WHISTLER

AGENDA

REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 5, 2018, STARTING AT 5:30 P.M.

Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

ADOPTION OF AGENDA

Adoption of the Regular Council Meeting Agenda of June 5, 2018.

ADOPTION OF MINUTES

Adoption of the Regular Council Meeting Minutes and Public Hearing Minutes of May 22, 2018.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS AND DELEGATIONS

Mature Action Community Society Year in Review

A presentation by Mature Action Community Society President Stacey Murl regarding the Mature Action Community Society Year in Review.

Corporate Plan and Annual Report

A presentation by Chief Administrative Officer Mike Furey regarding the Corporate Plan and the Annual Report.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

Contracts Award – Artificial Turf Field Civil Services and Turf and Infill Products
File No. 8516
Report No. 18-068

A presentation by municipal staff.

That Council authorize the Mayor and Municipal Clerk to execute the contract with TGK Irrigation Ltd. for the construction of civil, lighting and landscaping services for the artificial turf field in the amount of $1,444,900.00 excluding taxes; and

That Council authorize the Mayor and Municipal Clerk to execute the contract with AstroTurf West Distributors Ltd. for the supply, delivery and installation of artificial turf, shock pad and infill for the artificial turf field in the amount of $571,000 excluding taxes.

4355 Blackcomb Way – Whistler Brew House Façade Renovations
File No. DP1606
Report No. 18-070

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1606 for façade renovations at the Whistler Brew House located at 4355 Blackcomb Way, as illustrated on plans 'Whistler Brew House Facades Restoration A-001 – A-600', dated May 17, 2018, prepared by Ankenman Marchand Architects, attached as Appendix "C", to Administrative Report to Council No. 18-070, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Adherence to the Whistler Village Construction Management Strategy, including provision of a construction schedule, construction site management plan, and signed Good Neighbour Agreement, all acceptable to the Municipality, a pre-construction meeting held, and construction signage posted during construction, prior to the commencement of any phase.

RZ1132 – 2010 - 2011 Innsbruck Drive – Housing Agreement Bylaw (Creekside Plaza)
File No. RZ1132
Report No. 18-069

A presentation by municipal staff.

That Council consider giving first, second and third readings to "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018".

SLRD Regional Growth Strategy Amendment Bylaw No. 1562-2018 Referral
File No. CR0081
Report No. 18-071

A presentation by municipal staff.

That Council generally endorse "Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562, 2017"; and

That Council authorize the Mayor and Municipal Clerk to submit the RMOW referral comments recommending changes to key growth management strategies in the RGS, attached as Appendix "A" to Administrative Report No. 18-071 to the Squamish-Lillooet Regional District Board.

Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018
File No. RZ1149
Report No. 18-072

A presentation by municipal staff.

That Council consider giving first and second readings to "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018"; and

That Council authorize staff to schedule a Public Hearing regarding "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018".

LUC008 – Alpine Meadows Land Use Contract Termination
File No. LUC008
Report No. 18-075

A presentation by municipal staff.

That Council consider giving third reading to "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" as revised.

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to the Registrar of Land Titles, pursuant to section 548(6) of the *Local Government Act;* and further,

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to all owners subject to the Alpine Meadows Land Use Contract pursuant to Section 549 of the *Local Government Act*.

Waste Water Treatment Plant Lease Renewal File No. 0336383 Report No. 18-074	*No presentation.* **That** Council endorse a Crown Land replacement application for the waste water treatment plant Crown lease.
2018 Water Tax Bylaw File No. 2192 Report No. 18-073	*No presentation.* **That** Council consider giving first, second and third readings to "Water Tax Bylaw No. 2192, 2018".

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment Bylaw (Personal Cannabis) No. 2195, 2018	**That** "Zoning Amendment Bylaw (Personal Cannabis) No. 2195, 2018" be given first and second readings.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018	**That** "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018" be given first, second and third readings.
Water Tax Bylaw No. 2192, 2018	**That** "Water Tax Bylaw No. 2192, 2018" be given first, second and third readings.

BYLAWS FOR THIRD READING

Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017	**That** "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" be given third reading, as revised.

BYLAWS FOR ADOPTION

Solid Waste Amendment Bylaw No. 2175, 2018	**That** "Solid Waste Amendment Bylaw No. 2175, 2018" be adopted.
Municipal Ticket Information System Amendment Bylaw No. 2178, 2018	**That** "Municipal Ticket Information System Amendment Bylaw No. 2178, 2018" be adopted.
Bylaw Notice Enforcement Amendment Bylaw No. 2180, 2018	**That** "Bylaw Notice Enforcement Amendment Bylaw No. 2180, 2018" be adopted.

Automated Voting Machines Authorization Bylaw No. 2188, 2018

That "Automated Voting Machines Authorization Bylaw No. 2188, 2018" be adopted.

General Local Government Elections Bylaw No. 2189, 2018

That "General Local Government Elections Bylaw No. 2189, 2018" be adopted.

Mail Ballot Authorization And Procedure Bylaw No. 2190, 2018

That "Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018" be adopted.

OTHER BUSINESS

2010 Games Operating Trust Board Nomination
File No. 2045.13

That Mike Furey be nominated as a member of the 2010 Games Operating Trust Society until the conclusion of the next Annual General Meeting or until such nomination is revoked, whichever is earlier, pursuant to Bylaw No. 2.3 of the 2010 Games Operating Trust Society bylaws.

