Squamish-Lillooet Regional District

Electoral Area C
Official Community Plan
Bylaw No. 1484-2017
SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1484-2017

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

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 “Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017”.

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

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

4. Electoral Area C Official Community Plan Adoption Bylaw No. 689-1999 (including all amendments thereto) is repealed.

READ A FIRST TIME this 24th day of May, 2017
READ A SECOND TIME this 26th day of July, 2017
PUBLIC HEARING held on the xx day of month, year
READ A THIRD TIME xx day of month, year

ADOPTED this

__________________________________________
Chair, Kristen Clark,
Jack Crompton Corporate Officer
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1.0 INTRODUCTION

1.1 DEFINITIONS

The following defined terms appear in **bold** throughout the document.

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

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

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

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

**Community Watershed** means a watershed that has a drainage area no greater than 500 km$^2$, 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*.

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

**Farm Residential Footprint** means the portion of a lot that includes, where permitted, such **uses** as a principal farm residence, farm employee residence and accessory farm residential facilities.

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

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

**Integrated Resource Recovery** means an approach for planning and managing community infrastructure to maximize the recovery of value from waste resources. It focuses on reuse, recycling and recovery of resources in order to avoid consuming new resources and to dispose of even less. **Integrated Resource Recovery** does not include the incineration of waste for waste disposal or for energy generation.
**Intensive Recreation** means recreation that generally occurs in a more specific location with a high density of use, in areas that are easily accessible, and often includes developed facilities. Activities and facilities can include vehicle camping, picnicking, interpretive trails and buildings, skiing, snowshoeing, beach and water activities, boat launches and parking lots.

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

**Natural Hazard** means any hazard found in nature.

**Nt'ákmnen 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 and land development for commercial activities are discouraged.

**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.

**Plan** means the Official Community Plan for Electoral Area C.

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

**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.

**Regional District** means the Squamish-Lillooet Regional District.

**Resource Extraction** means the harvesting of timber and extraction of mineral and aggregate resources, including the associated mitigation and reclamation activities and related transportation.
Riparian means relating to the bank or shoreline of a waterbody.

Riparian Area means a riparian area as defined in the BC Riparian Areas Regulation, as amended from time to time.

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

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 and liming.

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.

Use means the purpose for which any parcel, tract of land, building or structure is designed, arranged or intended or for which it is occupied or maintained.

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.

1.2 PURPOSE AND REQUIRED CONTENT

The Squamish-Lillooet Regional District (SLRD) Electoral Area C Official Community Plan is established under the authority of the Province of British Columbia’s Local Government Act. This Official Community Plan (OCP) replaces the previous Electoral Area C OCP that was adopted in 1999.

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

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

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

1.3 SCOPE / PLAN AREA

This OCP applies to all lands within Electoral Area C of the SLRD, as shown on the maps attached to this Plan as Schedule B, and in Figure 1 below. This Plan is comprised of the text, as well as the maps, which are included in Schedule B to this OCP.

Figure 1: General map of the SLRD, with Electoral Area C highlighted in orange.

1.4 REVIEW AND AMENDMENT OF THE PLAN

An OCP is not intended to be a static document. Rather, it is intended to be adaptable and responsive to changing circumstances within the region. As such, following careful consideration by the Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to
provisions outlined within the *Local Government Act*. A comprehensive review of this OCP should occur every five years or as warranted.

### 1.5 REGIONAL GROWTH STRATEGY

The Squamish-Lillooet Regional District Regional Growth Strategy Bylaw 1062, 2008 (RGS), adopted in June 2010 and as amended from time to time, is intended to provide a broad policy framework describing the common direction that the **Board** and SLRD member municipalities will follow in promoting development and services which are sustainable, and recognizing a long term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social, and environmental well-being and that acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values.

After a board has adopted an RGS, the *Local Government Act* requires that all bylaws adopted by the board and all services undertaken by a board must be consistent with the RGS.

This **Plan** and the objectives and policies contained within it are consistent with those of the RGS.

The goals of the RGS are as follows:

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

2.1 GEOGRAPHY

The Squamish-Lillooet Regional District is a complex region, comprising a wide range of landscapes and lifestyles, and covering a total area of approximately 16,300 square kilometres of land. Electoral Area C includes the confluence of the Soo and Green Rivers north of Whistler and the Lil'wat River Watershed and falls within the traditional territories of the Lil'wat, St'át'imc, In-SHUCK-ch and Squamish Nations, including the traditional territory of the St'át'imc community of N'Quatqua.

The SLRD contains a range of settlement types from remote aboriginal communities, to small historic mining communities like Britannia Beach, unique agricultural communities like Pemberton and the Pemberton Valley to the international mountain destination resort of Whistler. Continued growth is predicted for the SLRD over the next thirty years.

Electoral Area C is a region of approximately 5,600 km² located in the Coast Mountains of British Columbia (see Figure 2). 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, Lillooet Lake Estates and the WedgeWoods community.

Figure 2 – Squamish Lillooet Regional District Electoral Area C
2.2 HISTORY AND CULTURAL HERITAGE

Both the Squamish and Lil’wat Nations have created land use plans to guide human activities occurring within their traditional territories. The land within Area C has supported the hunting, gathering and cultural activities of aboriginal people for thousands of years.

Archeological evidence of the long inhabitation of the region by the Lil’wat and St’át’imc Nations includes ancient villages, Istkens (semi-subterranean pit houses) culturally modified trees, cemeteries, pictographs, stone tools and ceremonial sites. Many of these artifacts are recorded in the provincial archeological inventory. Alongside Lillooet Lake there are many grave sites dating back to the smallpox epidemic of the late 19th 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.

Objectives

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

2.2.2 To support the identification of cultural heritage landscapes, that contain heritage buildings, structures, rights-of-way, vegetation and open space, that are of architectural or historic significance, and where its arrangement represents one or more distinctive cultural processes in the historical use of land.

2.2.3 To protect the appearance and character of the rural and agricultural landscape.

Policies

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

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

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

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

2.2.8 Public education on heritage resources and protection through publications, displays, event, and similar tools is encouraged and supported.
2.2.9 The SLRD will continue to work with First Nation and SLRD member municipalities to address the identification and protection of heritage sites and cultural areas.

2.2.10 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 - Lil’wat Nt’ákmen Areas, to provide a place for the harvesting of traditional resources, for maintaining intact wilderness, for excluding resource extraction and for providing economic opportunities for low impact tourism.

2.2.11 The Regional District shall promote the use of St’át’imc place names.

2.3 SETTLEMENT PATTERNS AND RURAL LANDSCAPE

Electoral Area C is made up of a number of small rural communities, home to long-time residents with agricultural roots, young families new to the area, part time residents, and the growing Lil’wat and N’Quatqua communities.

Settlement is largely in the valley bottoms and is predominantly rural and agricultural. In addition to these population clusters, there are other nodes of activity based mainly around commercial tourism, both front country and backcountry and in the small rural residential communities in the Mount Currie-D’Arcy corridor. The appearance and character of the rural and agricultural landscape is a distinctive and valued aspect of human settlement patterns in Area C. Protecting and enhancing the visual quality of this landscape contributes to residents’ enjoyment of their community and to their quality of life.

Future direction for the growth of each community and the way in which the community character evolves, should be a reflection of all those that live there.

Within the plan area there are a number of Indian Reserves, which are home to the Lil’wat Nation and N’Quatqua First Nation. Indigenous people residing on the Indian Reserves increase the total population of Area C up to approximately 3,400 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 Nation and N’Quatqua First Nation 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 the municipal boundaries of the Village of Pemberton.

Objectives

2.3.1 To reflect the goals, priorities, and land use direction provided by the SLRD Regional Growth Strategy.
2.3.2 To foster distinct, attractive, economically sustainable communities with a strong sense of place and protect First Nations values.
2.3.3 To recognize existing long-standing land uses and patterns of use within the area.
2.3.4 To protect the appearance and character of the rural and agricultural landscape.
2.3.5 To ensure the development of existing communities progresses in a way that is responsive to the values, needs and concerns of the residents.
2.3.6 To provide for the long term population growth needs for Area C.
2.3.7 To ensure early and ongoing public involvement that respects community values and visions.
2.3.8 To cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and First Nations.
2.3.9 Direct urban development towards existing communities of Whistler and Pemberton (avoiding urban and rural sprawl).

2.3.10 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.

2.3.11 The rural character of the plan area shall be maintained by directing high density and multifamily development to municipalities.

2.3.12 Development is encouraged to recognize and integrate opportunities to retain and maximize the viewscapes.

2.3.13 Prevent negative visual impact from development on or near agricultural areas.

2.3.14 Ensure development in the rural settlement area maintains the rural character of the surrounding area and supports a functioning working landscape.

2.3.15 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.

2.3.16 In planning for developments of regional significance, consideration shall be given to indigenous land use values, such as described in the Lil’wat Traditional Territory Land Use Plan.

2.4 POPULATION AND HOUSING

The majority of residents of Electoral Area C are located in rural areas.

