



## REQUEST FOR DECISION

Regional Growth Strategy Amendment Bylaw No. 1514-2017  
(Growth Management Text Amendments)

**Meeting date:** October 25, 2017

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**To:** SLRD Board

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### RECOMMENDATION:

THAT Squamish-Lillooet Regional District (SLRD) staff be directed to initiate the 60 day referral to all affected local governments regarding Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017, for their acceptance prior to coming back to the SLRD Board for third reading and adoption of the bylaw.

### PURPOSE:

The purpose of this report is to update the SLRD Board on the Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017 process, including the public hearing held on September 13, 2017 and to start the referral process.

### BACKGROUND:

The Squamish-Lillooet Regional District (SLRD) 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* - 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.*

### Previous Board Resolutions

The following resolutions were made by the SLRD Board on June 28/29, 2017:

*THAT the Board adopt the Consultation Plan 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".*

### **RELEVANT POLICIES:**

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

### **KEY ISSUES/CONCEPTS:**

#### Meetings

SLRD staff met with the proponents of the GAS project, specifically Rod MacLeod, Vice President for Planning on August 17, 2017. The purpose of the meeting was for GAS to better understand the proposed changes. It was also communicated at this meeting that, "we [GAS] have confirmed with our partners at the Squamish Nation that they wish to appear with us at the upcoming public hearing".

SLRD staff reached out to Squamish Nation in June and July to arrange a meeting to discuss the proposed amendments. No response was received. It should be noted that Squamish Nation is a partner in the GAS project.

#### Public Hearing

A public hearing was held on September 13, 2017, as per the June 28/29, 2017 Board resolution. The adopted consultation plan scheduled the public hearing to be held in September, providing over 2 months (11 weeks) for meetings to take place with Squamish Nation and Garibaldi at Squamish Inc. (GAS). Public input was also sought through the SLRD website and social media channels. At the public hearing, two members of the public spoke in opposition of Amendment Bylaw No. 1514-2017, one of which was GAS Vice President for Planning Rod MacLeod. Squamish Nation did not attend the public hearing. Written submissions were provided by Squamish Nation and GAS (see appendix A).

At the public hearing, Rod MacLeod addressed the chair and spoke about his opposition of the RGS text amendments. It is felt that the SLRD is changing the rules in the middle of the project and that the changes are aimed at GAS. He asked that all wording around destination resorts remain in the RGS (for full details, see Appendix A Written Submissions).

A member of the public and resident of Portage Rd., Birken also expressed support for the GAS project.

The Squamish Nation written submission stated that the Squamish Nation disagrees with the proposed amendment to the RGS, specifically with reference to the removal of the Destination Resort language. Further, the written submission communicates that Squamish Nation asserts and maintains Aboriginal and commercial interests in the Squamish-Lillooet Regional District, and the proposed amendments will significantly affect the economic development opportunities in the region for their people. The written submission communicated disappointment that the SLRD has not discussed the proposed amendment with the Squamish Nation, and that they maintain their request for dialogue on this matter and request a meeting with the SLRD prior to this amendment proposal being put to the SLRD board for decision. Note, as outlined below under the timeline of events to date, SLRD staff reached out to the Squamish Nation multiple times to arrange a meeting to discuss the proposed amendment - no response was received from Squamish Nation.

### **TIMELINE OF EVENTS TO DATE:**

#### November 10, 2016

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 member municipality and master planned community boundaries.

#### December 14, 2016

The SLRD 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. Note that affected local governments did not identify any concerns/issues with the proposed text amendments.

#### March 15, 2017

In advance of the March 15, 2017 Board meeting in which Amendment Bylaw No. 1514-2017 was being presented for readings, the SLRD received letters from Garibaldi at Squamish Inc. (March 9, 2017) and the Squamish Nation (March 10, 2017), respectively. The letters were formally received by the Board at this meeting and referred to staff. The Amendment Bylaw was not given any readings.

#### April 19, 2017

The SLRD Board resolved to initiate a major amendment process, in response to and recognition of comments received in letters from the Squamish Nation and Garibaldi at Squamish Inc. 30 days written notice was then given again to affected local governments and

staff were directed to prepare a consultation plan, as per section 434 of the Local Government Act (LGA). 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).