CORRESPONDENCE

Wood Works Community Recognition Awards
File No. 3009

Correspondence from Lynn Embury-Williams, Executive Director of Wood Works! BC, dated May 15, 2018 calling for nominations to the 2018 Community Recognition Awards for wood use buildings.

2018 LMLGA Resolutions Disposition
File No. 2014

Correspondence from Jamee Justason, Executive Coordinator, LMLGA, dated May 17, 2018, advising that the 2018 LMLGA Resolutions Disposition is now available on the LMLGA website.

Approval of Operational Fuel Treatment Application
File No. 2014

Correspondence from Peter Ronald, Programs Officer, UBCM, dated May 17, 2018, advising of the approval of the Operational Fuel Treatment Applications for Block 7 and 8-2.

National Injury Prevention Day (NIPD) Light Up Request
File No. 3009.1

Correspondence from Resie Manga, Communications Assistant, Parachute, dated May 28, 2018, requesting that on July 5, 2018 the Fitzsimmons Bridge be lit green in support of National Injury Prevention Day.

TERMINATION

That the Regular Council Meeting of June 5, 2018 be terminated.

WHISTLER

MINUTES

REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, MAY 22, 2018, STARTING AT 5:30 P.M.
Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

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PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Ford, J. Grills, C. Jewett and S. Maxwell

Chief Administrative Officer, M. Furey
Acting General Manager of Infrastructure Services, G. Woodward
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Fire Chief, G. Playfair
Senior Planner, M. Laidlaw
Planning Analyst, R. Licko
Planning Analyst, T. Napier
Bylaw Supervisor, L. DeBou
Acting Council Coordinator, W. Faris

ABSENT: Councillor J. Crompton

ADOPTION OF AGENDA

Agenda

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Council adopt the Regular Council Meeting Agenda of May 22, 2018 as amended to remove from Administrative Reports, Report No. 18-065 DVP1150 – 7165 Nancy Green Drive Setback Variances.

CARRIED

ADOPTION OF MINUTES

Minutes

Moved by Councillor J. Grills
Seconded by Councillor C. Jewett

That Council adopt the Regular Council Meeting Minutes of May 8, 2018 and the Public Hearing Minutes of May 8, 2018.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

John Sinclair
1500 Spring Creek Drive

Mr. Sinclair asked if the lights on West Side Road and Highway 99 have been successful and asked about the costs regarding the traffic light on West Side Road.

Mayor Nancy Wilhelm-Morden stated that this was a joint effort with the Ministry of Transportation and Infrastructure and stated that there was some cost sharing involved with the Province regarding the highway improvements in that area.

Chief Administrative Officer Mike Furey responded that staff would get back to Mr. Sinclair, and stated that overall, the lights have been beneficial.

MAYOR'S REPORT

Mayor's Report

Condolences Mischa Arnott

On behalf of Council and the RMOW, Mayor Nancy Wilhelm-Morden shared her deepest condolences with the family and friends of Mischa Arnott who passed away after a long health battle. Mischa was a grade 5 student at Myrtle Philip Community School. She was an avid skier, rock climber, a great artist, dancer and a music and animal lover. She had many, many friends who were drawn to her infectious and kind personality. Our hearts go out to Mischa's mother Renata, father Doug and sister Esme, and all her family and friends.

May Long Weekend in Whistler

This weekend was the May Long Weekend and the return of Whistler's Great Outdoors Festival. This is the fifth year the festival has taken place and the third year it has been produced in-house by the RMOW. It is one of the most popular spring events in Whistler. It was great to see people outdoors enjoying the huge range of activities on offer throughout the weekend. A few attendance highlights included between 500 and 1000 people at the various free outdoor concerts and a very well attended workshop and activity series all weekend long. The resort was very busy over the weekend and atmosphere was positive. There was enhanced RCMP, bylaw and fire department presence to ensure zero tolerance for disorderly behavior on a weekend that historically attracted a party atmosphere.

Mayor Nancy Wilhelm-Morden congratulated everyone involved in bringing the GO Fest event to life and shifting the tone of the weekend to one that everyone can enjoy together safely.

Local Government Awareness Week May 20 - 26

This week is Local Government Awareness Week. It is an initiative of the UBCM and the Ministry of Municipal Affairs and Housing. The week aims to increase awareness of the role of municipalities and to encourage community members to participate in local government processes. The RMOW and Council are committed to creating a vibrant resort community through planning and management and this would not be possible without collaboration and input from partner organizations and community members.

Mayor Nancy Wilhelm-Morden encouraged everyone to take opportunities to share their feedback in municipality planning via:

- attendance at open house and community forum events;
- participation in online and phone surveys;
- by writing letters to Council; and
- by attending Council Meetings.

She stated that as an example of engagement, it was wonderful to see the community get involved in the first steps to renew Whistler's Community Vision and Official Community Plan earlier this year.

More than 1,100 community responses have been collected so far and Mayor Nancy Wilhelm-Morden hoped everyone could have their say as we continue community

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engagement work in June.

There are also many ways to stay up to date with municipality updates and Mayor Nancy Wilhelm-Morden encouraged the community to:

- Sign up for the RMOW weekly newsletter;
- 'Like' the RMOW Facebook, Twitter and Instagram channels; and
- Visit the website at www.whistler.ca.