The total population of the Squamish-Lillooet Regional District including the member municipalities, increased from 38,262 in 2011 to 42,665 in 2016 according to the draft 2016 Census. The population of the SLRD region is projected to increase to 68,153 residents by 2031. As Figure 3 below shows, most of the population increase is occurring within the Village of Pemberton. The 2016 Census data shows population increases in Squamish and Whistler that exceed the total regional population increase for the same period.

Figure 3:

Area C Municipal and Indian Reserve Populations

- Area C
- Indian Reserve
- Pemberton
- Total

Year
- 1996
- 2001
- 2006
- 2011
Data from the 2016 Census show that the population of Area C (2016 boundaries) fell 4.4% from 2011 to 2016. Information regarding Indian Reserve population was not available at the time of the preparation of this Plan. In the next 20 years, moderate or no growth in the Area C population is anticipated, as indicated in Figure 4.

Figure 4: Population Projections Electoral Area C (excluding First Nations): 2011-2036

<table>
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<tr>
<th>Year</th>
<th>Population</th>
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<tr>
<td>2011</td>
<td>1,739</td>
</tr>
<tr>
<td>2016</td>
<td>1,663</td>
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<td>2021</td>
<td>1,673</td>
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<td>2026</td>
<td>1,681</td>
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<tr>
<td>2031</td>
<td>1,689</td>
</tr>
<tr>
<td>2036</td>
<td>1,697</td>
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</table>

Despite the moderate population growth expected in Area C, there may be opportunities for the provision of new affordable housing in existing residential and commercial areas.
3. SUSTAINABILITY AND RESILIENCE

3.1 ECOLOGICAL SUSTAINABILITY

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

Electoral Area C provides important habitat for a diversity of wildlife, including a number of species that are considered rare at the provincial level (i.e., spotted owl) and/or at the limits of their range (i.e., moose and grizzly bear) (see Map 8). The Province requires that local governments protect fish and fish habitat from disturbance arising from residential, commercial and industrial development by implementing the Riparian Area Regulation (RAR). RAR, enacted under Section 12 of the Fish Protection Act in July 2004, applies to lands within 30 m of all waterbodies within Electoral Area C, as described in the Development Permit Guidelines in Section 7.0.

Objectives

3.1.1 To support protection of ecologically sensitive and significant areas, avoid loss of habitats and maintain or enhance ecological diversity.
3.1.2 To recognize the fundamental importance of water and protect and improve the quality and quantity of water for all peoples now and in the future.
3.1.3 To proactively manage materials, synthetic chemicals and persistent compounds in the food and agricultural system to protect and promote human and ecosystem health.
3.1.4 To proactively address those deleterious invasive species that threaten the ecological and economic health.
3.1.5 To protect and promote responsible stewardship of green spaces and sensitive areas.

Policies

3.1.6 In order to work toward sustainability, applications for significant developments will be reviewed using the SLRD’s sustainability checklist which identifies sustainability initiatives included in a development proposal.
3.1.7 In order to maintain healthy and resilient ecosystems, intensive recreation, subdivision, and rezoning of lands shall be discouraged in critical wildlife habitats, including those indicated on Map 8. Motorized vehicles should be limited to traversing these areas using the most direct and least deleterious route.
3.1.8 The protection of all natural waterbodies is of high importance, and should be a primary consideration in the evaluation of any proposed development.
3.1.9 As per the provincial Living Water Smart Plan, the SLRD will work to ensure that wetland and waterway function will be protected and rehabilitated.
3.1.10 The effects of human construction on the hydrologic cycle including water quality and quantity will be considered in the evaluation of any new or restored development at both the site level and its connections beyond.
3.1.11 The repair and regeneration of the area’s fish and wildlife habitat, and catchment basins is encouraged.

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

3.1.13 The hardening of shorelines through retaining walls or the use of rip-rap is discouraged unless used to protect dikes and farmland.

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

3.2 CLIMATE CHANGE AND GREENHOUSE GAS REDUCTION

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

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

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

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

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

Some of the apparent challenges in addressing climate change related issues that are specific to the rural communities of Electoral Area C are as follows:

- Population densities are often not sufficient to adequately support current centralized approaches intended to achieve economies of scale in GHG reduction. It may be more difficult to support large scale energy efficient systems, and there will be a need for different approaches to public transit. Options such as district heat/power systems may not be viable in rural areas.
• Ensuring that there is a productive agricultural base to support local food production in the area in order to reduce the quantity of trucked in food.
• Promoting tourism as a way of bolstering the local economy is often at odds with greenhouse gas reduction targets.
• Rural populations are often very dependent on travel in single occupancy vehicles due to dispersed housing and remote resource-based employment.
• Hydroelectric power projects are perceived by some people to result in significant ecological and social impacts, making further power generation from local waterbodies a contentious issue.

Directing growth to existing urban areas and member municipalities will help to address some of these challenges.

**Objectives**

3.2.1 To protect public and ecological health, improve visual air quality, and reduce the emission of greenhouse gases and air pollutants within the region.
3.2.2 To develop an appropriate greenhouse gas emissions reductions strategy for Electoral Area C that takes into account local social, economic, and ecological conditions.
3.2.3 To reduce emissions of common air contaminants that generate black carbon (soot) and ground-level ozone.
3.2.4 To reduce the ecological footprint of travel within the area.
3.2.5 To achieve carbon neutral local government operations.
3.2.6 To work towards achieving the Provincial target of reducing greenhouse gas emissions by 30 per cent below 1990 levels by 2020, and 90 per cent below 1990 levels by 2050.
3.2.7 To align with and coordinate the implementation of recommendations from Sustainable SLRD - Integrated Sustainability Plan, January 2013. (ISP).

**Policies**

3.2.8 As per the BC Climate Action Charter, the SLRD shall work toward a corporate greenhouse gas reduction strategy to achieve carbon neutral local government operations.
3.2.9 The SLRD supports continued work to develop a comprehensive regional greenhouse gas reduction strategy, and development of action plans for:
   • Increasing local renewable power generation in an effective manner.
   • Improving public transportation options.
   • Improving the healthfulness of buildings.
   • Development of non-polluting industries to augment the local economy.
   • Applying Smart Growth, and other sustainability principles.
   • Working towards a zero waste approach.
   • Supporting net zero deforestation, reforestation and afforestation in urban and rural areas.
3.2.10 As initial steps toward completing a comprehensive greenhouse gas reduction strategy and ultimately reducing emissions, the following elements are incorporated into this OCP:
   • Implementation of the Regional Growth Strategy.
   • Support for diverse home based businesses.
   • Support for improved onsite solid & liquid waste management, community composting, and integrated resource recovery.
3.2.11 The SLRD discourages the open burning of potential power sources (burning that creates waste and harmful air quality issues), and the application of incentives to encourage the shift to cleaner and more efficient woodstoves or other similar devices.

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

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

3.3 NATURAL HAZARDS

Natural hazards

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

Emergency Management Plans

The Emergency Program Act makes local authorities responsible for preparing local emergency plans including those for natural hazards. The Emergency Management Plans required for Electoral Area C for natural hazards are for known terrain stability hazards, earthquake, wildfire hazard and flood hazard.

Terrain Stability

The Mount Currie – D’Arcy Corridor, Catiline Creek and the Mount Meager complex are the most significant areas of well-studied terrain instability within Area C. The Mount 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 Mount 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 Mount Currie - D’Arcy Corridor.

A public risk assessment was funded in December 2016 by Emergency Management BC regarding the potential instability along the Mount Currie Ridge and the subsequent potential impacts to Pemberton Valley residents. The risk assessment will review and quantify the hazard, evaluate the risk and recommend potential risk reduction options.
Catiline Creek has a significant history of damaging debris flow. In 2015, following major debris flows in 2010 and 2013 that impacted the Lillooet Lake Estates community, the SLRD – acting as an agent for Emergency Management British Columbia (EMBC) contracted BGC Engineering, Inc., to complete a debris flow hazard and risk assessment for the Catiline Creek drainage. Using risk tolerance standards adopted by the District of North Vancouver, the risks to the community were classified as extreme, high, and acceptable. Approximately 100 homes are in the extreme and high risk categories. Under current risk conditions, any future development in the high and extreme areas of the community will require independent geotechnical sign-off, which is unlikely given the extent and severity of the hazard.

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.

It is likely that there are other severe terrain stability hazards in Area C, however, the location and potential impacts of these hazards are not well understood.

**Earthquake**

The earthquake hazard in southwestern British Columbia is less significant in the interior although a number of small (magnitude 1 to 2) earthquakes occur in Area C every year. There is potential for landslides triggered by earthquakes, and the SLRD Emergency Program has the responsibility for evacuation plans that considers the possibility of rock avalanches and debris flows triggered by an earthquake.

**Wildfire**

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 the SLRD, but funding for these activities on Crown land is contingent on grants provided by the Union of BC Municipalities’ Strategic Wildfire Prevention Initiative. Private property owners are responsible for addressing wildfire threat reduction on private property, and the SLRD operates a FireSmart Communities program to assist with these activities. Currently, structural fire protection measures in the region include volunteer run fire departments at Birken, Mount Currie, N’Quatqua, and Pemberton. The Pemberton/Area C Fire Service Area extends east to Mount Currie and north to the end of Pemberton Meadows Road. Control of structural fires can be of significant assistance in limiting the possibility of fire spreading to adjacent forest lands. The BC Wildfire Service, under the Ministry of Forests, Lands, and Natural Resource Operations, is the lead agency for suppression of wildfires.