#### June 28/29, 2017

The SLRD Board adopted the RGS Amendment Bylaw No. 1514-2017 consultation plan and deemed that the holding of a public hearing was necessary. The SLRD Board gave first and second reading of Amendment Bylaw No. 1514-2017 and directed staff to advertise and schedule a public hearing.

#### July-August 2017

SLRD staff reached out twice to Squamish Nation to arrange a meeting to discuss the proposed amendments. No response was received.

SLRD staff met with GAS proponents on August 17, 2017 to discuss the proposed amendments in advance of the public hearing. It was communicated at this meeting that Squamish Nation would be attending the public hearing along with GAS representatives.

#### September 13, 2017

As per the June 28/29 Board resolution, a public hearing was held on September 13, 2017 at the SLRD Boardroom. Two members of the public spoke in opposition of Amendment Bylaw No. 1514-2017, one of which was GAS Vice President for Planning Rod MacLeod. Squamish Nation did not attend the public hearing. Written submissions were provided by Squamish Nation and GAS (See Appendix B Written Submissions).

#### October 25, 2017 Board

Staff update report to the Board regarding Amendment Bylaw No. 1514-2017.

#### **ANALYSIS:**

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

For the full Amendment and Rationale – refer to the Current Projects page for background on RGS Amendment Bylaw No. 1514-2017, available on the SLRD website here:

<http://www.slrd.bc.ca/planning-building/planning-development-services/current-projects/rgs-amendment-growth-management-text-amendments>

#### Affected Local Government & First Nations Comments - Summary

(See Appendix D for full responses)

#### *Metro Vancouver Regional District (MVRD):*

In response to the second *Notice of Initiation* regarding the major amendment process, MVRD provided the following response/comments:

“The proposed major amendment strengthens the SLRD’s growth management policy, emphasizing growth in established settlement areas where public services and infrastructure are already available. This is in line with the SLRD’s RGS Smart Growth Principles, helping the region to avoid urban and rural sprawl while protecting green spaces and natural habitat. In addition to our shared growth management objectives, our districts also share a large boundary along the north east portion of Metro Vancouver’s Electoral Area A. *Metro Vancouver 2040:*

*Shaping our Future (Metro 2040)*, our regional growth strategy, has similar goals to that under consideration by the SLRD including *Metro 2040* Goal 1: Create a Compact Urban Area, and *Metro 2040* Goal 4: Develop Complete Communities. Metro Vancouver staff support efforts to undertake regional growth management to achieve compact, complete communities that help create livable and sustainable regions on both sides of our shared boundary.”

No other responses were received from affected local governments on the second *Notice of Initiation* (major amendment process).

***Lil'wat Nation:***

At the request of Lil'wat Nation, an information referral was extended to the Lil'wat Nation. The Lil'wat Nation Director of Land and Resources provided the following comments:

“The Lil'wat Nation was not properly consulted on the Regional Growth Strategy when it was originally developed in 2008. As a result, the Regional Growth Strategy as a whole remains an outstanding issue for the Lil'wat Nation. We therefore are not in a position to provide any comments on the proposed amendments.”

Please note that extensive consultation with First Nations, including the Lil'wat Nation, took place throughout the development of the RGS. A full copy of the First Nations engagement process was provided to the Board in June of 2012 and can be provided again if the Board requests. Additionally, it should be noted that First Nations are not signatory to the RGS and are not considered affected local governments under the LGA.

In the context of the RGS - the development, any amendments and implementation – engagement with First Nations is pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration.

The SLRD Board and member municipalities have provided unanimous support for RGS Amendment Bylaw No. 1514-2017. MVRD staff have also provided support for RGS Amendment Bylaw No. 1514-2017 and the other affected local governments have not identified any issues/concerns. The proposed text amendments are aligned with SLRD RGS's Smart Growth Principles and the SLRD RGS Goals.

**Next Steps as Outlined in Consultation Plan**

- The next phase of the amendment process, as per the consultation plan, is the bylaw adoption process, which involves referrals to affected local governments and bylaw readings by the Board (third reading and adoption).
- Referrals and acceptance of RGS Amendment Bylaw No. 1514-2017. The Major Amendment Process, as per section 436 of the LGA, requires a 60-day referral period be provided to affected local governments for acceptance of the amendment bylaw. (Please note that this referral is in addition to the Notice referral required prior to first reading of the bylaw). Note unanimous acceptance by all affected local governments is required prior to third reading. However, if an affected local government fails to act within the period for acceptance or refusal (i.e. the 60-day period), the local government is deemed to have accepted the regional growth strategy. (*Potentially November - December*)
- Third reading and adoption of RGS Amendment Bylaw No. 1514-2017. (*Potentially at the January Board meeting*)

- As soon as practical after adopting a regional growth strategy, the Board must send a copy of the RGS to affected local governments and the minister.