Student Council

As part of Local Government Awareness Week, the RMOW coordinated classroom presentations at two Whistler elementary schools. The RMOW team facilitated discussions about the work of the RMOW and answered students' questions. Students were invited to submit nominations to sit on the Student Council as Mayor, one of six Councillors or as municipality staff. From the submissions, students were selected to take part in the Student Council – taking place here tomorrow. Mayor Nancy Wilhelm-Morden stated that she looked forward to joining the Student Council which always shows the knowledge and innovative thinking of Whistler's students on issues facing our community.

2018 G7 Financial Ministers Meeting Whistler May 21 - June 1

Whistler will be the host location for the 2018 G7 Ministers of Finance and development, and Central Bank Governors meetings from May 31 to June 2. This is one of the several breakout meetings of the G7 Summit hosted in Charlevoix, Quebec on June 8 and 9. Whistler is proud to have been selected to be a host location. Mayor Nancy Wilhelm-Morden stated that she was confident the community will be excellent hosts for this important international event. Information about the G7 events is available at g7.gc.ca.

Audain Museum receives Governor General's Medal for Architecture

Mayor Nancy Wilhelm-Morden expressed congratulations to the Audain Art Museum for being awarded one of this year's Governor General's Medals for Architecture. These awards celebrate outstanding design in recently completed projects by Canadian architects. The Audain was the only British Columbia building of the dozen awardees.

Tourism Week May 27 – June 2

Tourism Week in Canada takes place next week from May 27 to June 2. Tourism Week highlights the impact of travel and tourism in Canada and raises the sector's profile with policy-makers. In Whistler, tourism is our economic driver and core to our community's heritage and lifestyle. Mayor Nancy Wilhelm-Morden stated that public and private amenities in Whistler exist at the scale and quality that they do thanks to our tourism foundation, and for the most part would not exist without it. She stated that partnerships between the RMOW and tourism industry partners and local businesses are important in all our work. Mayor Nancy Wilhelm-Morden thanked everyone who is involved in making our tourism sector successful, and making a difference by sharing our values of our mountain lifestyle and natural surroundings to guests from around the world.

LMLGA AGM and Conference

Earlier this month, Whistler was the host town for the Lower Mainland Local Government Association AGM and conference. This is an annual event that the RMOW participates in to make connections across the region and discuss region-

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wide issues and themes. Mayor Nancy Wilhelm-Morden stated that it was a productive event and it was wonderful to see the RMOW connect with partners and counterparts from the Lower Mainland. She thanked Councillor Jack Crompton for his work as part of the organizing committee for the event and thanked Councillor Cathy Jewett for making the introductory remarks as Acting Mayor.

Liquor Licence – Public Open House For Proposed Bowling and Games, Restaurant and Lounge in Whistler Village

The RMOW is seeking public feedback for the liquor licence application for a proposed bowling and games restaurant and lounge is proposed for 4295 Blackcomb Way in Village Common Place. There will be a Public Open House event on Wednesday, May 30 from 4:30 to 7:30 p.m. at the Whistler Delta Village Suites. There is more information on the website at whistler.ca/liquorlicenceopenhouse.

Construction Update

Spring is construction season in Whistler. There is significant work underway on several municipal projects. The RMOW works to minimize disruption to the community when undertaking construction and upgrade work wherever possible.

Please be advised of some of the construction around town including:

- The Gateway Loop roof construction has resumed. Bus pickup has moved to outer ring road and taxis have relocated to Sunshine Place, beside the Whistler Conference Centre.
- Parking Day Lot 5 is closed for upgrades and paving.
- Parts of the Cultural Connector between the skate park and the connection to the Village Centre/Upper Village will be closed as work is underway for enhancements including widening the path.
- The Emerald Water System Upgrade is in phase two. Due to the location of the work, the Emerald Park basketball court will be closed until the work is completed in October.

Councillor Sue Maxwell advised that the Great Lakes Clean-up event will be happening at Green Lake on June 2 at 8:30 a.m.

Councillor John Grills stated that Council was invited to see a presentation regarding the 2018 to 2021 Strategic Plan. Councillor Grills thanked Elizabeth Tracy for a very concise and well done strategic plan.

INFORMATION REPORT

Whistler Fire Rescue Service's 2017 Annual Report
File No. 4800
Report No. 18-062

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council receive the Whistler Fire Rescue Service's 2017 Annual Report.

CARRIED

Mayor N. Wilhelm-Morden called a recess of the Regular Council Meeting at 6:00 p.m. for a Public Hearing.

Mayor N. Wilhelm-Morden reconvened the Regular Council Meeting at 6:16 p.m.

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ADMINISTRATIVE REPORTS

DVP1147– 6578 Balsam Way Front And Side Setback Variances for Existing Deck and Parking
File No. DVP1147
Report No. 18-063

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council approve the issuance of Development Variance Permit DVP1147 for the existing development at 6578 Balsam Way to vary the setbacks as follows:

1. For the existing deck, vary the minimum required front yard setback from 7.6 metres to 3.5 metres and vary the minimum required side yard setback from 3.0 metres to 2.1 metres; and
2. For the parking, vary the minimum required 1.5 metres setback from all property lines to 0.0 metres at the front and 0.66 metres at the side

all as shown on the site plan dated received on 04-17-2018, prepared by the applicant, and attached as Appendix "B" to Administrative Report to Council No. 18-063.

