing trees or bushes with non-fruit-bearing varieties;
  - g. Harvest fruits and vegetables as they ripen and remove fallen fruit from the ground;
  - h. Where appropriate, use electric fencing to protect fruit-bearing trees or bushes and livestock;
  - i. Keep lawns mowed and free of weeds, especially dandelions and clover;
  - j. Burn barbeques clean immediately after use;

- k. Wash and store barbeques covered and out of the wind – preferably indoors;
- l. Feed pets indoors and store their food indoors;
- m. Keep composts clean; and,
- n. Support the development and use of a community composting system.

## 17. NATURAL HAZARDS

### *Context*

Within Area C, the existing natural hazards can be categorized as terrain stability hazards, earth quake, wildfire hazard, and flood hazard.

The Mount Currie – D’Arcy Corridor and the Mount Meager complex are the most significant areas of terrain instability within Area C. The Mt. Currie - D’Arcy corridor is a mountainous region extensively modified by glaciers, which have left behind areas of unconsolidated deposits. A 1994 terrain stability report, written by Baumann and Yonin, documents various natural hazards within the Mt. Currie - D’Arcy Corridor and the impacts of these hazards on present and future development. The known hazards include debris flows, rock fall, rock avalanches, and flooding. A three tiered hazard rating system was developed, indicating areas of little or no risk, areas of some risk, and areas of high risk. The Baumann and Yonin hazard ratings serve as a guideline for evaluating the development suitability of parcels in the Corridor.

The Mount Meager complex, at the north end of the Pemberton Valley, is considered to be one of the most geomorphically active within the province. This area is also poorly consolidated and the steep slopes are prone to collapse. Four large landslides have occurred in the last century alone. There is evidence that historically debris flows have travelled down the Lillooet River and into what are now settled areas. The triggers of these landslides include earthquakes, climatic events such as prolonged hot weather and high snowmelt, glacial retreat, and the progressive deterioration of slopes. Overall the landslide hazard at Mt Meager is considered to be high.

One means of allowing development in areas with terrain stability hazard is to grant approval in return for a waiver of rights to sue the regulatory authority in case of damages, known as a save-harmless covenant. An important point to note, however, is that these covenants are agreements between the land owner and the government. They do apply to third parties, such as visitors to the site, who are exposed involuntarily to the hazard while not being party to the agreement.

A second emergency management issue in Area C is earthquake hazard. The earthquake hazard in southwestern British Columbia drops off fairly quickly as one moves inland and north from Vancouver, however, a number of small (magnitude 1 to 2) earthquakes occur in Area C every year. Considering the potential for landslides triggered by earthquakes, an emergency evacuation plan that considers the possibility of rock avalanches and debris flows triggered by an earthquake should be given consideration.

The degree of wildfire hazard within Area C varies from location to location within the community. The responsibility of implementing the Community Wildfire Protection Plan lies primarily with Crown agencies that have jurisdiction over the land and private property owners. Currently, structural fire protection measures in the region include volunteer run fire departments at Birken, Mount Currie, D’Arcy, and Pemberton. The Pemberton/Area C Fire Service Area extends east to Mount Currie, north to the Ryan River, and west toward Rutherford Creek. Control of structural fires can be of significant assistance in limiting the possibility of fire spreading to adjacent forest lands. The Ministry of Forests and Range is the lead agency for suppression of wildfire.

The fourth emergency management issue in Area C is flood hazard, which is significant throughout the region. Much of the Pemberton Valley is within the 1:200 year floodplain of the Lillooet River. Flood protection measures in place include an extensive network of dykes, which are operated and maintained by the Pemberton Valley Dyking District, and building restrictions within the flood plain. Flood plain mapping is available for the Birkenhead, Green River, Lillooet, and Ryan Rivers, as well as Miller and Pemberton Creek. Area C also has a number of alluvial fans. These fan areas are subject to flood hazard due to possible movement of the stream bed and erosion. The fans may also be vulnerable to mudflows and debris torrents.

### ***Objectives***

- To protect life and property by discouraging development on land subject to natural hazards.
- To ensure that appropriate measures are in place for emergency response.