(See Appendix B: Consultation Schedule – RGS Amendment Bylaw No. 1514-2017 (Growth Management Text Amendments) for further details)

**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.

**FOLLOW UP ACTION:**

- Bring RGS Amendment Bylaw No. 1514-2017 back to the Board for consideration of third reading once the 60-day referral to affected local governments for acceptance is completed.

**ATTACHMENTS:**

Appendix A: September 13 Public Hearing Minutes and Written Submissions (RGS Amendment Bylaw No. 1514-2017 only)

Appendix B: Consultation Schedule – RGS Amendment Bylaw No. 1514-2017 (Growth Management Text Amendments)

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

Appendix D: Referral Responses (Metro and Lil'wat Nation)

Submitted by: C. Daniels, Planner

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

Approved by: L. Flynn, Chief Administrative Officer



## **PUBLIC HEARING**

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

Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017

Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1523-2017

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

Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017

## **SQUAMISH-LILLOOET REGIONAL DISTRICT**

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held in the Board Room at the Squamish-Lillooet Regional District office, Pemberton, BC on September 13, 2017, at 7:00 p.m.

Present were: R. Mack, Electoral Area C Director; J. Crompton, SLRD Chair, K. Needham, Director of Planning & Development Services, I. Cooper, Contract Planner, I. Holl, Senior Planner; C. Daniels, Planner, T. Mitchell, Planning & Building Assistant (Recording Secretary); and ~40 members of the public.

### **CALL TO ORDER**

Director Mack introduced and called the meeting to order at 7:00 PM.

### **CHAIR'S INTRODUCTORY COMMENTS**

Good evening, my name is Russell Mack, and as the Electoral Area C Director for the Squamish-Lillooet Regional District, I will be chairing this public hearing. I would like to introduce Kim Needham, Director of Planning and Development, Ian Holl, Senior Planner, Claire Daniels, Planner, Ian Cooper, Contract Planner, and Trish Mitchell, Building & Planning Assistant who will be recording your comments.

I would like to recognize that this meeting is being held on the Traditional Territory of the Lil'wat Nation.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed bylaws:

1. Squamish-Lillooet Regional District Regional Growth

Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017

2. Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017
3. Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1523-2017
4. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 1484-2017
5. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 1485-2017

Tonight, we will be dealing with the five bylaws in four separate groups: firstly, the Regional Growth Strategy Amendment Bylaw; secondly, the Brew Creek rezoning application; thirdly, the Black Tusk Helicopters rezoning application; and finally, Electoral Area C OCP and Zoning Bylaws.

This public hearing was advertised in the August 31 and September 7 issues of the Pique Newsmagazine. Every one of you present who believes that your interest in the property is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw.

None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw. When speaking please address myself as Chair and commence your remarks by clearly stating your name and address.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaws.

After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or increase density.

May I remind you that tonight is your opportunity for input on the bylaws and that after the conclusion of this hearing, no further public comments can be received.

**1. Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017**

To date, we have received 1 written submission regarding the RGS Amendment Bylaw. (Another written submission was provided at the public hearing by R. MacLeod).

I will now ask Claire Daniels to introduce the bylaw.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

**STAFF PRESENTATION**

(STAFF PRESENTATION)

**PUBLIC COMMENTS**

**Rod MacLeod – 1033 Brothers Place, Squamish**

R. MacLeod spoke about his opposition of the RGS text amendments that include the removal of the destination resort policy language. It was suggested that the amendment not proceed. He referred to an “explicit approval”. He mentioned that Garibaldi at Squamish (GAS) has been working on this project for many years and have spent millions of dollars to succeed. They are in partnership with the Squamish Nation and have an existing interim agreement with the Mountain Resorts Branch in which they will be submitting a conceptual master plan this fall. It was communicated that GAS successfully received an Environmental Certificate from the Province following an Environmental Assessment Process, which includes 40 conditions. They have received approval from 2 Provincial Ministries. He stated that this project needs to rebuild momentum and regain support of the community and local governments. Further, it was stated that GAS is required to consult with local governments and that it will be 2-3 years before the master planning process is complete. He mentioned the benefits of the project, such as job creation for the Squamish Nation and the nearby community, their intention to protect the environment, the creation of ski-in, ski-out residences and they intend to provide an independent transit service to the area. They see this project as a live, work, play opportunity. Mr. MacLeod expressed that the SLRD’s removal of the destination resort policies are a concern to GAS and they see it as just another hurdle to go through. It is felt that the SLRD is changing the rules in the middle of the project and that the changes are aimed at GAS. He asked that all wording around destination resorts remain in the RGS.