CARRIED

DVP1150 – 7165 Nancy Green Drive Setback Variances
File No. DVP1150
Report No. 18-065

This item was removed from the Agenda.

DVP1149 – 5140 Alta Lake Road Setback Variances
File No. DVP1149
Report No. 18-064

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That Council approve the issuance of Development Variance Permit DVP1149 for new development at 5140 Alta Lake Road to:

1. Vary the northwest (front) setback from 7.6 metres to 1.2 metres;
2. Vary the northeast (side) setback from 3.0 metres to 1.2 metres; and
3. Vary the south (rear) setback from 7.6 metres to 4.0 metres

all as shown on Architectural Plans A0.00, A1.00a, A1.00b, A2.01, and A2.02 prepared by Humenny Design Ltd, as revised April 11, 2018 attached as Appendix "B" to Administrative Report to Council No. 18-064.

OPPOSED: Mayor N. Wilhlem-Morden, Councillors S. Anderson, J. Grills, J. Ford, C. Jewett and S. Maxwell.

DEFEATED

Mayor N. Wilhelm-Morden called a recess of the Regular Council Meeting at 6:41 p.m.

Mayor N. Wilhelm-Morden reconvened the Meeting at 6:42 p.m.

Solid Waste Amendment Bylaw No. 2175, 2018
File No. 2175
Report No. 18-067

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council consider rescinding second and third readings to the "Solid Waste Amendment Bylaw No. 2175, 2018" and revising the Bylaw to correct Schedule D and to remove the change proposed to section 8; and further

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That Council consider giving second and third readings to the "Solid Waste Amendment Bylaw No. 2175, 2018" as revised.

CARRIED

LLR 128 – Canada Day Temporary Use Area Event At World Cup Plaza
File No. LLR 128
Report No. 18-066

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Council approve a Temporary Use Area liquor licensed event for more than 500 people to be held at World Cup Plaza at Whistler Creek on Sunday, July 1, 2018.

CARRIED

2018 Election Bylaws
File No. 4200-20-2018
Report No. 18-061

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council consider giving first, second, and third readings to:

- Automated Voting Machines Authorization Bylaw No. 2188, 2018;
- General Local Government Elections Bylaw No. 2189, 2018; and
- Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildland Advisory Committee

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of April 11, 2018.

CARRIED

Whistler Bear Advisory Committee

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Council receive the Regular Meeting Minutes of the Whistler Bear Advisory Committee of April 11, 2018.

CARRIED

Recreation Leisure Advisory Committee

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That Council receive the Regular Meeting Minutes of the Recreation Leisure Advisory Committee of March 8, 2018.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Automated Voting Machines Authorization Bylaw No. 2188, 2018

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That "Automated Voting Machines Authorization Bylaw No. 2188, 2018" be given first, second and third readings.

CARRIED

General Local Government Elections Bylaw No. 2189, 2018

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That "General Local Government Elections Bylaw No. 2189, 2018" be given first, second and third readings.

CARRIED

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Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018

Moved by Councillor C. Jewett
Seconded by Councillor S. Maxwell

That "Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018" be given first, second and third readings.

CARRIED

BYLAWS FOR RESCINDING SECOND AND THIRD READINGS

Solid Waste Amendment Bylaw No. 2175, 2018

Moved by Councillor J. Grills
Seconded by Councillor C. Jewett

That Council rescind second and third readings of "Solid Waste Amendment Bylaw No. 2175, 2018".

CARRIED

BYLAWS FOR SECOND AND THIRD READINGS

Solid Waste Amendment Bylaw No. 2175, 2018 As Revised

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That "Solid Waste Amendment Bylaw No. 2175, 2018" be given second and third readings as revised.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

No action was taken regarding this Agenda item.

OTHER BUSINESS

CEP Whistler Secondary School Scholarship Selection

This item was removed from the Agenda.

CORRESPONDENCE

Psychology of Vision Reconciliation Conference
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That correspondence from Babs Stevens, Psychology of Vision Trainer, Bernadette Demens, Psychology of Vision Trainer, Sid Crosby, Hereditary Chief of Skidegate Gidins and Mike Demens, Business Owner dated May 5, 2018, regarding the Psychology of Vision Reconciliation Conference from September 7 to 11, 2018 be received and referred to staff.

CARRIED

Alzheimer's Foundation of America Light Up Request
File No. 3009.1

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That correspondence from Charles J. Fuschillo, Jr., President and CEO of the Alzheimer's Foundation of America, dated May 8, 2018 requesting that on November 8, 2018 the Fitzsimmons Bridge be lit up teal to raise awareness of Alzheimer's disease be received and referred to staff for implementation.

CARRIED

Built Green Canada Proclamation

Moved by Councillor C. Jewett

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Request
File No. 3009.1

Seconded by Councillor J. Grills

That correspondence from Jenifer Christenson, Chief Executive Officer and Karen Podolski, Communications and Program Coordinator, Built Green Canada, dated May 8, 2018, requesting that June 6, 2018 be proclaimed as BUILT Green Day be received and proclaimed as requested.