**Flood Hazard**

Flood hazard, 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. Provincial flood plain mapping is available for the Birkenhead, Green River, Lillooet and Ryan Rivers, as well as Miller and Pemberton Creek, however, this mapping is considered to be outdated. This mapping is currently being updated by the Pemberton Valley Dyking District. 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.

General floodplain mapping is available from the Ministry of Environment (Water Stewardship Division) for some rivers in Electoral Area C. However, for acquiring building permits, a site specific geotechnical study to determine actual flood construction levels may be required.

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

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

The Regional District has implemented a disaster management program based upon the elements of preparedness, response, recovery and mitigation.

**Objectives**

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

**Policies**

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

3.3.3 To not increase development potential in the vicinity of the following areas outlined on Map 5.
3.3.4 The SLRD may withhold consent for bylaw amendment or support for subdivision where a natural hazard cannot be adequately managed.
3.3.5 The SLRD shall establish development permit areas to set conditions for developments and subdivision in areas of identified natural hazard risk, pursuant to Section 488(1)(b) of the Local Government Act (protection of development from hazardous conditions).
3.3.6 A professional geotechnical report shall be required prior to development in areas with identified geotechnical hazards, or where requested by the SLRD Building Inspector.
3.3.7 A professional hydrological report shall be required prior to development in areas with identified flooding hazards, or where requested by the SLRD Building Inspector.
3.3.8 A professional wildfire report shall be required prior to development in areas with identified wildfire hazards, or where requested by the SLRD Building Inspector.
3.3.9 The Regional District encourages the Ministry of Transportation and Infrastructure to:
3.3.9.1 To designate and maintain emergency evacuation routes from existing
neighbourhoods and future subdivisions;
3.3.9.2 Establish a unified road signing and street addressing system, to facilitate
emergency access and 911 services.

3.3.10 Minimize the risks associated with development in identified natural hazard areas
3.3.11 Ensure that appropriate measures are in place for emergency prevention, response, and
recovery.
3.3.12 The SLRD encourages the Ministry of Environment, the Ministry of Forests, Lands and Natural
Resource Operations, and other authorities having jurisdiction to reduce wildfire hazard by
creating and maintaining appropriate fire defense improvements on lands in interface fire
hazard areas.
3.3.13 The SLRD encourages land owners to carry out annual wildfire threat assessments, to take
appropriate measure to reduce wildfire hazards 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.
3.3.14 Continue to implement the policies of the SLRD Emergency Management Plan, including
working towards:
3.3.14.1 Establishing and maintaining a plan that identifies hazards and risks and ensures
emergency response plans are in place for existing and future communities.
3.3.14.2 Identifying low risk evacuation areas where community members can evacuate to
and wait until emergency service providers can reach them in case of an
emergency
3.3.14.3 Annually reviewing the adequacy of the emergency management arrangements
and public safety infrastructure relative to growth and development.
3.3.14.4 Establishing a public information program to educate the public on evacuation
routes and personal emergency preparedness.
3.3.14.5 Pursuing funding for wildfire fuel management projects.
3.3.14.6 Engaging the Ministry of Forests, Lands and Natural Resource Operations to
address wildfire risk and fuel management on Crown lands.
3.3.14.7 Encouraging BC Hydro and CN Rail to ensure slash hazard on transmission line
corridors is mitigated.

3.3.15 The SLRD encourages the Ministry of Transportation and Infrastructure to designate and
maintain, in consultation with the SLRD Emergency Program Manager, emergency evacuation
routes from existing neighbourhoods and future developments.
3.3.16 The SLRD supports the establishment of appropriately configured volunteer fire protection
services.
3.3.17 Continue SLRD involvement with other local governments, provincial partners and residents
in developing emergency management plans and policies, including plans and policies related
to specific natural hazards.
3.3.18 Require detailed geotechnical studies prior to development where steep slopes (over 40%)
exist. These studies should identify site stability risks, areas that are unsuitable for
development and mitigation measures for hazards that can be mitigated. The development
plans shall comply with all of the recommendations of the geotechnical studies. Development
in the vicinity of Mount Meager and the Meager Creek Hotsprings is not supported due to
geotechnical hazards.

3.4 TRANSPORTATION
The transportation network in Area C currently consists of:

- Highway 99, Portage Road, Pemberton Meadows Road and a number of lesser roads serving local needs.
- The CN Rail line that runs roughly parallel to Highway 99 and connects to Vancouver in the South and Whistler, Pemberton and ultimately Lillooet and points beyond in the north.
- Greyhound Bus Service between Squamish and Pemberton and connecting to Vancouver in the south.
- BC Transit bus service between Pemberton and Whistler – Route 99 and the Pemberton Local Bus service – Route 100.
- The Sea to Sky Trail, the Friendship Trail, and many other formal and informal recreational trails.

The transportation network is shown on Map 3.

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

**Objectives**

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

**Policies**

3.4.8 Support continued cooperation with the Ministry of Transportation and Infrastructure and other relevant agencies, with respect to road planning.
3.4.9 Support the creation of a safe and low impact regional multi-modal transportation system that connects communities throughout the SLRD.
3.4.10 Encourage continued collaboration and cooperation among agencies for transportation planning throughout the plan area.
3.4.11 Encourage the use of permeable surface materials (pervious concrete & asphalt) wherever possible.
During the construction and maintenance of roads, the Ministry of Forests, Lands and Natural Resource Operations and the Ministry of Transportation and Infrastructure are encouraged to consider:

- Constructing bridge spans that are adequate to permit the movement of wildlife;
- Documenting and protecting wildlife movement corridors;
- Not constructing roadside pullouts where there is a high likelihood of human-wildlife conflicts and wildlife habituation; and
- Creating dedicated bike lanes wherever possible.

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

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

Encourage CN Rail to improve its freight service and restore passenger rail service.

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

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

Support the addition of bike lanes along Pemberton Meadows Road to facilitate safer movement of bicycles.

### 3.5 UTILITIES, INFRASTRUCTURE AND COMMUNITY SERVICES

**Context**

The majority of public facilities for Area C 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, most public uses will continue to be provided within the boundaries of the Village of Pemberton. Most of Area C is not served by a community water or sanitary sewer service. Service Areas are shown on Map 2.

Electoral Area C is served by the Pemberton and District Community Centre in Pemberton, Gates Lake Community Park and various playing fields. 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. A number of Electoral Area C students attend a variety of Whistler public and alternative schools.

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

**Objectives**

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

**Policies**

3.5.0.4 Generally Utility and Infrastructure *uses* are supported in all land use designations.
3.5.0.5 Generally, Community *uses* are supported in all land use designations except for lands designated as Agriculture.
3.5.0.6 The **Regional District** shall strive to ensure that land is made available for community and fire protection facilities.
3.5.0.7 The **Regional District** shall work with the Village of Pemberton, Lil’wat Nation, N’Quatqua and community organizations to determine the community and recreational facilities needed by area residents and to determine possible funding sources.
3.5.0.8 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.

### 3.5.1 Utilities and Services to Property

**Objectives**

3.5.1.1 To facilitate the safe and cost effective provision and maintenance of water, sewer, and solid waste services, as appropriate, to the community and with respect for the ecological needs of the area.
3.5.1.2 To ensure energy efficient infrastructure and support of the goals of achieving carbon neutral local government operations by 2020.
3.5.1.3 In conjunction with other agencies, to ensure that utilities and services to property are available at a level appropriate to the needs of the local residents and their ability to pay.
3.5.1.4 To encourage the effective utilization of existing services and facilities prior to any expansions.
3.5.1.5 To promote the health and safety of residents and visitors by encouraging improvement of medical services, fire and police protection capability.
3.5.1.6 To support the development of lands for institutional use in appropriate locations.

**Policies**

3.5.1.7 Support the following process for the establishment of future service areas:

- Request (petition) by residents to establish a service area;
- Referendum/Alternative Approval Process by affected property owners;
- Feasibility analysis funded by the proponents or grants.

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

3.5.1.9 Support the development of decentralized/distributed heat and power generation systems in Planned Communities. Incineration of waste for heat and power generation is not supported.
3.5.1.10 Support the adoption of **green infrastructure** and rainwater management approaches to addressing hydrological issues related to stormwater.

3.5.1.11 Encourage the provision of weather-protected bicycle parking facilities and transit shelters throughout Electoral Area C.

**WATER AND SEWER**

*Policies*

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

3.5.1.13 All building permit applications shall be subject to provincial regulations regarding sewage disposal and potable water.

3.5.1.14 The Zoning Bylaw shall ensure that the minimum allowable parcel size permitted in areas without a community sewer system allows for the setbacks between septic fields and watercourses required by provincial legislation.