*Jack Crompton – SLRD Chair*

*J. Crompton asked what R. MacLeod meant when he used the words “explicit approval”?*

**Rod MacLeod**

R. MacLeod clarified that he was not suggesting that the project had explicit approval, simply that they used the Destination Resort policy and had followed it specifically. He confirmed that GAS has not applied for anything from the SLRD or other local governments.

**Don Coggins – Portage Road**

D. Coggins expressed his support for this project saying that it will bring business and revenue to the area. He thinks that it is bad that the SLRD and Whistler would stop private development and that Whistler should not control all the ski operations in the area. Things should be allowed to grow not just in allotted areas.

**Susie Gimse – Portage Road**

S. Gimse stated that she was hoping the Area C OCP discussion would take place before the RGS discussion. Further, she asked what is meant by growth, how the SLRD RGS quantifies growth.

#### CLOSURE

**Director Mack**

I am now going to call three times for further submissions.

For the first time, are there further submissions?

For the second time, are there further submissions?

For the third time, are there further submissions?

With no further comments, I will now declare this hearing on Bylaw No. 1514 closed.

#### **TERMINATION**

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#### **2. Squamish-Lillooet Regional District Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1522-2017**

**Director Mack**

To date, we have received 1 written submission regarding the Brew Creek Centre Zoning Amendment Application and the associated bylaw.

I will now ask Ian Holl to introduce the bylaw.



SLRD Board  
Squamish-Lillooet Regional District  
PO Box 219,  
Pemberton BC, V0N 2L0

September 13, 2017

Re: RGS Amendment Public Hearing input

Dear Board Members,

Garibaldi at Squamish opposes this proposal to amend the Regional Growth Strategy, which changes our Mountain Resort project from being specifically encouraged to specifically discouraged. We would like to point out that this is changing the rules in the middle of our approval process and we request that this amendment not be approved.

Our project has invested several millions of dollars in the years since the current Regional Growth Strategy was adopted, undertaking all the studies and engagement needed for an Environmental Assessment Certificate, which was issued in January 2016. We also continue to work with our consulting team on the Master Plan process for the Provincial Mountain Resorts Branch.

We have a partnership agreement with the Squamish Nation, whose members will benefit economically through training and jobs, socially through highlighting their history and culture, plus environmentally through considerable and ongoing input into the EA Conditions and future permits. Work is underway on many of the 40 conditions in the EA Certificate

We have an existing Interim Agreement with the Mountain Resorts Branch that allows us to carry out the on-hill planning work. We intend to submit a revised Conceptual Master Plan this fall so that the Mountain Resort Branch can review the changes that have been incorporated into the plan. We also intend to make these plans known to stakeholders and the general public and we will solicit more public feedback.

When the public sees our new plans, we believe they will be excited and enthusiastic and this will help us secure local government support.

The SLRD is proposing to change the rules in the middle of this process by removing Destination Resort Language. Pages 24-26 of the RGS (enclosed) define and identify Guidelines that all describe Garibaldi Mountain Resort perfectly. All planning within the Conceptual Master Plan was done based on the existing RGS Destination Resort Guidelines and meets all of the criteria, such as:



- Ski in ski out communities clustered within walking distance to lifts and services, commitment to local and regional transit, a focus on water and energy conservation, independent infrastructure. About half of the land will not be altered.