CARRIED

Health and Transit Services in Whistler
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor J. Grills

That correspondence from Mary Meratla, dated May 8, 2018 regarding health and transit services in Whistler be received and referred to staff.

CARRIED

District Energy System
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That correspondence from Steve Shuster, dated May 8, 2018, regarding the District Energy System be received and referred to staff.

CARRIED

5140 Alta Lake Road Development
File No. DVP1149

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That two pieces of correspondence dated May 10, 2018 regarding the proposed development at 5140 Alta Lake Road from the following individuals be received and referred to staff:

- Rod and Mary McNeil; and
- Danny Cox and Lauren Shaw.

CARRIED

Access Awareness Day
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That Correspondence from Lorraine Copas, received on May 15, 2018, regarding Access Awareness Day on June 2, 2018 be received and referred to staff.

CARRIED

1020 Legacy Way Development
File No. DVP1145

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Correspondence from Don Poirer, President of River Bend Strata, dated May 15, 2018 regarding the 1020 Legacy Way Development be received and referred to staff.

CARRIED

Artificial Turf Field
File No. 3009

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That correspondence from Wes Feagan, dated May 16, 2018 regarding the Artificial Turf Field be received and referred to staff.

CARRIED

TERMINATION

Motion to Terminate

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

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That the Regular Council Meeting of May 22, 2018 be terminated at 6:54 p.m.

CARRIED

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

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WHISTLER

MINUTES

PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, MAY 22, 2018 STARTING AT 6:00 P.M.

In the Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Ford, J. Grills, C. Jewett and S. Maxwell

Chief Administrative Officer, M. Furey
Acting General Manager of Infrastructure Services, G. Woodward
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Fire Chief, G. Playfair
Senior Planner, M. Laidlaw
Planner, R. Brennan
Planning Analyst, R. Licko
Planning Analyst, T. Napier
Bylaw Supervisor, L. DeBou
Acting Council Coordinator, W. Faris

ABSENT: Councillor J. Crompton

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing, the purpose of "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" is to rezone the subject lands from RS-E1 (Residential Single Estate One) to RS-E8 (Residential Single Estate Eight) to provide for low density detached dwelling residential use to a maximum of

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five residential estate lots on a 9-acre portion of the subject lands conditional on the provision of amenities and land for affordable housing. The amenities entitling the owner to greater density of development are transfer to the Resort Municipality of Whistler of a 98-acre portion of the subject lands for park use and a 1-acre portion of the subject lands for employee housing use.

Presentation by municipal staff — Senior Planner Melissa Laidlaw gave a presentation regarding the proposed Bylaw.

Submissions from the Public — Mayor N. Wilhelm-Morden called twice for submissions from the public.

Crosland Doak
3121 Alta Vista Road

Mr. Doak stated that he is the principal consultant for this application. He stated that this project is important for the municipality's legacy and for his client. Mr. Doak discussed the history of the project including addressing a current trespassing issue regarding sewer lines of the RMOW with no legal tender, and the presence of a Fortis BC gas line. Mr. Doak also noted that there is abuse of the land via informal trails. Mr. Doak said it made sense to clean up those issues and stated that he was tasked to create a land use plan to create a win-win for everyone. He stated that there are 9 acres left after taking away the riparian, and other land. Mr. Doak stated that he enjoyed working with the RMOW staff for ideas and solutions. Mr. Doak stated that 92 per cent of all the lands will become public, and the other 8 per cent will be private. Mr. Doak stated that this development establishes park lands, sensitive lands, and will help resolve those issues as noted. Mr. Doak stated that there is a plan to have a shared driveway with the five development lots. He stated that this is an amazing opportunity for the RMOW to get lands in exchange for a humble amount of development.

Danny Cox
5142 Raven Lane

Mr. Cox stated that he is fully in support of this modification as it is a win-win. He stated it provides employee housing that is badly needed. He stated that there is a need to have sidewalks for kids in employee housing as they usually get off of transit at the highway, are hard to see at night and they are forced to walk on the road. Mr. Cox stated that he was hoping to see something done about this issue.

Submissions from the Public — Mayor N. Wilhelm-Morden called three more times for submissions by the public.

Correspondence — The Municipal Clerk Brooke Browning indicated that two pieces of correspondence have been received regarding the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That the Public Hearing for "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" be closed at 6:15 p.m.

CARRIED

DRAFT

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning

DRAFT

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-068
FROM:	Resort Experience	**FILE:**	8516
SUBJECT:	CONTRACTS AWARD – ARTIFICIAL TURF FIELD CIVIL SERVICES AND TURF AND INFILL PRODUCTS		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendations of the General Manger of Resort Experience be endorsed

RECOMMENDATION

That Council authorize the Mayor and Municipal Clerk to execute the contract with TGK Irrigation Ltd. for the construction of civil, lighting and landscaping services for the artificial turf field in the amount of $1,444,900.00 excluding taxes; and

That Council authorize the Mayor and Municipal Clerk to execute the contract with AstroTurf West Distributors Ltd. for the supply, delivery and installation of artificial turf, shock pad and infill for the artificial turf field in the amount of $571,000 excluding taxes.

REFERENCES

Appendix "A" – R.F. Binnie and Associates - Supply, Delivery and Installation of Artificial Turf Field – RFP#P051 Contractor RFP Price Summary & Analysis – Turf

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for any contracts over the value of $500,000. The purpose of this report is to seek Council's approval for two contracts described below. This report also discusses concerns raised by members of the public regarding the proposed facility, as well as several other items.

