



REQUEST FOR DECISION

Regional Growth Strategy Amendment Bylaw No. 1514-2017
(Growth Management Text Amendments)
– First and Second Readings

Meeting date: June 28 and 29, 2017

To: SLRD Board

RECOMMENDATIONS:

THAT the Board adopt the Consultation Plan (attached as Appendix A), pursuant to s. 434 of the *Local Government Act* and that the holding of a public hearing be deemed to be necessary.

THAT Bylaw No. 1514-2017, cited as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017”, be introduced and Read a first and second time.

THAT the Board direct staff to schedule and advertise a public hearing and delegate the holding of the public hearing to Chair Jack Crompton, with Electoral Area C Director Russell Mack as alternate delegate, pursuant to s. 469 of the *Local Government Act*, for the consideration of Bylaw No. 1514-2017, cited as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017”.

KEY ISSUES/CONCEPTS:

The Squamish-Lillooet Regional District (SLRD) has initiated a major amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific text amendments in support of the SLRD Regional Growth Strategy (RGS) *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*.

Previous Board Resolution

The following resolutions were made by the SLRD Board on April 19, 2017:

THAT in response to and recognition of comments received in letters from the Squamish Nation and Garibaldi At Squamish Inc. with respect to the draft Bylaw 1514-2017 cited as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017”, the Squamish-Lillooet Regional District resolves to initiate a Regional Growth Strategy (RGS) process, as per section 433 of the Local Government Act, and to initiate the RGS amendment as a major amendment to address specific text amendments in support of the SLRD RGS Goal 1: Focus Development into Compact, Complete, Sustainable Communities - specifically to:

- *Replace the first bullet under Strategic Direction 1.1 a) with: Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities.*

- *Amend the Master-Planned Communities land use designation description by replacing the phrase “Significant future growth will be accommodated in these communities” with:*
 - *For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.*
 - *New master planned communities and/or urban areas are not supported outside of the established settlement areas.*
- *Remove the Destination Resort language found on pages 24-26 of the RGS Bylaw.*

THAT the Squamish-Lillooet Regional District Board direct staff to prepare a Consultation Plan regarding the above proposed major amendment as per sections 434(2) and (3) of the Local Government Act.

Statutory Requirements

- **Notice of Initiation:** as per section 433(4) of the *Local Government Act (LGA)*, written notice was given to each affected local government on May 17, 2017 (i.e. SLRD member municipalities and regional districts contiguous to the SLRD) and the Minister of Community, Sport and Cultural Development.
Note affected local governments have not identified any concerns/issues with the proposed text amendments.
- **Consultation Plan:** As per s. 434 of the *LGA*, the Board must adopt a consultation plan, as soon as practicable after the initiation of the RGS review. At this time, the Board must consider whether the consultation plan should include the holding of a public hearing.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008

BACKGROUND:

As part of the RGS 5-year Review process, an Elected Officials Forum was held on November 10, 2016 (attended by representatives of the SLRD, District of Squamish, Resort Municipality of Whistler and Village of Pemberton). This was the second of three forums planned for and committed to in the RGS Review Consultation Plan, and the focus was on growth management. At this forum, the RGS Steering Committee received direction to:

- **Prepare a minor amendment of the RGS to strengthen existing policies that direct future growth within the Region to existing communities; and**
- **Eliminate policies regarding the development of destination resorts.**

The proposed amendments to the RGS were prepared by the RGS Steering Committee pursuant to the above request.

The SLRD and its member municipalities continue to have serious concerns regarding the establishment of new urban communities or destination resorts in the SLRD outside of existing



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member municipality and master planned community boundaries. As such, by unanimous agreement of those attending the Elected Officials Forum, the RGS Steering Committee was requested to address specific items regarding growth management in advance of the RGS Review amendment process.

At the December 14, 2016 SLRD Board meeting the Board resolved by an affirmative 2/3 vote to proceed with the proposed amendments as a minor amendment. 30 days written notice was then given to each affected local government, as required by the SLRD *Minor Amendment Process* outlined in the SLRD RGS Bylaw No. 1062, 2008.

Garibaldi at Squamish Inc. and Squamish Nation Letters

The SLRD received letters from Garibaldi at Squamish Inc. (March 9, 2017) and the Squamish Nation (March 10, 2017), respectively. In recognition of the comments received, the SLRD Board resolved to initiate a major amendment process to provide for further engagement opportunities, including the holding of a public hearing. Please note that the RGS Amendment Bylaw No. 1514-2017 has not changed since initially contemplated in December 2016. Only the process by which the amendment is carried out has been altered (from a Minor to Major Amendment Process).