This year round mountain resort will bring sustained prosperity for the whole region with:

- **Economic benefits** – millions of dollars in direct and indirect taxation and revenues to all four levels of government, thousands of jobs per year during construction, and thousands of operating jobs at buildout, many fulltime, year-round and well-paying
- **Environmental benefits** – EA Conditions require many more detailed studies to be done, including a Construction Monitoring plan, and more studies on the Brohm River. We also intend to protect the fragile alpine meadows that are currently being degraded by off road/trail dirt bike and ATV damage. Half of the Controlled Recreation Area preserves forest that would otherwise be logged
- **Social benefits** – Squamish Nation culture and heritage will be protected and highlighted during construction and operations. There are a large number of young families that have moved to Squamish for affordable housing, and that commute to work and then drive their kids to Whistler or Cypress to ski. We will offer recreational opportunities close to home for these families

The proposed RGS changes are unfair as they are coming while we are in the process of undertaking all of the studies asked of us by the Province as we work towards final approval of the resort.

We have discussed the RGS changes with your staff and we have been told that the proposed amendments do not change the process for us and that we still need to amend the RGS and then undertake OCP and zoning changes. We do not agree with the concept that we would have to amend the RGS anyway when the current Destination Resort Guidelines specifically allows for what we are proposing.



We feel that the proposed wording in all three amendments is specifically aimed at the Garibaldi at Squamish project and it is a concern that a local government would set out to change the rules in the middle of an ongoing process.

Garibaldi at Squamish requests that the SLRD Board not amend the RGS and leave the wording as it has been throughout the recent history of this project.

Thank-you,

Rod MacLeod  
Vice-President Planning  
Garibaldi at Squamish Inc

Jim Chu  
President,  
Garibaldi at Squamish Inc.



September 13, 2017

Linda Flynn, CAO  
Squamish-Lillooet Regional District  
PO Box 219  
Pemberton, BC  
V0N 2L0

Dear Ms. Flynn:

**RE: Amendment to Regional Growth Strategy ("RGS")**

Thank you for your letter dated May 10, 2017.

Respectfully, the Squamish Nation disagrees with the proposed amendments to the RGS, specifically with reference to the removal of Destination Resort language.

The Squamish Nation asserts and maintains Aboriginal and commercial interests in the Squamish-Lillooet Regional District, and the proposed amendments will significantly effect the economic development opportunities in the region for our people.

As previously communicated, we are deeply disappointed that the SLRD has not discussed the proposed amendments with the Squamish Nation. We maintain our request for dialogue on this matter and request a meeting with the SLRD prior to this amendment proposal being put to the SLRD board for decision.

Chen kwen mantumi  
(I thank you),

Chief Gibby Jacob  
KáKeltn Siyám  
Executive Operating Officer  
Intergovernmental Relations, Natural Resources, & Revenue  
Squamish Nation

Cc: Kim Needham, SLRD - Director of Planning and Development



## 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, RGS 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 the LGA , preparation of a regional growth strategy [including amendments] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Notifications	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 the LGA , the proposing Board must give written notice of an initiation under this section 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 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.
✓	SLRD Board*	First and Second Reading of the 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 the LGA ; an Intergovernmental Advisory Committee has already been formed 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 (SLRD website, social media).
✓	First Nations	Engagement	July - August 2017	Meet with First Nations. <b>The SLRD made two requests to meet with Squamish Nation. No communications were received back from Squamish Nation. SLRD staff did meet with GAS proponents in August.</b>
✓	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 the affected local governments; 60 days are required for this referral period. Revisions to be made, if necessary, 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 send a copy of the regional growth strategy to: the affected local governments; any greater boards and 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

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**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 17<sup>th</sup> day of May, 2017

READ A FIRST TIME this 28<sup>th</sup> day of JUNE, 2017.

READ A SECOND TIME this 28<sup>th</sup> day of JUNE, 2017.

PUBLIC HEARING held on the 13<sup>th</sup> day of SEPTEMBER, 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

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Jack Crompton  
Chair

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Kristen Clark  
Corporate Officer



August 22, 2017

File: CR-07-08-SLRD

Kim Needham, Director of Planning and Development Services  
Squamish-Lillooet Regional District  
Box 219, 1350 Aster Street  
Pemberton, BC V0N 2L0

Dear Ms. Needham:

**Re: Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1514-2017**

Thank you for the Notice of Initiation dated May 17, 2017 (Attachment 1) extending the opportunity for Metro Vancouver to provide comment on the proposed major amendment of 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. As an affected local government, Metro Vancouver appreciates the opportunity to be consulted on regional growth issues and policy.