DISCUSSION

Background

In response to community discussion originating in 2008 with development of the Bayly Park Master Plan and reinforced during the engagement phase of the Recreation and Leisure Master Plan, ongoing grass field maintenance challenges, feedback from the Recreation and Leisure Advisory Committee and Council direction, RMOW staff began investigations into an artificial turf field in 2015.

Initially an indoor multi-purpose field-based recreation facility was considered, but with significant capital and operating costs the focus of the project turned to a simpler and less costly outdoor artificial turf field. A summary of this investigation was presented to Council at a December 1, 2015 Committee of the Whole Meeting.

A needs assessment for an outdoor artificial turf field was then undertaken and presented to Council at their December 6, 2016 Committee of the Whole Meeting.

A comprehensive project update was presented to Council via Council Information Report No. 17-017 on March 7, 2017. This Report included considerable detail on the following topics:

- Summary and key findings from the needs assessment phase;
- Site suitability analysis that considered seven development options at six different sites;
- Artificial turf and infill health and recycling considerations;
- Capital budget estimates ranging between $2,730,000 and $6,500,000 for the seven development options at six different sites; and
- External funding opportunities.

On November 21, 2017 Council unanimously confirmed Bayly Park as the location of the artificial turf field via Council Administrative Report No. 17-125, appended in Appendix "A". A total project cost estimate of $2,715,000 was provided.

Through the municipal 2018-2022 Five Year Financial Plan process, Council confirmed $2,815,000 for this project, although not without debate. The amount identified in the Five Year Financial Plan includes an assumed $100,000 external funding contribution.

Since November 2017, staff and the consultant team have advanced the project through the design development and tender phase of the project. At this time Council authority is requested to execute two contracts to construct the facility. Details regarding the two contracts is provided below.

Public Concerns

Concerns have been raised by members of the public about the possible use of crumb rubber infill. Since November 2017, additional concerns have been raised about the migration of infill products and broken turf fiber into drainage watercourses and the subsequent increase in pollution levels. Further concerns have been raised about the cost to acquire any new maintenance equipment, the annual operating budget, turf and infill off gassing, lifespan of artificial turf fields, and turf recycling. This section discusses these items.

Crumb Rubber Infill

Previous Council Reports and presentations have summarized concerns and perspectives about human health with respect to the use of crumb rubber infill, and communicated that the municipality is carrying a separate line item in the project budget to use an alternative infill product.

Feedback has been received by members of the public, Vancouver Coastal Health, and other sources. The Unites States' Environmental Protection Agency's federal research on recycled rubber tire crumb ("crumb rubber") launched in 2016 is not yet complete.

Given incomplete North American research, public concerns, and the availability of alternative products, despite its lower cost and support from Vancouver Coastal Health, staff recommend against the use of crumb rubber infill. The recommended alternative infill type is identified and discussed elsewhere in this report.

Migration of Infill and Turf Fiber into Watercourses

Concern has been raised by members of the public regarding the migration of infill product and broken turf fiber off of the field and into watercourses and contributing to pollution.

Different infill products have different migration rates. Infill product migration is partially managed at the source through the choice of infill product.

Turf fibers migrate significantly less in quantity than infill. The turf fibres are stitched rather than glued to the backing material providing a durable mechanical means of anchorage. Fiber migration increases when the turf has been severely damaged and not repaired or over worn. Turf wear is monitored by the extent of splitting of the fiber ends. Once splitting reaches a certain point the turf losses its playable characteristics and is replaced, before it is over worn.

To contain infill and turf fiber migration the Whistler field proposes to:

- Select an infill product with a low migration characteristic and stitched turf fiber system;
- Implement a raised perimeter edge to contain migration;
- Install boot brushes and educational signage at all access and egress gates; and
- Implement a site overland drainage system that directs all drainage to sump style catch basins possessing an inverted weir and filter.

Collectively these efforts will prevent migratory elements entering the municipal storm water system and ultimately the natural environment, and allow for recovery and reuse of migrated infill products.

Artificial Turf Lifespan
Previous Council Presentations have stated an estimated 10 to 15 year lifespan for the artificial turf field in Whistler.

To further test this estimate, staff conversed with artificial turf field planning and operational staff from Vancouver, Burnaby, Surrey and Langley, collectively representing over 35 artificial turf fields. From these conversations staff understand that the typical replacement timeframe experienced by these jurisdictions is now 10 to12 years based upon 12 months per year use, or a lifespan ranging between 120 and 144 months.

Shorter lifespans have occurred on some fields. Other jurisdictions cite a variety of factors leading to shorter lifespan including a loss of impact cushioning because a shock pad was not installed, poor drainage, and improper maintenance. These jurisdictions also report the current generation of artificial turf field products are exhibiting a slower wear rate and greater longevity in impact testing than earlier generations.

At minimum the turf lifespan in Whistler should be equal to that experienced in the Lower Mainland because of inclusion of a shock pad, current generation of product, and good drainage. Factor in the seasonal snow cover which reduces the annual available hours of use and ultraviolet light exposure and the lifespan should be longer. Put another way, a lifespan of 120 months of use in the Lower Mainland translates to a lifespan of 15 years of use in Whistler because the local playable season would typically be only eight months per year.