It should be noted that the proposed RGS Minor Amendment will not affect or change current development rights. As the lands known as GAS are currently designated non-settlement under the current SLRD RGS Bylaw, a major amendment would be required as well as OCP and Zoning amendments, to enable the GAS development. These requirements currently exist, regardless of the proposed RGS Minor Amendment. Should GAS wish to move forward, they are able to apply for an RGS Amendment.

ANALYSIS:

The proposed amendments are in support of and contribute to the SLRD RGS *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*.

Amendment and Rationale

Amendment #1: Replace the first bullet under Strategic Direction 1.1 a) with:
Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planning Communities.

Rationale: The current RGS includes language directing growth and settlement development to urban areas and master planned communities, but this language is buried in the Goal 1 text. Further, the formatting of this introduction section is inconsistent with the approach used in the rest of the RGS Goal chapters. The proposed new bullet strengthens the Strategic Direction, emphasizing growth is to take place in Urban Areas and existing SLRD Master Planned Communities rather than the non-urban settlement areas (Serviced Residential, Rural Residential, Rural Community). This is not clear from the bullets currently under Strategic Direction 1.1 a).

Amendment #2: Amend the Master-Planned Communities land use designation description by replacing the phrase “Significant future growth will be accommodated in these communities” with:

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- *For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.*
- *New master planned communities and/or urban areas are not supported outside of the established settlement areas.*

Rationale: The current RGS does not explicitly state the intentions behind SLRD Master Planned Communities; clarification will support implementation and the overall achievement of RGS Goal 1.

Amendment #3: Remove Destination Resort Language

Rationale: There are currently no Destination Resort areas designated or supported in the RGS. Further, the development of new Destination Resorts with significant residential development is not aligned with the Goals of the RGS. Removing the Destination Resort language clarifies that this type of development is not supported in the SLRD at this time. To be clear, the desire (and proposed idea) is not to prevent the development of new recreational amenities (limited to an appropriate scale and location); backcountry recreation is contemplated separately in the RGS.

Affected Local Government & Ministry Responses

Ministry Community, Sport and Cultural Development: The Manager, Planning and Land Use provided a response on behalf of the Minister of Community, Sport and Cultural Development. The response acknowledged the currently appointed Intergovernmental Advisory Committee (IAC) and highlighted consultation requirements under the LGA. It was also stated that the Ministry could be contacted should the SLRD require assistance with any provincial or First Nations interests raised through consultation processes.

Resort Municipality of Whistler (RMOW): At the June 20, 2017 RMOW Council Meeting it was resolved:

*That Council endorse the proposed Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy Amendment Bylaw No. 1514-2017; and,
That Council authorize the Municipal Clerk to notify the SLRD Board of Directors that the Resort Municipality of Whistler is in favour of Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy Amendment Bylaw No. 1514-2017 as proposed.*
Official letter from corporate officer to come.

Village of Pemberton (VoP): At the June 20, 2017 VoP Council Meeting it was resolved:

That the Squamish-Lillooet Regional District be informed that the Village of Pemberton is supportive of the proposed major SLRD Squamish-Lillooet Regional District Growth Strategy Bylaw Amendment No. 1062, 2008, Amendment Bylaw No. 1514-2017.

District of Squamish (DoS): At the June 20, 2017 DoS Council Meeting it was resolved:

THAT the District of Squamish provide a letter of support to the Squamish-Lillooet Regional District (SLRD) with respect to following the proposed Major Amendment process for the Regional Growth Strategy Amendment Bylaw No. 1514-2017 and advised that at this time the



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District of Squamish has no further comments on the proposed amendments to focus development into compact, complete, sustainable communities, as contained in SLRD's proposed Bylaw No. 1514-2017.

District of Lillooet (DoL): The DoL response stated they have no comments.

No other responses were received from affected local governments.

Given the support for this change by the SLRD Board, as well as the fact that no issues were raised by affected local governments, it is recommended that the Board give first and second reading of Amendment Bylaw No. 1514-2017 and direct staff to schedule a public hearing.

REGIONAL IMPACTS ANALYSIS:

The SLRD RGS is an initiative of and applies to the four member municipalities and Electoral Areas B, C and D. It is a tool to support collaboration and achievement of *smart growth*. Any amendments to the RGS will impact all those who are signatory to the RGS Bylaw. Further, amendments conducted through the major amendment process involve referrals to and acceptance by all affected local governments.

OPTIONS:

Option 1 (PREFERRED OPTION)

Adopt the Consultation Plan and determine that a public hearing is necessary. Give first and second reading to "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017" and direct staff to schedule and advertise a public hearing.