We understand that this proposed amendment was originally considered a minor amendment (notice sent to Metro Vancouver January 20, 2017), but that the SLRD Board has opted to proceed with a major amendment process with a public hearing scheduled for the fall of 2017. Metro Vancouver staff wrote to the SLRD in support of the minor amendment on February 6, 2017 (Attachment 2). The purpose of this letter is to express continued staff support of the change which is now proposed as a major amendment.

The proposed major amendment strengthens the SLRD's growth management policy, emphasizing growth in established settlement areas where public services and infrastructure are already available. This is in line with the SLRD's RGS Smart Growth Principles, helping the region to avoid urban and rural sprawl while protecting green spaces and natural habitat. In addition to our shared growth management objectives, our districts also share a large boundary along the north east portion of Metro Vancouver's Electoral Area A.

*Metro Vancouver 2040: Shaping our Future (Metro 2040)*, our regional growth strategy, has similar goals to that under consideration by the SLRD including *Metro 2040* Goal 1: Create a Compact Urban Area, and *Metro 2040* Goal 4: Develop Complete Communities. Metro Vancouver staff support efforts to undertake regional growth management to achieve compact, complete communities that help create a livable and sustainable regions on both sides of our shared boundary.

During the upcoming referral period in September and October, we look forward to the opportunity to solicit comment from Metro Vancouver elected officials through the Metro Vancouver Regional

Planning Committee and the Metro Vancouver Regional District Board. Please let us know how you would like Metro Vancouver to be engaged in the process.

Thank you for the opportunity to provide comment on this proposed amendment.

Sincerely,



Heather McNell  
Acting Director, Regional Planning and Electoral Area Services

HM/TH/er

Encl: Attachment 1: SLRD Notice of Initiation, May 17, 2017 (Doc#22167773)  
Attachment 2: MVRD Comment Referral Letter, Feb 6, 2017 (Doc#20685133)

23015922



September 29, 2017

Box 219 – 1350 Aster Street  
Pemberton BC V0N 2L0  
[cdaniels@slrd.bc.ca](mailto:cdaniels@slrd.bc.ca)

Attention: Claire Daniels

Dear Ms. Daniels:

**Re: Referral letter for SLRD Strategy Amendment Bylaw no. 1514-2017 -  
Notificaiton**

**Lil'wat Nation File: 09142017-002**

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We are writing to you in response to your letter dated September 14, 2017 providing notification of a proposed amendment to the SLRD Regional Growth Strategy – bylaw no. 1514-2017.

The Squamish Lillooet Regional District overlaps with the traditional territory of the Lil'wat Nation. These lands have been used and occupied by the Lil'wat since time immemorial. The Province of British Columbia has been notified of the existence of the Lil'wat Nation's traditional territory.

The Lil'wat Nation asserts unextinguished title to its traditional territory, sovereignty over its traditional territory, and a right to self-determination. The Lil'wat Nation's aboriginal rights, including title, are protected under s. 35 of the *Constitution Act, 1982*.

A series of recent court decisions have:

- upheld the existence of aboriginal title in British Columbia;
- declared that aboriginal title coexists with crown title;
- limited the instances in which aboriginal title can be infringed by British Columbia or a third party;
- established strict criteria for any such infringement;
- declared that aboriginal title includes the right to choose the use to which the land is put;
- placed a legal duty on the Province of British Columbia to undertake meaningful consultation with First Nations and accommodate potential infringement; and
- declared that accommodation may have economic and/or cultural components.

Furthermore, the Supreme Court of Canada confirmed in the *Tsilhqot'in* decision that aboriginal title is real and meaningful, territorial in nature, and that First Nation consent is required for the use of its aboriginal title lands and resources. The decision also specifically states that aboriginal title confers:

. . . the right to decide how the land will be used; the right of the enjoyment and occupancy of the land; the right to possess the land; the right to economic benefits of the land; and the right to pro-actively use and manage the land. (at para. 73)

As a consequence of these decisions, British Columbia is under a legal obligation to consult with the Lil'wat Nation, and, where appropriate, seek consent from Lil'wat Nation and accommodate the Lil'wat Nation for infringements on its aboriginal title and rights.

The Lil'wat Nation was not properly consulted on the Regional Growth Strategy when it was originally developed in 2008. As a result, the Regional Growth Strategy as a whole remains an outstanding issue for the Lil'wat Nation. We therefore are not in a position to provide any comments on the proposed amendments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harriet VanWart', is written over a horizontal line.

Harriet VanWart, Director  
Department of Land and Resources  
Lil'wat Nation