Artificial Turf Recycling
At the end of its useful lifespan, current industry practice is to remove the infill and ship the turf to a recycling facility in Asia. The facility is certified by the Geneva, Switzerland based International Organisation for Standardization (ISO), and meets the US Environmental Protection Act's Resource Conservation and Recovery Act with regard to waste. At the facility the turf fibers are separated from the backing materials, and are processed into small pellets or beads and incorporated into other manufactured products including plastic lumber, irrigation pipe, various household products and other materials. A third party certification is provided at the conclusion of this process.

Used turf is also repurposed for non-sport use such as equestrian centres, dog parks, kennels and paintball ranges.

A new turf recycling facility is scheduled to open in California in 2020, thus eliminating the need to ship overseas.

The infill material is either re-used in the replacement field or reclaimed - the end use is dependent on infill type. The recommended infill type for the Whistler field is identified and discussed elsewhere in this report.

Maintenance Equipment Purchase, Operating Program and Budget
Following Council support in November 2017 to move the project into the design development and tender phase, operational staff participated in an artificial turf field maintenance course, discussed operational programs and costs with ATF operational staff in other jurisdictions, and developed an equipment list, operating program and corresponding budget. This has been done in isolation of the projected operating costs supplied by the municipality's consultant.

The following new equipment would be required to maintain the artificial turf field. With support of the recommendations of this Report these items will be procured as part of the approved budget figure:

Cost	Item
$8,000	ATF field groomer
$10,000	Sweeper with tow behind magnet
$20,000	On site maintenance equipment storage shed
$38,000	**TOTAL**

The operating budget assumes use of the recommended infill product:

Cost	Item
$7,300	Internal labour based upon industry recommended maintenance plan
$2,700	Contracted services (annual deep clean and Gmax safety testing)
$4,160	Leasing (pro-rated share of equipment used by RMOW Nordic operations that is idle all summer)
$6,000	Annual recommended infill product top up
$5,800	Fuel, supplies, insurance, equipment maintenance
$25,960	**TOTAL**

With regard to operating costs and user fees, it is worth reiterating several points from previous Council Reports and Presentations:

- Periodic differential settlement repair will increased the operating costs at Bayly Park but not necessarily on an annual basis; and
- The local soccer community expects to pay user fees to access the fields and use the lights.

For comparative purposes:

- The annual operating and maintenance costs for one natural grass field in Whistler is $20,000; and
- The arena operational portion of the Meadow Park Sports Center is subsidized by taxpayers $600,000 per year (excluding repairs and capital replacement).

Turf and Infill Off Gassing
Often referred to as 'that new car smell,' off gassing occurs when new and manufactured items release volatile organic compounds and other chemicals.

Artificial turf manufactures report some off gassing of turf occurs during the production phase. Once on site and installed it is rare to experience off gassing.

Some infill types off gas more than others. Crumb rubber does off gas more than the infill type recommended elsewhere in this Report. Organic infills do not off gas.

Sealed product samples provided to the municipality from proponents have little to no smell. Off gassing is of some concern in indoor applications.

Potential External Funding Opportunities

Previous Council Reports and presentations have highlighted the potential opportunity for external funding.

A submission for 100 per cent project funding to the UBCM's Gas Tax fund was made in June 2017, however this was unsuccessful. Two other municipal projects were successful.

Throughout the life of this project a number of other external funding opportunities have been anecdotally mentioned. These include interest from the Whistler Blackcomb Foundation, artificial turf product suppliers as well as local contractors. The local soccer community has developed a community fundraising initiative. With confirmation of a site at Bayly Park, staff and the soccer community advanced each of these potential opportunities.

The Whistler Blackcomb Foundation has continued to express interest in the project, as recently as early May 2018. Some supplier pricing received has been more favourable than others. Locally, project uncertainty through the municipal budget process has challenged club fundraising efforts and the ability of local contractors to make firm commitments.

With project approval staff and the local community will continue to seek additional external funds for the project.

Contracts Discussion and Award Recommendations

Two separate contracts are required to deliver this project: Installation of civil services, field base preparation, lighting and landscaping; and supply, delivery and installation of artificial turf, shock pad and infill. Each of these is discussed in more detail below.

Civil Services, Field Base Preparation, Lighting and Landscaping

The scope of this contract is to undertake all work necessary to deliver the project other than the supply and installation of the field's turf, shock pad and infill.

A public "Request for Expressions of Interest and Statements of Qualifications to Pre Qualify General Contractors" (RFEOI) was posted in March 2018 on the municipal "Doing Business With Us" webpage, in the local print media, and on BC Bid. Six suitably qualified submissions were received. An Invitation To Tender (ITT) was subsequently emailed directly to the six RFEOI respondents. Three compliant tenders were received before the tender closing time on May 28, 2018.