Option 2

Adopt the Consultation Plan and determine that a public hearing *not* be held in association with this bylaw amendment, give first and second reading to "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017".

Option 3

Do not give first and second reading of "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017", and refer the bylaw back to staff for clarification or revisions.

Option 4

As per Board discretion.

FOLLOW UP ACTION:

As per the Board's direction.

ATTACHMENTS:

Appendix A: Consultation Plan

Appendix B: Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017

Submitted by: C. Daniels, Planner

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

Approved by: L. Flynn, Chief Administrative Officer

CONSULTATION SCHEDULE RGS Amendment Bylaw No. 1514-2017 (Growth Management Text Amendments)

(Checklist)

WHO	WHEN		HOW	
STAKEHOLDERS	ITEM	TIMELINE	CONSULTATION ACTIVITIES	
INITIATION				
✓	Elected Officials, CAOs, RC Steering Committee	Elected Officials Forum #2	November 10, 2016	Elected Officials Forum held to discuss growth management in the region.
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Amendment	April 19, 2017	As per s.433 of LGA, preparation of a regional growth strategy [including amendments] to be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Written Notice of Initiation	May/June 2017	SLRD Staff to prepare Consultation Plan and Written Notice of Initiation.
✓	SLRD Board, Affected Local Governments, Minister	Provide Notice of Initiation	May/June 2017	As per s. 433(4) of LGA the proposing Board must give written notice of an initiation to affected local governments and to the minister.
	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan	June 28, 2017	As per s. 434 of LGA, the Board must adopt a consultation plan, as soon as practicable, for the initiation of the RGS review. At this time, the Board must consider whether the consultation should include the holding of a public hearing.
	SLRD Board*	First and Second Reading of RGS Amendment Bylaw	June 28, 2017	As per the LGA, recommend that the Board give first and second reading to the RGS Amendment Bylaw.
	Intergovernmental Advisory Committee*	IAC	Ongoing	Required by s. 450 of LGA an Intergovernmental Advisory Committee has already been established as part of the RGS Review.
ENGAGEMENT				
	Public	Public Engagement	July - August 2017	Engage and request input through local media (advertorials, ads) and online channels (website, social media).
	First Nations	Engagement	July - August 2017	Meet with First Nations.
	Public	Public Hearing	September 2017	As per Board resolution and adopted Consultation Plan.
ADOPTION				
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	September/October 2017	As per s. 436, before it is adopted, a regional growth strategy must be accepted by affected local governments; 60 days are required for this referral period. Revisions to be made based on referral comments and recommendations.
	SLRD Board*	Third Reading and Adoption of RGS Amendment Bylaw	Fall 2017	As per the LGA, recommend that the Board give third reading and final adoption to the RGS Amendment Bylaw.
	IAC, Affected Local Governments, Affected Agencies & Organizations, First Nations, MCSCD*	Distribution of Adopted Bylaw	Fall 2017	As per s. 443, as soon as practicable after adopting a regional growth strategy, the Board must distribute a copy of the regional growth strategy to: the affected local governments; any growth improvement districts within the regional district; and the minister.

* Required by Local Government Act

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1514-2017

A bylaw to amend the Regional Growth Strategy for the Squamish-Lillooet Regional District

WHEREAS the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 13,

AND WHEREAS the Squamish-Lillooet Regional District adopted a regional growth strategy on June 28, 2010,

NOW THEREFORE the 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 Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017”.
2. The Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 is amended as follows:
 - (a) By updating the Summary of Amendments table to include this bylaw.
 - (b) By replacing the first bullet under Strategic Direction 1.1 a) in Goal 1 - Focus Development into Compact, Complete, Sustainable Communities, with:

“Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planning Communities.”
 - (c) By amending the Master-Planned Communities land use designation description in Goal 1 - Focus Development into Compact, Complete, Sustainable Communities, by replacing the phrase “Significant future growth will be accommodated in these communities” with:
 - “For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.
 - New master planned communities and/or urban areas are not supported outside of the established settlement areas.”
 - (d) By deleting the Destination Resorts section in Goal 1 - Focus Development into Compact, Complete, Sustainable Communities.

WRITTEN NOTICE GIVEN TO AFFECTED LOCAL GOVERNMENTS on the 17th day of May, 2017

READ A FIRST TIME this 28th day of JUNE, 2017.

READ A SECOND TIME this 28th day of JUNE, 2017.

PUBLIC HEARING held on the day of , 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

Jack Crompton
Chair

Kristen Clark
Corporate Officer