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

**SOLID WASTE MANAGEMENT**

The SLRD provides Solid Waste Management services to Electoral Area C that are guided by the Solid Waste and Resource Management Plan (SWRMP). Solid waste is transported to either the Rabanco Regional Landfill in Washington State, via the Whistler Transfer Station or to the Squamish Landfill. The landfill in Squamish is expected to reach capacity in 2017 and is currently undergoing a vertical expansion to provide an additional 8-10 years of airspace. Alternative solutions to solid waste disposal should be considered, including minimizing the volume of waste going to landfill, and also seeking alternative sites for landfill needs.

The Sea to Sky composting facility near Rutherford Creek is a composting facility recognized in the SWRMP and there is food scraps collection at the Pemberton Transfer Station. There are recycling collection depots at the Pemberton, Devine and Mount Currie transfer stations. It is likely that composting services and facilities will expand in the future.

*Policies*

3.5.1.16 The development and maintenance of a community recycling program in Electoral Area C is supported.

3.5.1.17 The SWRMP zero waste approach should be defined, communicated, and promoted in regional and local government programs and services, and any future updates should be implemented.

3.5.1.18 The expansion of composting operations located in Pemberton and Electoral Area C is encouraged and supported and more composting drop-off locations are encouraged within both Pemberton and Electoral Area C, as well as the remainder of the SLRD’s area, by investigating neighbourhood (bear proof) composting options to limit the amount of material that needs to be transported.
3.5.1.19 The continued operation of the ‘Re-Use-It’ Centres and ‘Re-Build-It Centres’ in Whistler and Squamish and the development of a ‘Re Build-it Centre’ in Pemberton is supported.

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

3.5.2 Community Services

Objectives

3.5.2.1 Support the development of lands for institutional use where appropriate.
3.5.2.2 Promote the health and safety of residents and visitors by encouraging the improvement of medical services and fire and police protection.
3.5.2.3 Seek to ensure that there is sufficient land available for institutional needs, and to allow uses such as fire halls, etc., in all land use designations and zones.
3.5.2.4 Foster cooperation among all agencies involved in planning for community services.

Policies

SCHOOLS

The schools that serve Area C are located in the Village of Pemberton and in Whistler as well as Blackwater Creek Elementary in Devine.

3.5.2.5 Encourage School District No. 48 to continue to provide adequate educational facilities and services to the children in the Plan Area.
3.5.2.6 Encourage School District No. 48 to allow school facilities to be used for community based recreational activities.
3.5.2.7 Work with School District No. 48 to ensure sufficient land is designated in appropriate locations to allow development of school facilities within the Plan Area.
3.5.2.8 The Regional District may support post secondary education institutions and private education facilities in the Plan Area on a site specific rezoning basis.

COMMUNITY FACILITIES

3.5.2.9 Support a collaborative approach among community organizations to determine the community and recreational facilities needed by area residents and to determine possible funding sources.
3.5.2.10 Support a collaborative approach among relevant senior government agencies to encourage the provision and maintenance of appropriate police, ambulance, fire, health and library facilities that can be accessed by plan area residents.
3.5.3 Trail Network Plan

Context

Area C has an extensive network of recreational trails, both in backcountry locations and within settled areas. The SLRD established the Pemberton Valley Recreational Trails Service, a joint service between the Village of Pemberton and portions of Electoral Area C in 2007. A master plan for the service was adopted in 2009.

The Valley Loop Trail links public and private lands in and around the Village of Pemberton to form a multi-use trail used for both recreation and transportation; an accessible pathway for pedestrians, cyclists, cross country skiers, and equestrian users. Many kilometres of recreational trails have been established by cyclists, hikers, equestrians, hunters and others on hillsides above the Pemberton Valley. Key recreational trail areas include Mosquito Lake Trail system, One Mile Lake/Signal Hill trail system, and the Tenquille Lake Trail system.

The Sea to Sky Trail is a regional multi-use recreational trail which runs from Squamish to Whistler and will eventually continue through to Anderson Lake at D’Arce. The connection between Whistler and Pemberton is partially constructed and work continues on its final sections.

Once it reaches Pemberton, the Sea to Sky Trail will follow the route of the planned Friendship Trail, a commuter and recreational trail connecting Pemberton and Mount Currie. Completion of the Friendship Trail is expected in 2018.

The Regional District aims to create a pedestrian friendly environment, encourage commuter cycling, and increase recreation opportunities within Area C.

Objectives

3.5.3.1 To expand active transportation by creating an integrated road, trail and transit system that provides direct access to local and regional destinations.
3.5.3.2 To expand an interconnected network of trails and green spaces that protects and enhances public access to the diverse recreational opportunities of Area C.
3.5.3.3 To ensure that new recreational “single track” trails are sustainable by preventing erosion and damage to local ecosystems.
3.5.3.4 To increase the safety of pedestrians and cyclists.

Policies

3.5.3.5 Residential, commercial, and industrial development shall be designed to facilitate efficient cyclist and pedestrian movement.
3.5.3.6 The Regional District shall identify and formalize appropriate locations for public access to local recreational amenities.
3.5.3.7 The Regional District will encourage local trail organizations to create a planned, sustainable trail network following trail standards guidelines that are acceptable to the SLRD.
3.5.3.8 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, the Friendship Trail and the Pemberton Valley Loop network.

3.5.3.9 Where existing popular or historic trails overlap with private land, the Regional District supports the formal designation of recreation trails at the time of subdivision.

3.5.3.10 Public trails in agricultural areas should be located and developed in a manner that avoids or minimizes conflict with farm operations.

3.5.3.11 Consultation with the SLRD Area C Agricultural Advisory Committee and individual farmers as well as reference to the Ministry of Agriculture publication “A Guide to Using and Developing Trails in Agricultural Areas” is critical in the planning and development of trails in agricultural areas.

- Trails shall be used for non-motorized, non-commercial use;
- Dogs must be leashed or otherwise under control at all times;
- Adjacent private properties must not be accessed; and,
- Signage should be obeyed, including temporary detours to accommodate seasonal agricultural operations.

3.5.3.12 The Regional District supports necessary improvements, such as dedicated cycling lanes and signage, to facilitate commuter cycling and cycle tourism, along Highway 99, Pemberton Meadows Road, Portage Road and other roads.

3.6 BEAR SMART GUIDELINES

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

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

**Objectives**

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

4.0.2 To direct growth and intense development to existing communities and member municipalities, and to ensure that such areas engender the emergence of complete communities.

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

**Policies**

4.0.4 Support the improvement of rural and with an appropriate mix of uses combined with distributed renewable power generation, **agriculture**, and **green infrastructure**.

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

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

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

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

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

4.0.10 Support initiatives to build capacity for local food production and consider working with member municipalities, non-profits and the School Districts to provide food preservation education using publicly accessible facilities.

4.0.11 Support the planting of public streets with species that can provide nutrition or medicinal health benefits that are not necessarily attractive to bears.

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

4.1 **AGRICULTURE – PEMBERTON VALLEY AGRICULTURAL AREA PLAN**
Context

Agriculture is the most important economic activity in Area C and the main factor that determines settlement patterns. 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.

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

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

Most of the productive agricultural land in the plan area falls within the Agricultural Land Reserve (ALR). 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.

Objectives

4.1.1 To support and enhance the economic viability of agriculture in the plan area.
4.1.2 To support sound environmental farming practices.
4.1.3 To achieve a healthy, sustainable and stable food supply by working with food producers, citizens, First Nations, municipalities, senior government, Health Authorities, and other stakeholders to support local and regional food security.
4.1.4 To encourage and promote food production and a strong, profitable agriculture sector.
4.1.5 To confirm support for the farming community by the Regional District and support preservation of the agricultural land base.

Policies

4.1.6 The Board supports, in principle, economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products.
4.1.7 It is the intent of this Plan that it implement the findings and directions of the Pemberton Valley Agricultural Area Plan (2012) for agricultural activity in the Pemberton Valley to the extent appropriate in an Official Community Plan.
4.1.8 It is the policy of the SLRD Board that this Plan conform to the policies in the Regulations to the Agricultural Land Commission Act with respect to land in the Agricultural Land Reserve.

4.2 INDUSTRY
4.2.1 Resource Industrial Activity

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

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

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

4.2.2 Industrial Development

There are very few industrial uses, beyond resource industrial, occurring in the plan area. The Regional District regulates the use of temporary facilities associated with independent power projects such as lay down areas, concrete batch plants, worker camps, etc. through Temporary Use Permits.

Objectives

4.2.2.1 To promote the creation of complete communities by identifying lands suitable for ‘green’ and ‘non-polluting’ industrial uses within and adjacent to existing communities.

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

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

Policies

4.2.2.4 Industrial developments will be encouraged to locate in established industrial areas within municipal areas that have appropriate servicing and infrastructure in place to support the use.

4.2.2.5 Industrial uses may be permitted in the plan area, and will be considered on a case by case basis.

4.2.2.6 Temporary Industrial Use Permits will be considered for all lands within the plan area.

4.3 COMMERCIAL DEVELOPMENT

Context
The Village of Pemberton is the primary commercial centre servicing Electoral Area C residents. Within Mount Currie, D’Arcy and around Gates Lake, there are several areas designated for commercial uses.