### ***Policies***

- 17.1. Development in areas subject to natural hazards is discouraged.
- 17.2. Public and private development proposals potentially impacted by a site specific hydrologic or geological hazard(s) may require geotechnical and hydrologic assessments to ensure that adequate protection measures will be incorporated into the project design.
- 17.3. The SLRD may withhold consent for bylaw amendment or support for subdivision where a natural hazard cannot be adequately managed.
- 17.4. Where protective works are to be constructed, works must be designed by a professional engineer, an operations and maintenance manual should be prepared, access easements established, and ongoing maintenance program established prior to final development approval.
- 17.5. The Regional District shall consider the development of a disaster management program based upon the elements of preparedness, response, recovery, and mitigation.
- 17.6. Development in the vicinity of Mount Meager and the Meager Creek Hotspots is not supported due to geotechnical hazards.

### **Geotechnical Hazard**

- 17.7. A professional geotechnical report shall be required prior to development where slopes of 40% or greater exist, and where identified as an area of high hazard by the Baumann and Yonin terrain stability report and may be required in areas of some hazard. This report must 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 found in the report.
- 17.8. Where it is demonstrated that development may occur on slopes exceeding 40%, the developer shall provide the Regional District with a save harmless covenant, and development must proceed in strict compliance with the recommendations of the geotechnical report.
- 17.9. On slopes exceeding 40% grading and tree harvesting should be minimized.
- 17.10. Development of alluvial fans is discouraged, and land should be retained in non-intensive uses such as parks, open space recreation, and agricultural uses.
- 17.11. Consent to develop alluvial fans may be granted where there is no alternative land available, and where the fan can be shown as relating to hydraulic, physical and /or geological conditions. The approval is subject to hazard management requirements as determined on a site-specific basis, including but not limited to:

- a. Development density regulations,
- b. The identification of a safe building site,
- c. Building elevation and foundation design requirements,
- d. The construction of on or off site protective works, and
- e. And land use regulations to prevent the alteration of terrain and features that would increase the extent of hazard.

### Wildfire Hazard

17.12. The Regional District encourages the Ministry of Transportation to:

- a. To designate and maintain emergency evacuation routes from existing neighbourhoods and future subdivisions;
- b. Establish a unified road signing and street addressing system, to facilitate emergency access and 911 services.

17.13. The Regional District encourages the Ministry of Environment and the Ministry of Forests and Range to reduce wildfire hazard and create and maintain fire defense improvements on Crown Lands within the Plan area.

17.14. Homeowners are urged to carry out annual wildfire threat assessments and to reduce wildfire threat by measures described in the Home Owner's FireSmart Manual, recognizing that the community desires a balance between retaining the visual character of the rural setting with fire protection objectives. (The FireSmart Manual is available from the B.C. Ministry of Forests and Range at the following website: <http://www.for.gov.bc.ca/protect/safety/ForestHome.htm>.)

17.15. The SLRD Emergency Planning Coordinator shall work toward:

- a. Establishing and maintaining a plan that identifies hazards and risks, recommends mitigation measures, and ensures emergency response plans in place for each existing and future community;
- b. Identifying a low risk fire safety area where community members can evacuate to and wait until emergency service providers can reach them in case of an emergency;
- c. Annually reviewing the adequacy of the fire protection infrastructure in partnership with Ministry of Forests and Range and local fire departments.
- d. Establishing a public information program educating the public on evacuation routes and fire safety.
- e. Engaging the Ministry of Forests and Range to address wildfire risk and fuel management in higher level planning for Crown lands; and,
- f. Engaging the BC Transmission Corporation to ensure they mitigate the slash hazard on the transmission corridors.

### Flood Hazard

17.16. Development within floodplains shall be built to the 1:200 year flood construction level.

17.17. New construction and subdivision that may potentially be impacted by nearby watercourses will be required to adhere to the appropriate standards of the Ministry of Environment, Lands and parks regarding flood hazard management.

- 17.18. The establishment of land use intensities and designations for flood prone lands should be cognizant of the flooding susceptibility and the degree of flood risk. Agriculture, parks and open space are appropriate land uses for flood prone lands. Other land uses should be based on the degree of flood risk with residential use being the least acceptable in unprotected flood prone areas.
- 17.19. Where development is presently located in floodplains or current zoning permits new development, future construction in such areas should be flood proofed.
- 17.20. A 30 meter setback along both banks of the Lillooet River to remain free of development.

