



PUBLIC HEARING

SLRD

Monday February 19, 2018

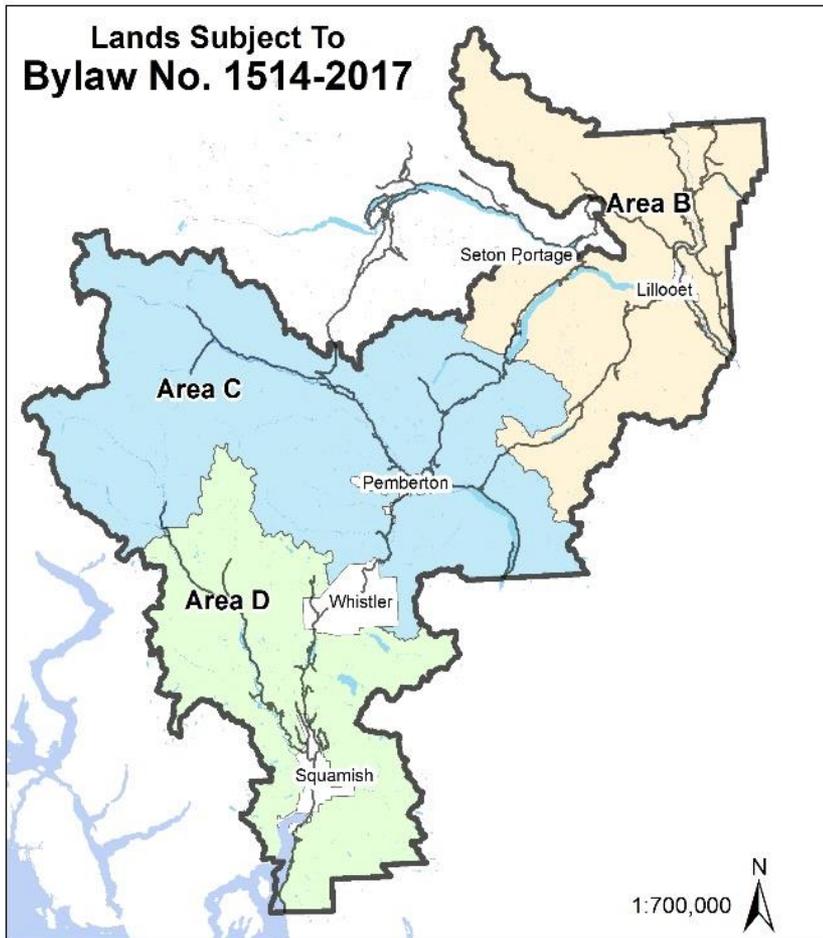
Sea to Sky Hotel, 40330 Tantalus Road, Squamish, BC

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

RGS AMENDMENT

(GROWTH MANAGEMENT TEXT AMENDMENTS)

CONTEXT



The SLRD Regional Growth Strategy is an initiative of the SLRD, the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton, and the District of Lillooet - applying to the 4 incorporated municipalities and SLRD Electoral Areas D, C and B.

Amendment Bylaw 1514-2017 proposes text amendments that would pertain to the entire area covered by the RGS.

PURPOSE

The SLRD initiated an 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***

- The purpose of RGS Amendment Bylaw 1514-2017 is to strengthen existing policies that direct future growth within the region to existing communities
- This is aligned with the SLRD RGS Smart Growth Principles and SLRD Official Community Plans (OCPs), as well as member municipality OCPs
- 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 communities

PROPOSED AMENDMENTS

Current RGS Bylaw

Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The RGS Settlement Planning Map will be used in conjunction with Official Community Plans to:

- encourage compact development within Urban Areas, Master-Planned Communities, and Serviced Residential and Rural Communities;

- maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and

- protect and maintain Non-Settlement Areas.

Proposed under Amendment Bylaw 1514

Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The RGS Settlement Planning Map will be used in conjunction with Official Community Plans to:

- direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities.

- maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and

- protect and maintain Non-Settlement Areas.