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

**Objectives**

4.3.1 To support the Village of Pemberton as the main commercial centre for the plan area.
4.3.2 To recognize areas suited for backcountry commercial activity.
4.3.3 To support home-based businesses and industries.
4.3.4 To direct local commercial uses to existing commercial areas in Mount Currie and D’Arcy.

**Policies**

4.3.5 The further development of the Mount Currie commercial area to service the everyday needs of area residents and to provide goods and services for the traveling public, is supported.
4.3.6 The development of backcountry commercial facilities in appropriate locations is supported as a means of enhancing economic opportunities in the plan area.
4.3.7 The Zoning Bylaw should permit home-based business as a secondary use in conjunction with a principal residential use.
4.3.8 A high standard of energy and water efficiency for all new commercial construction or renovations is encouraged.
4.3.9 Temporary Commercial Use Permits will be considered for all lands within the plan area.

## 4.4 AFFORDABLE HOUSING

**Context**

While a diversity of housing forms and options contributes to a diverse and vibrant community, most of the land in Area C is not suitable for housing development because it is too steep and unserviced and is designated “non-settlement area” in the Regional Growth Strategy. ALR land cannot be considered as an option to meet future housing demand as it is meant to be protected for the preservation of agriculture.

In practice, the opportunities for the provision of affordable housing and for diversifying housing provision in Area C are limited to the existing small concentrations of housing in rural areas and to the very small areas designated and zoned Commercial. The potential exists for offering a diversity of housing provision in rural areas and includes permitting secondary suites, allowing caretaker’s units in commercial and industrial zones and permitting home-based businesses. Housing in Agricultural zones should be restricted to a farm dwelling and additional dwellings should be permitted only where they are necessary for bona fide farm activities.
Any policy to permit a developer to make financial contribution into a housing fund in lieu of more direct compensation is inoperable since no such fund currently exists.

Mobile home parks can play a role in the provision of affordable housing, when they are serviced with community water and sanitary sewage systems and not in Agricultural areas.

**Objectives**

4.4.1 To facilitate the provision of a range of housing choices.
4.4.2 To direct the development of affordable housing to existing rural residential clusters, commercial areas and the Village of Pemberton.
4.4.3 To prevent the loss of existing affordable housing.

**Policies**

4.4.4 Existing mobile home parks are recognized as valuable contributors to the affordable housing base.
4.4.5 New mobile home parks may be considered in existing communities:
   a. Where they can be serviced with community water and sanitary sewer systems.
   c. Subject to the 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.

4.4.6 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.

4.4.7 The Regional District shall consider, within the framework of Section 482 of the Local Government Act (zoning for amenities and affordable housing) the following to encourage the provision of affordable housing in existing communities:
   a. Inclusionary zoning of at least 15 per cent affordable housing in new developments.
   b. Density bonuses for the provision of affordable housing by permitting more intensive development than might otherwise be allowed.
5.0 LAND USE DESIGNATIONS

5.1 RESIDENTIAL DESIGNATION

Context

The Village of Pemberton and the Resort Municipality of Whistler are the main service centres for residents of Electoral Area C. These jurisdictions are the preferred locations for small lot and urban-style residential development. Within the plan area there are several existing population nodes.

Objectives

5.1.1 To recognize the land use and character of the existing residential areas.

Policies

5.1.2 The maximum density shall be one dwelling per acre (0.4 ha) where community water and sewer systems are provided.
5.1.3 New development shall be serviced by community water and sewer systems.
5.1.4 Encourage common area (preferably at least 6 m) between dwellings through setback requirements or covenanted buffer areas along common lot boundaries in existing communities to retain trees that enhance rural character (while respecting FireSmart principles).

5.2 RURAL RESIDENTIAL DESIGNATION

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, is a rural community of about 170 residential lot sites on the north eastern shore of Lillooet Lake. The Whistler-Pemberton corridor includes a small residential neighbourhood known as WedgeWoods. All existing communities are predominantly of low density, rural character.

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 with several small pockets of urban-sized residential lots (0.1 to 0.8 hectares), and small acreage rural residential properties within the ALR. In order to protect farm land and avoid flood hazards, future growth should be accommodated in hillsides areas adjacent to existing urban development and not on land within the ALR.
Mount Currie, Ivey Lake/Reid Road, Walkerville, Owl Ridge, Poole Creek, Birken, Devine and D’Arcy are the principal existing communities in the Mount Currie – D’Arcy Corridor. The Mount Currie – D’Arcy Corridor is home to a series of small, historic communities and subdivisions with 2 hectare lots. This Corridor 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. There are 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 is a priority for the Mount Currie – D’Arcy Corridor. There are opportunities to provide for rural residential development on one hectare lots through site specific rezoning applications. There are also opportunities to provide for rural residential development on one hectare lots through site specific rezoning applications, for example, in the Ivey Lake/Reid Road area, subject to adequate on-site water supply being demonstrated.

Lillooet Lake Estates is the largest community at Lillooet Lake with approximately 170 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 on the east side.

**Objectives**

5.2.1 To direct urban development forms to the Village of Pemberton, without precluding the establishment of localized facilities to serve plan area residents.

5.2.2 To promote development consistent with the existing rural and semi-rural character of the area.

5.2.3 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**

5.2.4 Lands identified as Rural Residential are indicated on Map 1.

5.2.5 Permitted uses in all Rural Residential areas shall include single family home, secondary suite, home-based business, and auxiliary/accessory buildings and uses related to the above.

5.2.6 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.

5.2.7 Retail uses are not considered appropriate home industry uses.

5.2.8 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.

5.2.9 Subject to soil conditions, geotechnical hazards, water supply and policies for the preservation of agricultural land, the minimum parcel area shall be 2 hectares in all Rural Residential areas.

5.2.10 Despite Policy 5.2.9, 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.
Pemberton Meadows

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

Mount Currie

5.2.12 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.

5.2.13 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

5.2.14 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.

5.2.15 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.

5.2.16 The Sutherland Road neighbourhood in the Birken area will be maintained as a two hectare minimum parcel area subdivision.

5.2.17 Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mount 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.

5.2.18 In the Ivey Lake/Reid Road neighbourhood, only those parcels serviced by wells that provide 2,720 liters/day on a sustained basis throughout the year for each proposed parcel and can provide water of suitable quality as defined by Guidelines for Canadian Drinking Water Quality, shall be considered for rezoning to permit one hectare parcels.

5.2.19 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 (with such dwelling allowing for a secondary suite).

Lillooet Lake Area

5.2.20 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.

5.2.21 Further subdivisions for the provision of recreation or residential properties at Lillooet Lake are discouraged.
Residential and commercial development in the Whistler-Pemberton Corridor, including the Soo and Rutherford Valleys, is discouraged, with the exception of the WedgeWoods development.

5.3 RESOURCE MANAGEMENT DESIGNATION

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

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

Map 9 displays areas of aggregate resource potential within Electoral Area C. Only those regions displaying primary or secondary classification have been shown. Primary refers to areas that have the highest aggregate potential due to characteristics favourable for hosting natural aggregate deposits. Secondary refers to areas that have a modest potential for aggregates as these areas demonstrate those characteristics to a lesser extent than the primary areas.

Objectives

5.3.1 To ensure the effective management of land and water that respects the ecological, cultural, social and scenic values, as well as the principles and integrity of each community.

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

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

Policies

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

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

5.3.6 Use of natural goods and services that is compatible with the ecological, cultural and social values of the community is encouraged. Industrial uses that have strong linkages to resource use activities may be permitted on a site specific rezoning basis on lands designated as Resource Management.
5.3.7 The minimum parcel size for subdivision of land designated Resource Management shall be 40 hectares.

Hydroelectric Generation and Independent Power Projects (IPPs)

5.3.8 The SLRD will comply with provincial policy regarding Independent Power Plants and the SLRD’s Independent Power Project Policy.

5.4 AGRICULTURE DESIGNATION

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

Objectives

5.4.1 To implement the Pemberton Valley Agricultural Area Plan (PVAAP) to the extent appropriate in an Official Community Plan.
5.4.2 To meet the intent and requirements of the Agricultural Land Reserve.
5.4.3 To preserve agricultural land and encourage the establishment and maintenance of farms.
5.4.4 To recognize, preserve, improve and expand the agricultural land base in the plan area.
5.4.5 To encourage diversification, small farm development, and ecological and economic sustainability of the farming community.
5.4.6 To minimize the potential negative effects from non-agricultural development occurring at the edge of farming areas and within agricultural lands.
5.4.7 To accommodate housing that meets the needs of farmers and minimizes the negative effects on farm land.
5.4.8 To provide guidance for land use decisions to amend the zoning bylaw, draft other bylaws, approve developments and establish other policies and guidelines.

Policies

Agricultural Land Use Policies

5.4.9 Farm land and soil having agricultural capability is to be protected and preserved.
5.4.10 The appropriate utilization of that land for agricultural purposes is encouraged and supported.
5.4.11 The intrusion of residential development into agricultural areas is recognized as a potential problem that should be guarded against.
5.4.12 Non-farm uses on land suitable for agriculture are discouraged.
5.4.13 The impact of non-farm development in or adjacent to agricultural areas is recognized as a potential problem that will be guarded against.
5.4.14 All accessory or ancillary uses are supplementary and secondary to agricultural activity and must be linked to the primary agricultural activity of the farm.
5.4.15 Special events and agrotourism and commercial businesses (with the exception of home based businesses and industries) should be linked to an agricultural activity on the farm unless otherwise permitted by ALC Regulation.