## **GLOSSARY**

In this bylaw:

‘affordable housing’ means a segment of the housing market where a proportion of housing is targeted at or reserved for people who are unable to compete effectively in the existing market housing in the area;

‘community watershed’ means a watershed that has a drainage area no greater than 500 km<sup>2</sup>, and that is licensed for community water use by the Water Management Branch of the Ministry of Environment, including municipal and other water works and water use communities as defined in the *Water Act*;

‘corridor’ means a continuous strip of land and/or water connecting two geographically separate points and used for the conveyance of humans, animals, goods, energy, or information;

‘Development Permit Area’ means areas designated in the Official Community Plan where regulations apply governing the protection of the natural environment, the protection of development from hazardous conditions, the protection of farm land, revitalization of commercial areas, or the form and character of buildings, as permitted by the *Local Government Act*;

‘dispersed recreation’ means low intensity recreation activities that generally occur throughout a large area and are not confined to a specific place, such as hiking, primitive camping, hunting, fishing, horseback riding, and cross-country skiing;

‘farm home plate’ means the combined footprint of a farm’s residence, driveway, and other non-agricultural structures and developments;

‘intensive recreation’ means recreation requiring high use visitor services and facilities, such as developed camp and picnic grounds, ski hills, golf courses, and other sites or areas requiring continuous recreation management and services;

‘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.  
*(Amendment By law 1311-2014)*

‘Nt’ákmen Area’ means an areas designated by the Lil’wat Nation Land Use Plan where harvesting traditional resources, practicing Lil’wat Culture, maintaining intact wilderness, and providing economic opportunities for low impact tourism are preferred uses. Industrial resource development, independent power projects, intensive tourism and recreation, agriculture, land development for commercial activities are discouraged;

‘percent slope’ means the slope of the land, calculated as the rise divided by the run, multiplied by 100;

‘pesticide’ means a product, organism, or substance that is registered under the federal Pest Control Products Act and is used as a means for directly or indirectly controlling, destroying, attracting or repelling a pest or for mitigating or preventing its injurious, noxious or troublesome effects, not including a product that uses pheromones to lure pests, sticky media to trap pests, or ‘quick-kill’ traps for vertebrate species considered pests, such as mice and rats; or a product that is or contains only the following active ingredients: Pyrethrum or pyrethrins, nematodes, corn gluten meal, mineral oil, soap, acetic acid, biological pesticides, including bacillus thuringiensis (bt), boric acid, fatty acids, ferric phosphate, silicon dioxide (diatomaceous earth) or sulfur;

‘Qualified Environmental Professional’ means an applied scientist or technologist, acting alone or together with another qualified environmental professional, where (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association, (b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (c) the individual is acting within that individual’s area of expertise;

‘ravine’ means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

‘riparian’ means relating to the bank or shoreline of a waterbody;

‘resource extraction’ means the harvesting of timber and extraction of mineral and aggregate resources, including the associated mitigation and reclamation activities and related transportation;

‘silviculture’ means the science and art of growing and tending forest crops, including improvement of natural stands or plantations with the intention of increasing yield by techniques such as planting, thinning, brushing, weeding, liming, and fertilization;

‘top of the ravine bank’ means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

‘waterbody’ means any area that in a normal year has water flowing or standing above ground to the extent that evidence of an ordinary high water mark is established.

## MAPS

The following maps have been created with the most current GIS data available. Prior to acting on any of the cadastral or Agricultural Land Reserve data, please confirm the boundaries with the BC Land Title and Survey Authority and the Agricultural Land Commission as appropriate.

### Map 1: Land Use Designations

#### Map 1a – inset of D’Arcy & adjacent watersheds

#### Map 1b – inset of Pemberton & Mount Currie

### Map 2: Service Areas

- Fire Protection Areas
- Community Sewer and Water Service Areas

### Map 3: Recreation

- Existing Parks, Proposed Parks
- Existing Trails, Proposed Trails
- Commercial Recreation Buffer
- Back Country Recreation

### Map 3a: Greater Pemberton Trail Network

### Map 4: Nt’ákmen Areas

### Map 5: Hazards

- Mount Currie – D’Arcy Corridor Geohazards
- Pemberton Valley Floodplain

### Map 6: Riparian Assessment Areas

### Map 7: Known Aquifers

### Map 8a: Key Wildlife Habitats

- Wildlife Management Areas (*subject to map data availability from Ministry of Environment*)
- Key habitats (deer winter range, moose winter range, key grizzly bear habitats, mountain goat winter range, spotted owl management areas)
- Grizzly bear linkage zones

### Map 8b: Old Growth Forests

- Old growth forest areas
- Community Crown Land Interface