PROPOSED AMENDMENTS

Current RGS Bylaw	Proposed under Amendment Bylaw 1514
<p>Master Planned Communities refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the Regional Settlement Planning Map and the Howe Sound Settlement Planning Map 1e. Significant future growth will be accommodated in these communities. The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.</p>	<p>Master-planned Communities refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the Regional Settlement Planning Map and the Howe Sound Settlement Planning Map 1e.</p> <ul style="list-style-type: none">• 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. <p>The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.</p>

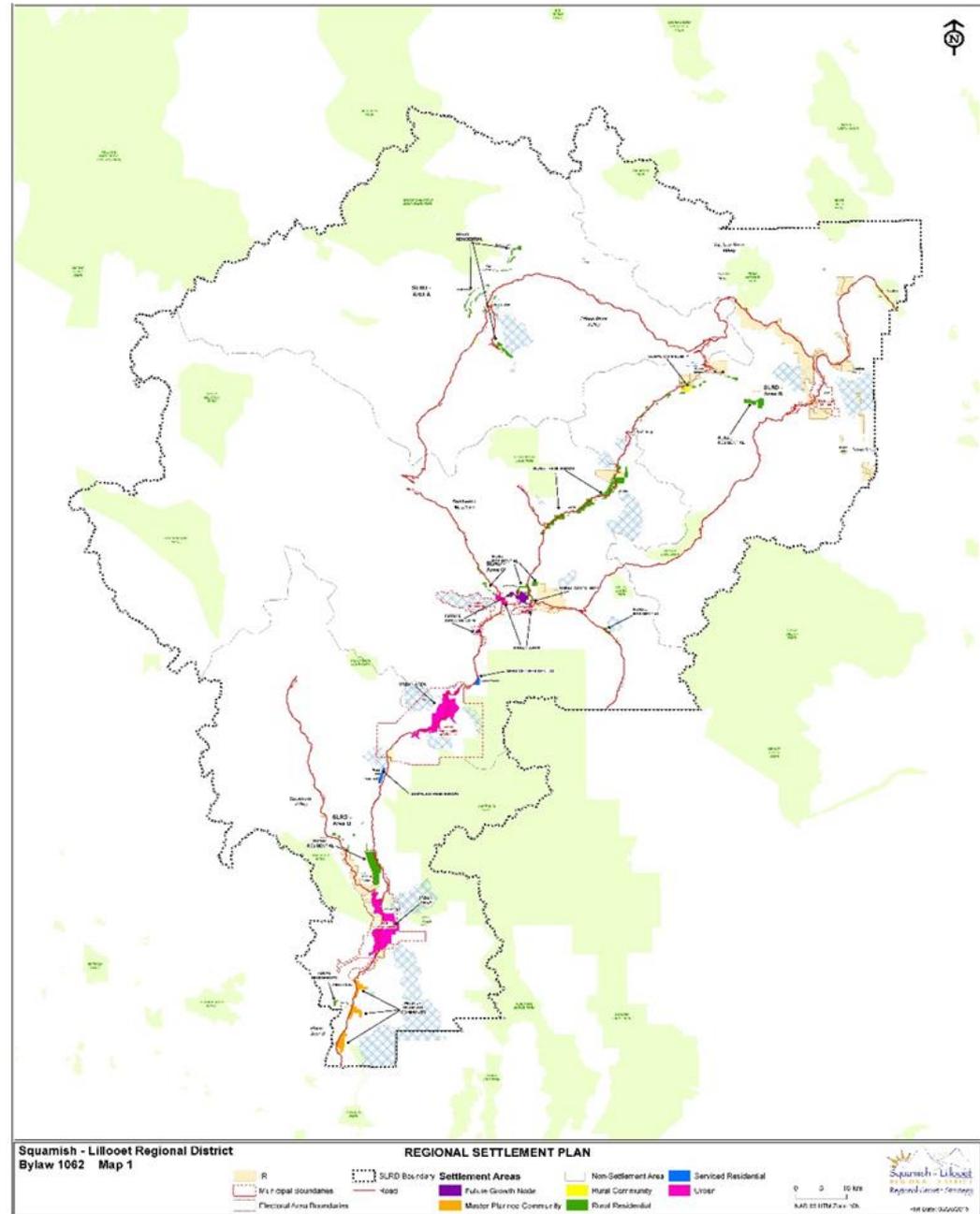
PROPOSED AMENDMENTS

Current RGS Bylaw	Proposed under Amendment Bylaw 1514
Destination Resorts language Pages 24-26	Destination Resorts language Remove

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.