Decision-making Criteria for lands designated for Agriculture

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

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

Agricultural Land Base

5.4.17 Agriculture is recognized and supported as the primary land use in the ALR. Lands designated for agricultural use are indicated on Map 1. These lands shall be managed to retain their agricultural potential. Agricultural uses include the growing, rearing, producing and harvesting of agricultural products, the sale of agricultural products and agrotourism activities.

5.4.18 All uses and subdivision of land within the Agricultural Land Reserve shall be in accordance with the Agricultural Land Commission Act and associated regulations.
5.4.19 Rural, non-farm residential and urban developments are encouraged to occur in locations that will not impact the viability of farm land.

5.4.20 Alternative non-agricultural sites should be considered when recreational, institutional, industrial, commercial uses or utility facilities are proposed for agricultural areas.

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

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

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

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

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

5.4.26 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 SLRD Area C Agricultural Advisory Committee on a case by case basis to reconcile potentially conflicting interests.

5.4.27 Non-farm uses on agricultural land, or non-soil dependent farm operations, are encouraged to locate in areas of poorer soils.

Economic Sustainability of Agriculture

5.4.28 The Board encourages economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products by:
- Supporting the development of farm outlets for the sale of local agricultural products;
- Permitting roadside stands for farm gate sales of agricultural products; and
- Supporting home occupations that produce value added products from locally produced agricultural products.

5.4.29 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 Agricultural Land Commission Act, the SLRD will support and encourage the horse industry in Area C.

5.4.30 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.

5.4.31 Farm retail sales shall be subject to the following:
- all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
- 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 m².

Urban-Agriculture Interface
5.4.32 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.

5.4.33 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.

5.4.34 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.

5.4.35 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.

5.4.36 Where areas between the ALR and the edge of the Valley are designated Rural Residential under Part 5 of the 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.

5.4.37 Ensure that future development activities in the plan area result in the minimal creation of new residential-agriculture interfaces.

5.4.38 Agricultural Impact Assessments should be considered in order 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.); and

i. Disturbance of existing livestock and machinery movements, either on-farm or between farm properties.

**Housing**

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

a) the property has farm class under the BC *Assessment Act*; and

b) an application approved by the SLRD in consultation with the Ministry of Agriculture, including an assessment report from a professional agrologist that provides evidence that there is a demonstrated need for a farm employee residence or temporary farm worker housing commensurate with the present level of *agriculture* occurring on the property.

**Farm Residential Footprint**

5.4.40 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 SLRD Area C Agricultural Advisory Committee on a case by case basis to reconcile potentially conflicting interests.

5.4.41 It is the intent of this Plan that the siting and size of residential *uses* in Agricultural areas be regulated for the purpose of:

a) not restricting agricultural activities;

b) directing the largest residential *uses* in a community to non-farming areas;

c) minimizing the impact of residential *uses* on farm practices and farming potential in farming areas;

d) minimizing loss and/or fragmentation of farm land due to residential *uses*, and

e) minimizing the impact of residential *uses* on increasing costs of farmland.

5.4.42 The use of a **farm residential footprint** in the Zoning Bylaw is considered as the means to implement this policy.

**Environmental Protection**

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

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

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

5.4.46 Ensure that the negative impacts on farming and wildlife habitat are minimized when new agritourism, transportation and utility corridors, regional recreational opportunities and other economic initiatives are being developed.

5.4.47 All levels of government and non-government agencies are encouraged to support farmers in their habitat protection and enhancement initiatives on agricultural land in cooperation with farmers.

5.4.48 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

5.4.49 Individual farmers, the SLRD Area C Agricultural Advisory Committee, the Pemberton Valley Trails Association, the Agricultural Land Commission, and other stakeholders shall be consulted on recreational trail plans, designs, and trail management to ensure farm operations are not adversely affected.

5.4.50 The Regional District, in consultation with the Agricultural Land Commission, the Ministry of Agriculture, SLRD Area C 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.

Community Food Security

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

5.5 COMMERCIAL DESIGNATION

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 the Pemberton Town Centre is limited to a small commercial centre at Mount Currie, and a number of commercial recreational developments, including Birken Lakeside Resort, Anderson Lake Resort, Whispering Falls Resort and Lillooet Lake Lodge.

The Mount Currie commercial area is relatively small in area with a mixture of activity that generally caters to the travelling public. Services include restaurants, a motel, a cultural centre (Ullus), art gallery, gas station and a 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 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 the surrounding Lil’wat Nation.

Objectives
5.5.1 To support the viability of the Village of Pemberton's Town Centre.
5.5.2 To ensure adequate goods and services are locally available to residents of and visitors to Electoral Area C.

**Policies**

5.5.3 The Plan recognizes existing commercial activity and the need for local commercial activity in existing communities, including retail as well as uses that cater to the traveling public, such as restaurants and limited tourist accommodation.
5.5.4 The mixture of compatible retail, commercial, service and residential uses in Commercial areas and buildings is supported.
5.5.5 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.
5.5.6 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.
5.5.7 A high standard of energy efficiency for all new commercial construction is encouraged:
   - Energy efficiency objectives shall be incorporated into all zoning amendment bylaws where appropriate.
   - Increased density through rezoning shall be considered where alternative energy systems or other innovative sustainability initiatives are proposed.

**Mount Currie - D'Arcy Corridor**

5.5.8 The Regional District supports the development of a railway station and tourist service centre in D'Arcy, including tourist accommodation and limited commercial, on a site specific rezoning basis.
5.5.9 The need for additional limited 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 Plan.

**5.6 COMMUNITY WATERSHED PROTECTION DESIGNATION**

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

**Objectives**

5.6.1 To recognize the critical importance of water and protect and improve the quality and quantity of water for all life now and in the future.
5.6.2 To ensure development activities within Electoral Area C support the protection of community watersheds.

**Policies**

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

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

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

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

5.7 **PARK DESIGNATION**

There are several provincial parks, conservancies, and forest recreation sites within the Plan Area.

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

**Objectives**

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

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

**Policies**

5.7.3 Lands within Provincial Parks, regional parks and municipal parks are designated as Park on Map 1. Uses that shall be permitted in Provincial Parks include intensive recreation, including campgrounds and non-motorized backcountry recreation. Uses permitted in regional, community and municipal parks include assembly, day use activities and community gardening.

5.7.4 Where possible, parks shall be planned, designed and maintained to provide for fire protection and mitigation.

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

5.8 **INDUSTRIAL DESIGNATION**

**Context**

Industrial uses are not a significant land use or source of employment in Area C. There is one industrial area in Area C on the edge of Mount Currie where natural resources are processed from their raw state into more finished products or processed for sale. There are several other isolated sites within non-Industry land use designations that permit and/or are zoned for a limited range of industrial types of
uses. These are not designated Industrial on Map 1. Most Industrial uses are directed to the Pemberton Industrial Park.

**Objective**

5.8.1 To recognize and support a limited range of industrial uses for natural resource processing in an area separate from residential, agricultural, commercial uses and resource management uses.

**Policies**

5.8.2 Lands within an Industrial designation are shown on Map 1 and may be used for:
- the processing of raw logs
- mineral, sand and gravel processing
- manufacture of concrete products
- construction of log homes, prefabricated homes, and timber frame homes
- sawmill and manufacturing of natural wood products, and
- light industry

5.8.3 Lands within an Industrial designation shall be used, maintained and operated to prevent nuisance and negative impact on neighbouring uses.
6. IMPLEMENTATION

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

6.1 SUB-AREA PLANNING

Sub-area plans may be developed for certain areas from time to time to provide more detail or provide more specific direction for development or future land use decisions in response to an area’s needs.

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

6.2 IMPLEMENTING ZONING BYLAWS

The Zoning Bylaw for Electoral Area C is currently the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017 (Zoning Bylaw 1485-2017).

In addition, there are six Land Use Contracts (LUC) that will be in effect in Electoral Area C until they are terminated on or before June 30 2024 and replaced with zoning in Zoning Bylaw 1485-2017, as required by the Provincial legislation, which was enacted in 2014:

- 4D Ranch LUC 123
- Birkenhead Lake Estates LUC 122
- Edwards Kia Ora Court LUC 47
- McGillivray Falls LUC 87
- Ponderosa Ranch LUC 117
- Lillooet Lake Estates/Heather Jean Developments LUC 88.

Land Use Contracts were used in the late 1970s and early 1980s under the Provincial Municipal Act. Land Use Contracts are agreements between local government and property owners which contain specific terms and conditions for any uses or development on a particular piece of land. New Land Use Contracts are not permitted under provincial legislation. These Land Use Contracts remain in effect until they are replaced by new zoning bylaws that are consistent with this Plan. Applications for amendments to the implementing zoning bylaws should be reviewed with respect to the policies of this Plan, and only be approved if they are consistent with the policies of this Plan.

