



REQUEST FOR DECISION

Regional Growth Strategy Minor Amendment (Growth Management Text Amendments)

Meeting date: March 15, 2017

To: SLRD Board

RECOMMENDATIONS:

THAT a public hearing be given consideration prior to first reading of “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017”, as required by the SLRD Regional Growth Strategy Minor Amendment process, and that a public hearing be deemed to be unnecessary due to the minor nature of the amendment.

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, second and third time.

THAT Bylaw No. 1514-2017, cited as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017” be adopted.

KEY ISSUES/CONCEPTS:

The Squamish-Lillooet Regional District (SLRD) has initiated a minor 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 December 14, 2016:

THAT SLRD staff be directed to proceed with a minor amendment of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 to address the following text amendments:

- *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*

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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.*

The RGS minor amendment/text amendments were prepared by the RGS Steering Committee pursuant to a request made at an RGS Elected Officials Forum held November 10, 2016 (attended by representatives of the SLRD, District of Squamish, Resort Municipality of Whistler and Village of Pemberton).

Statutory Requirements

- As per the SLRD RGS *Minor Amendment Process* and section 437(3) of the *Local Government Act (LGA)*, 30 days written notice was given to each affected local government (i.e. SLRD member municipalities and regional districts contiguous to the SLRD), with any written comments provided by affected local governments to be considered prior to bylaw readings. Note that affected local governments have not identified any concerns/issues with the proposed text amendments.
- At the time of consideration of first reading, the SLRD Board must also determine whether a public hearing on the RGS minor amendment bylaw is required. Public hearings are generally not recommended during minor amendment processes; further the proposed text amendments are minor in nature and are aligned with member municipality and SLRD Official Community Plan bylaws.

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. 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 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 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.

To initiate the SLRD RGS *Minor 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.

ANALYSIS:

As the proposed amendments, prepared by the RGS Steering Committee, are text amendments and housekeeping in nature, the Board resolved to proceed with a minor amendment process. Further, 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:

- *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

Village of Pemberton (VoP) – Council passed a motion of support at the February 7, 2017 VoP Council meeting.

Resort Municipality of Whistler (RMOW) – The Municipal Clerk provided correspondence confirming RMOW Council received the *notice* and that a resolution was passed directing that this item be referred to the General Manager of Resort Experience. No additional response was received; staff has followed up with the RMOW, but no additional information has been provided as of the writing of this report.

Thompson-Nicola Regional District (TNRD) – Planning Services response stated that they reviewed the proposed minor amendments and find that the proposed amendments will have no direct impact on the neighbouring communities within the TNRD or on the TNRD’s overarching policies.

Metro Vancouver – Director of Regional Planning and Electoral Area Services response stated that Metro Vancouver is supportive of efforts to undertake regional growth management to achieve compact, complete communities that help create a liveable and sustainable region. Further, Metro Vancouver shares an interest in major new development projects that could have cross-boundary impacts, such as the Garibaldi at Squamish project.

Ministry Community, Sport and Cultural Development – Manager, Planning and Land Use response did not identify any concerns. Adhering to referral best practices was suggested, including the recommendation to refer out to appropriate ministries, other agencies, First Nations and the Intergovernmental Advisory Committee (IAC). Note the SLRD RGS *Minor Amendment Process* and *LGA* do not require referrals or specify referral agencies/organizations.

No other responses were received from affected local governments.

The SLRD did receive an email and a phone call from Rod McLeod of Garibaldi at Squamish Inc. on March 3, 2017 requesting that the SLRD delay consideration of this RGS amendment “so that we and our partners at the Squamish First Nation do not have to formally write a public letter requesting a deferral until sufficient consultation has occurred”. Please see above for comments with respect to referrals and consultation.

Given the unanimous consent received from all those who are signatory to the RGS Bylaw (SLRD member municipalities), as well as the fact that no issues were raised by affected local governments, no further referrals of Amendment Bylaw 1514-2017 are recommended. It should be noted that there exist two separate processes by which the SLRD RGS Bylaw may be amended – major and minor. These are set out in both the SLRD RGS Bylaw and LGA. The major amendment process requires consultation, the development of an IAC, and referrals; the minor amendment process does not. It is felt that maintaining this distinction in processes is important. Further, given the geographical extent of the RGS, referrals as required under the major amendment process involve over 40 agencies and organizations; referring out to these agencies and organizations for minor amendments may set a challenging precedent to maintain. For First Nations in particular, there are over 19 First Nations with whose traditional territory the SLRD is within. As stated above, engagement is sought during more comprehensive/larger RGS processes (i.e. RGS Review and other major amendments).

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 minor amendment process involve referrals to affected local governments.

OPTIONS:

Option 1 (PREFERRED OPTION)

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”. Give Bylaw 1514-2017 three readings and adopt the bylaw.

Option 2

Determine that a public hearing should 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”. Advertise a public hearing.

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

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”. Send Bylaw 1514-2017 to additional referral agencies prior to adopting (noting that this additional referral process is not required by the *Local Government Act*).

Option 5

As per Board discretion.

FOLLOW UP ACTION:

As per the Board’s direction.

ATTACHMENTS:

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

Submitted by: C. Daniels, Planner

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

Reviewed by: L. Flynn, Chief Administrative Officer

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 20th day of
January, 2017

READ A FIRST TIME this	15th day of MARCH, 2017.
READ A SECOND TIME this	15th day of MARCH, 2017.
READ A THIRD TIME this	15th day of MARCH, 2017.
ADOPTED this	15th day of MARCH, 2017.

Jack Crompton
Chair

Kristen Clark
Secretary