- Although the removal of the language does not change the required amendment processes, the removal is intended to add clarity to the RGS Bylaw
- The Destination Resort section in the current RGS does not facilitate development; it is a descriptor of what a destination resort should be like if there were to be one
- This language is being removed as it is outdated, misleading, and would be better suited as a stand-alone policy



Current RGS Designations

Urban Areas – *areas designated in Official Community Plans or otherwise identified for existing and future urban growth, including serviced rural residential areas that are contiguous with and functionally part of existing urban areas, but excluding non-settlement areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints*

Non-Settlement Area - *lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged*

Current RGS Designations

According to the RGS, *Non-settlement Areas will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with smart growth principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas. Major land developments will be limited to agricultural developments in the Agricultural Land Reserve, resource extraction and industrial uses (forestry, mining, etc.) on resource lands, Backcountry Resorts and Destination Resorts without residential components. **Residential development in the designated Non-Settlement Areas will be discouraged by generally maintaining subdivision minimum parcel sizes of 40 ha***

BACKGROUND

November 10, 2016 Elected Officials Forum

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

BACKGROUND

December 14, 2016 Board Resolution

Proceed with the proposed amendments as a minor amendment

30 days written notice was then given to each affected local government ((i.e. SLRD member municipalities and regional districts contiguous to the SLRD) and the Minister of Community, Sport and Cultural Development)

April 19, 2017 Board Resolution

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 the SLRD resolved to initiate the RGS Amendment as a major amendment

30 days written notice was then given again to each affected local government

BACKGROUND

June 28 and 29, 2017 Board Resolution

The Board adopted the Consultation Plan, as per s. 434 of the *LGA* and determined the consultation plan should include the holding of a public hearing

Gave first and second reading to Amendment Bylaw 1514-2017

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).

PUBLIC HEARING

September 13, 2017- a public hearing was held at the SLRD Boardroom

- Two members of the public spoke in opposition of Amendment Bylaw No. 1514-2017
- Written submissions were provided by Squamish Nation and GAS

AFFECTED LOCAL GOVERNMENT ACCEPTANCE

October 30, 2017 – January 8, 2018

60-day referral period to all affected local governments (Board/Council resolution of acceptance or refusal required)

Unanimous acceptance has been received by all affected local governments

Affected local governments = member municipalities (Squamish, Whistler, Pemberton and Lillooet) and all contiguous regional districts (7)

GOVERNMENT TO GOVERNMENT INPUT

As a government to government document, input to the RGS Amendment Bylaw 1514-2017 was received from:

- affected local governments (11 regional districts and municipalities) and
- an intergovernmental advisory committee (17 ministries and agencies as appointed by the Province)

Statutory requirements are government to government and the holding of any public hearing is optional

Metro Vancouver in particular has expressed continued support for the subject amendments as have the SLRD member municipalities (who are the signatories)

REGIONAL IMPACT 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 (this includes member municipalities and adjacent regional districts)

Acceptance has been received by all affected local governments

SUMMARY

1. The proposed RGS amendments are to:
 - ▶ Clarify existing SLRD RGS growth management strategic directions
 - ▶ Align with and support member municipality OCP Goals, growth management policies and identified priority development areas
2. The proposed amendments will not affect or change current development rights or current required amendment processes
 - ▶ Any proposed developments in the SLRD Electoral Areas currently require an RGS Amendment, irrespective of the proposed text amendments
 - ▶ There are no lands within the SLRD that are designated for destination resort development; any such developments, wherever they might be proposed, would require an RGS Amendment as well as OCP and zoning amendments

COMMENTS?