The land use controls in the Land Use Contracts will be converted to zoning controls so that the Land Use Contracts can be discharged.
7. DEVELOPMENT PERMIT AREAS

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

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

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

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

The provisions of other bylaws may be varied under a Development Permit or a Development Variance Permit as follows:
   1. Setbacks from lot lines;
   2. Height limits may be increased;
   3. As may be described within the specific Development Permit Area Guidelines.

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

7.1 RIPARIAN PROTECTION DEVELOPMENT PERMIT AREA

Categories
Pursuant to Section 488(1)(a) of the Local Government Act, the Riparian Protection Development Permit Area is designated as a DPA for protection of the natural environment, its ecosystems and ecological diversity.
Area
The Riparian Protection DPA applies to all land within Electoral Area C, including mapped and unmapped streams, as indicated on Map 6. This DPA consists of the following Riparian Assessment Areas within and adjacent to all streams, which by definition includes fish bearing and non-fish bearing habitat wetlands, and lakes:

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

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

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

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

- Removal, alteration, disruption or destruction of vegetation
- Disturbance of soils
- Construction or erection of buildings and structures
- Additions to existing buildings and structures that encroach into the Riparian Assessment Area
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors
- Any reconstruction, renovations, repairs, or maintenance to an existing building that will require work to the existing foundation
- Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are equal to or greater than 75% of the building’s value above its foundations (and thus considered new development/construction) in accordance with Section 532 of the Local Government Act.
Riparian Protection Development permit applications are required for the following cases where a reduced application fee will apply, and the QEP assessment report may not be required:

1. Works approved by the Department of Fisheries and Oceans Canada (DFO) and/or the Ministry of Environment, and/or the Ministry of Forests, Lands, and Natural Resource Operations.
2. Stream enhancement and fish and wildlife habitat restoration works that have obtained the required Provincial and Federal approvals. Any activity within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation, and notification to the SLRD.
3. Removal of invasive species on a small scale provided that such works are conducted in accordance with a vegetation management plan prepared by a QEP, and measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted immediately in accordance with the first 2 provisions under ‘Application’, above.
4. Reconstruction, renovations, repairs, or maintenance to an existing building on its existing foundation that are less than 75% of the building’s value above its foundations in accordance with Section 532 of the Local Government Act.

Exemptions
Riparian Protection Development permits are not required for the following:

1. Development activities located outside of the Riparian Assessment Area. For properties where the distance from the Riparian Assessment Area is questionable, a survey may be required.
2. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property.
3. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program within 28 days of the emergency incident/event.
4. Removal of trees deemed hazardous by a qualified professional that threaten the immediate safety of life and buildings.
5. Agricultural development activities on lands used, or proposed to be used, for a farm operation as defined by the Farm Practices Protection Act, except where such activities are done in conjunction with, or in preparation for, non-farm uses.
7. Subdivision of the land.

Guidelines - General

1. All development within this DPA must be consistent with the provincial Riparian Areas Regulation.
2. A QEP must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the Riparian Areas Regulation and the RAR Assessment Methodology Guidebook.
3. The report must be submitted to the Province via the Riparian Areas Regulation Notification System (RARNS), and a copy must be provided to the SLRD.
4. A Development Permit shall not be issued without notification via RARNS, or from the Department of Fisheries and Oceans Canada and/or the Ministry of Environment, and/or the Ministry of Forests, Lands, and Natural Resource Operations that they have been notified of the proposed development and provided with an acceptable copy of the QEP assessment report, or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.
5. Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) or serious harm to fish habitat pursuant to Section 35(2) of the Canada Fisheries Act, the Development Permit shall not be issued unless approval under the authority of Section 4(3) of the RAR is received from the DFO. The SLRD may consider providing comments to the DFO in regards to a proposed approval under the authority of Section 4(3) of the RAR.

6. The SLRD may, when considering comments to the DFO on a proposed approval under Section 4(3) of the RAR, require additional information from the QEP and other senior levels of government.

7. The applicant shall be requested to provide an explanatory plan of the Streamside Protection and Enhancement Area (SPEA).

8. The property owner shall implement all measures necessary to maintain the integrity of the SPEA as specified in the QEP report, and such measures as may be included as conditions of the development permit.

9. Where a mapped or unmapped stream in Electoral Area C is found not to be subject to the RAR, a report prepared by a QEP, generally following the RAR methodology, shall be required to be submitted to the SLRD.

Guidelines - Restoration & Remediation
Where development has occurred in violation of this Development Permit Area, the following guidelines shall apply:

1. A **qualified environmental professional** must be retained at the expense of the applicant for the purpose of preparing a report outlining the necessary remediation and restoration work.

2. The QEP must certify that they have carried out a remediation assessment, that they are qualified to carry out such an assessment, and that all applicable provincial regulations have been followed.

3. The report must outline how to mitigate the damage done by any clearing and site development, and how to restore the area to its previous condition.

4. Any cleared areas must be replanted with native **riparian** vegetation at the applicant’s expense.

5. Buildings and structures constructed in violation of this **DPA** may be subject to removal at the applicant’s expense in order to restore the integrity of the **riparian** area.

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

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

Area
The Wildfire Protection DPA applies to all lands within Electoral Area C as shown generally on Map 10.

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

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

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

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

Guidelines
1. Development Permits issued in this area shall be in accordance with the applicant demonstrating how the development has implemented the following measures:
materials that have a high resistance to combustion, including cement board, slate, metal, plaster, stucco and other concrete products are preferred for exterior siding (excluding decorative trim, fascia and similar features);

- materials that have a high resistance to combustion, including Class A, B or C shingles, slate, clay tile or metal should be used for roofing (excluding decorative trim, fascia and similar features);

- within 10 m of structures and projections landscaping that features trees planted a minimum of 3 m apart, preferably deciduous and trimmed of branches to 3 m in height, low-growing non-resinous shrubs, lawn and hard surfaces are preferred; and

- within 30 m of structures and projections ground fuel is removed, trees are thinned to a minimum of 3 m apart, and branches are trimmed up to at least 3 m above the ground. Trees spaced more closely than 3m are acceptable where a hard surface, lawn or other suitable fire break surrounds the cluster.

2. Applications for a Development Permit shall be accompanied by plans indicating the following, as necessary to show how at least two of the four required measures listed in the above Guideline 1. are being implemented in the proposed development:

- Location of all existing and proposed structures, parking areas and driveways;

- Extent and nature of existing and proposed landscaping, including details of trees and ground cover; and,

- Building elevations indicating the type of materials to be used on the exterior and roof of the building.

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

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

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

### 7.3 COMPREHENSIVE DEVELOPMENT PERMIT AREA

**Category**

Pursuant to Section 488(1) (a), (b), (c), (e), (f), (h), (i), and (j) of the *Local Government Act*, the Comprehensive Development Permit Area is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; protection of farming; establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of commercial, industrial, or multi-family residential development; establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions.
**Area**
The Comprehensive DPA applies to all lands within Electoral Area C, as shown on the Development Permit Area Map (Map 10).

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

**Issuance**
The Board delegates the authority to issue Comprehensive Development Permits to the Director of Planning and Development for the following instances:
- Applications involving buildings and structures with a maximum Gross Floor Area (GFA) of 1,500 m².
- Applications involving land alteration with no buildings or structures being constructed.
- Applications involving land alteration or buildings and structures within 300 m of the ALR.

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

**Application**
A Comprehensive Development DP is required prior to the commencement of any of the following:
- Disturbance of soils
- Construction or erection of buildings and structures
- Development of single family dwellings within 300 m of the ALR
- Additions to existing commercial, industrial and multifamily residential buildings and structures that require a building permit
- Additions to existing single family dwellings within 300 m of the ALR
- Creation of non-structural impervious or semi-pervious surfaces
- Flood protection works
- Construction of roads, trails, docks, wharves and bridges
- Provision and maintenance of sewer and water services
- Development of drainage systems
- Development of utility corridors
- Subdivision within 300 m of the Agricultural Land Reserve
- Removal, alteration, disruption or destruction of vegetation for, or in relation to, a non-farm use within the Agricultural Land Reserve that would require an application to the Agricultural Land Commission
- Removal, alteration, disruption or destruction of vegetation on land with slopes of 20% or greater, and land within 20 m of land with slopes of 20% or greater.
**Exemptions**

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

1. Works approved by the Ministry of Environment, and/or the Ministry of Forests, Lands, and Natural Resource Operations.
2. The pruning (not topping) of trees and shrubs, removal of any tree(s) and/or planting of vegetation on a property where such activities would occur inside a covenant area as described on the land title of the subject property.

A Comprehensive Development Permit is not required for:

1. Forestry practices associated with a provincially approved Community Forest pursuant to the BC Forest and Range Practices Act
2. Development of single family dwellings that are greater than 300 m from the ALR
3. Buildings having a gross floor area of less than 10 m²
4. Renovations within an existing building
5. Reconstruction or replacement of an existing building or structure within the DPA, provided the new building or structure is not located closer to an ALR or RAR boundary
6. Agricultural uses and buildings on properties classified as farm under the BC Assessment Act
7. The removal of invasive species including, but not limited to those identified by the Sea to Sky Invasive Species Council (or a similar society) and/or Provincial regulations
8. A temporary use being carried on under a Temporary Use Permit issued by the Board
9. Soil deposit and/or removal activity that has been issued a valid soil deposit/removal permit by the Squamish-Lillooet Regional District Soil Deposit and Removal Bylaw No. 1423-2015
10. To resolve emergency situations that present an immediate danger related to flooding, erosion, or other immediate threats to life or property
11. Activities conducted under the Provincial Emergency Program or the SLRD Emergency Management Program
12. Minor land clearing, provided the proposed area is not within the Riparian Protection Development Permit Area.

**Guidelines - General**

1. Applications for a Development Permit shall be accompanied by plans, including but not limited to survey plans, site development plans, grading plans, building plans, storm water management plans, landscape plans, lighting plans, and a written description of the proposal, to indicate how the proposed development is meeting the following guidelines.
2. All projects are encouraged to apply design philosophies and incorporate practices and materials that significantly reduce energy and water use and greenhouse gas emissions, as well as employ renewable energy sources where possible. With respect to energy and water, conservation principles should be incorporated through building construction, siting and landscaping.
3. It is also important to ensure adequate infiltration of rainwater within landscaped/paved areas, and consider the appropriate type and density of drought resistive plantings that should be planted to help reduce the requirements for outdoor watering.
4. In some cases, additional information may be required to determine the impact of a proposed activity, including but not limited to:
   - Transportation Study
   - Archaeological Assessment or Impact Study
   - Economic Impact Analysis
   - Agricultural Impact Assessment.
Guidelines - Ecosystems

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

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

Guidelines – Hazardous Conditions

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

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

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

e. Building frontages that vary architectural treatments in regular intervals in order to maintain diverse and aesthetically appealing pathways

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

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

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

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

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

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

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

4. Site Design and Landscaping:

i. Application of **green infrastructure** and rainwater management techniques and practices to the greatest extent possible, including but not limited to:
   - rain gardens, rain barrels/cisterns
   - vegetated swales
   - bioretention cells
   - permeable pavement
   - green roofing

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

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

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

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

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

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

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

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

5. Planting and Vegetation Management:

i. Retain existing native mature trees and shrubs in setback areas where feasible.

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

iii. Plant deciduous trees on the south and west sides of a building to increase summer shading and plant coniferous trees on the north sides of a building to block winter wind.

iv. Retain or bring in a healthy, absorbent layer of topsoil deep enough to allow for well-rooted planting and reduce irrigation requirements.

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

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

vii. Group plantings according to water and sun requirements and the site location and provide groupings of shade trees and shrubs on large expanses of open space.
viii. Encourage planting materials that eliminate the need for pesticide use (e.g. utilize companion planting).

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

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

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

6. Universally Accessible Design:
   i. Design to accommodate the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges.
   ii. Ensure that site circulation and grade changes facilitate movement by people with disabilities, and that colour contrast in materials in outdoor areas adequately marks transitions (e.g. to stairs between two levels) for those who are visually impaired.
   iii. Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, visually integrated with the overall building design and site plan, and not relegated to an alternate building frontage for the sake of architectural convenience.
   iv. Ensure that colour contrast in materials in outdoor parking and pedestrian areas adequately marks transitions for those who are visually impaired.

7. Lighting and Signage:
   Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged. Signs should be non-illuminated from within.
   i. Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time glow.
   ii. Use energy efficient exterior lighting systems with timers and sensors to provide light only when required. Ambient lighting should be minimized.
   iii. Where possible, use lighting systems that are powered by renewable energy sources, such as solar.
   iv. Control light glare such that light does not rise more than 90 degrees from the ground (nadir) and does not cross property boundaries. Consider installing high efficiency lighting and use shields to reduce glare to the outside.
   v. Signage should be pedestrian oriented in scale. Large vehicular-based signage should be avoided. Appropriate forms of signage include:
      a. Signs mounted flush with building facades;
      b. Wood carved and/or hand painted hanging signs above pathways;
      c. Signs painted on windows, especially retail display windows and upper floor office windows.

8. Solid Waste:
   Minimize the generation of solid waste in construction and maximize the diversion of solid waste from landfills.
   i. Construct/install with deconstruction in mind to allow for material reuse.
   ii. Incorporate full recycling options for the completed development (e.g. recycling, organics, composting), as well as garbage collection.
iii. Make areas for recycling collection, composting, and waste disposal sufficiently large and easily accessible and plan them so they have the capacity for expansion if necessary.

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

9. Bicycle Parking and Facilities:
   i. Provide easily accessible, secure, and weather-protected bicycle parking facilities for employees and the general public.
   ii. Provide support facilities for employees, including showers and change rooms.

10. Vehicle Parking:
    i. Minimize the use of impervious paving and dark coloured absorptive materials for sidewalks, driveways, roads, and parking lots.
    ii. Cluster parking in groups of eight to ten spaces and intersperse landscaping (in addition to supporting green infrastructure methods) between clusters. Provide trees and shrubs along abutting pathways and buildings.
    iii. Improve standards for the delivery and pickup of goods and services in new developments (e.g. loading, access manoeuvres, garbage/recycling/organics pickup and storage). Provide appropriate locations for loading bays and service areas, consider safe pedestrian access, and avoid negative visual impacts to public places, paths, and views.

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

Guidelines - Mount Currie Commercial Area
Development on a parcel, or any portion of a parcel thereof, in the Mount Currie Commercial Area must adhere to the following additional guidelines:

1. Assist and enhance the identity of the Mount Currie Commercial Area as a small town service centre within the context of the surrounding Lil’wat Nation.
2. Enhance the Mount Currie Commercial Area as a viable commercial centre that caters to the travelling public, its resident population and local residents.
3. Encourage walking and enhance the convenience, safety and pleasure of pedestrian movement.
4. The construction of sidewalks for the entire frontage of the commercial property is encouraged.
5. The development of residences including small scale multifamily or seniors housing in Mount Currie must address its compatibility with adjacent uses and consistency with the existing neighbourhood character.
6. The use of natural building materials is encouraged, such as the use of logs, wood and brick.
7. 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.
8. A clearly demarcated pedestrian route should be provided from the parking area to the building entrance.
9. Pedestrian areas shall be well-lit at night.
10. Lighting should be directed away from the windows of residences.
11. No free-standing signs are permitted.
12. Minimize the amount of lighting on signs. Installation of video, reader board, and neon or LED signs is discouraged.

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

1. Subdivision design should minimize potential impacts to farmlands by avoiding increasing access to agricultural lands.
2. Road ends that end at the ALR should be avoided, except as necessary for farm access.
3. Subdivision design should consider creating parcel sizes that can accommodate an appropriate buffer to be established on the non-farm side of the ALR.
4. Undeveloped spaces with landscaped or retained naturally occurring vegetation should be established along the ALR boundary.
5. Principal use structures or dwellings should generally be located at least 30 m from the ALR boundary.
6. Buffers should be designed as follows:
   i. A continuous landscaped strip of not less than 15 m
   ii. Established within 30 m of the ALR boundary, and not closer than 2 m to the ALR boundary
   iii. Existing native vegetation within 30 m of the ALR boundary should be retained. Non-native species may be removed and replaced with suitable native species
   iv. The buffer should contain a mixture of coniferous and deciduous species
   v. The buffer should be approximately 6 m in height. Appropriate species should be selected to reach this minimum height, and should reach at least 2 m in height at the time of planting
   vi. If vegetation is planted to establish the buffer, it should consist of native species only.
7. Where an existing natural feature such as a watercourse or ravine provides a physical separation within 30 m of the ALR boundary, the width of the buffer may be reduced or not required. Applications should provide sufficient information, such as photographs, site plans, reports from a qualified professional, etc. to show how the natural feature is providing the equivalent effect of some or all of the 15 m buffer.
8. Additional information that may be required in order to consider issuance of a Development Permit includes landscape plans prepared in consultation with a qualified professional such as an Agrologist, Forester or Landscape Architect that provide recommendations for ensuring the type and density of the plantings, or retained vegetation provide a suitable buffer to mitigate the potential negative effects of agricultural and non-agricultural activities occurring on adjacent lands.
9. Applicants must consult “A Guide to Edge Planning” and similar documents as published and updated by the Ministry of Agriculture for further information with respect to buffering along the agriculture edge.
7.4 MEDICAL MARIHUANA PRODUCTION FACILITY DEVELOPMENT PERMIT AREA

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

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

Justification and Special Conditions
The purpose of the designation of lands in Electoral Area C for a Medical Marihuana Production Facility Development Permit Area is:

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

Applications shall be accompanied by plans indicating the following:

- Location of all existing and proposed buildings & structures, parking areas, and driveways.
- Extent and nature of existing and proposed landscaping and surfacing, including details of trees, ground cover, and other permeable and impermeable surfaces.
- The exterior materials of existing and proposed structures.

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

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

Exemptions
A Medical Marihuana Production Facility Development Permit is not required for the following:

- Existing buildings and uses
- Renovations within an existing building that do not involve any exterior modifications or any additional parking
- Replacement of a sign face

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

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

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

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

Electoral Area C OCP Maps