Results:

Proponent	Total Contract Value (excluding taxes)	Location
TGK Irrigation Ltd.	$1,444,900.00	Burnaby BC
Wilco Civil Inc.	$2,145,881.00	Langley BC
Canadian Landscape and Civil Services Ltd.	$3,048,990.00	Langley BC
Cedar Crest Lands Ltd	Did not bid	Langley BC
Capilano Highway Services Company	Did not bid	West Vancouver BC
Strohmaier's Excavating Ltd.	Did not bid	Chilliwack BC

Contract Recommendation
Following evaluation of all compliant submissions and reference checking, it is recommended that Council authorize the Mayor and Municipal Clerk to execute the contract with TGK Irrigation Ltd. for the construction of civil, lighting and landscaping services for the artificial turf field in the amount of $1,444,900.00 excluding taxes. TGK Irrigation Ltd. is based in Burnaby, BC and has proven experience in constructing similar artificial turf field projects across the Lower Mainland. TGK Irrigation Ltd. has provided a realistic schedule that achieves an October 12, 2018 Substantial Completion date.

Supply, Delivery and Installation of Artificial Turf, Shock Pad and Infill

A public Request for Expressions of Interest (RFEOI) was posted in March 2018 on the municipal "Doing Business With Us" webpage, in the local print media, and on BC Bid. Four suitably qualified submissions were received. A Request for Proposals (RFP) was emailed directly to the four RFEOI respondents. Four compliant proposals offering fifteen different turf system options were received before the tender closing time on May 22, 2018.

As part of the RFP process, proponents were requested to provide costs on the following items bundled as a complete package:

- Turf;
- Shock pad; and
- Up to five different infill types: crumb rubber, safe shell organic (i.e. Walnut shells), TPE or EPDM, coated sand, or other alternative.

The detailed cost results are provided in Appendix "A". These identify costs for turf with infill by type of infill and shock pad for each proponent. A more detailed discussion of each of the field elements is discussed below.

Request for crumb rubber pricing was included in the RFP so as to determine a baseline cost against which alternatives could be compared, and to encourage competitive pricing for alternative infill products from proponents.

Turf
Proponents each offered propriety products for consideration. Typical characteristic include but are not limited to yarn composition, density, breaking strength, pile height, weight, backing materials, stich spacing, grab tear strength, impact testing, durability, drainage rate and cost. Various colour options are sometimes available.

Different turf products offer sometimes subtle differences. Cost and past performance are key variables. Turf pricing is also linked to infill type.

Infill

Careful consideration of many variables has been given to the type of infill product including material source, sport performance, safety, migration characteristics, environmental profile, level of maintenance, past performance, end use or re-use, capital and operating cost. The table below summarizes the different infill options:

Type	Pros	Cons
Crumb Rubber	• Repurpose of old automotive tires • Good sport performance • Additional impact resistance • Can be cleaned and re-used in new field • Thousands worldwide • Relatively low purchase cost	• Public heath perception, concerns and pending health studies • Hotter surface temperature • High migration rate • Requires frequent topping up
SafeShell Organic (Walnut shells)	• American Walnut shells • OK sport performance • Cooler surface temperature than Crumb Rubber • Migrates less than Crumb Rubber but more than TPE • Slow to bio degrade • No concern with floating/ice • Non allergenic	• Slightly more abrasive to skin • No additional impact resistance • New 2017 technology • Requires frequent topping up • Requires complete new product for turf lifecycle replacement • Composted as opposed to re-used at field replacement • Higher purchase cost than crumb rubber
TPE Sand mix	• Food grade elastomer • Good sport performance • Additional impact resistance • Cooler surface temperature than Crumb Rubber, warmer than SafeShell • Least migratory • Can be cleaned and re-used for turf lifecycle replacement • Proven in BC	• Not made from recycled products • Requires topping up, but less than other infill options • Higher purchase cost than crumb rubber
Coated Sand	• Good sports performance	• Slightly more abrasive • Not a resilient material • Requires frequent topping up • Composted as opposed to re-used at field replacement • Higher purchase cost than crumb rubber

Two infill products are preferred and require further discussion – crushed walnut and TPE/sand mix.

Crushed Walnut Infill

Crushed walnut fill is an organic material made from crushed and rounded American walnut shells. It is appealing as it is a nature-based product that naturally biodegrades over time. At the end of the turf's lifecycle the infill is removed from the turf and composted.

From an athlete and sport performance perspective the product is more abrasive than other infill types and does not offer any additional impact absorption characteristics. It does provide a slightly lower surface temperature than other infills.

However because it biodegrades walnut infill requires more frequent regular maintenance and topping up, and cannot be reused in a new field. This increases annual operating costs. Compared to the other preferred infill product identified within this Report this amounts to approximately $12,000 to $20,000 per year and a $140,000 premium at time of turf replacement.

There is some risk in using crushed walnut as it is a relatively new product and has not been used in BC or Alberta. It has been used in the states of New York and Colorado.

TPE With Sand Infill
For this infill type Thermoplastic Elastomer (TPE) is mixed with sand. TPE makes up 40% of the infill content by weight, sand the remaining 60%.

Thermoplastic Elastomer (TPE) in a non-organic material that combines thermoplastics with an elastomeric component to makes products soft and flexible. TPE is a food safe product used in a wide range of consumer products including items where a soft 'rubber like grip' is required. Common examples are soft grips on hand tools, pens, toothbrushes, phone cases and toddler sippy cups. TPE is widely used in the medical industry, and is also used in dental guards, bottle cap liners and footwear.
As an infill product TPE is less migratory and requires less frequent maintenance and topping up than walnut infill. TPE can be completely reused in a new field at the end of the first turf's lifespan. Following the second lifecycle the TPE would be separated from the sand and recycled as per typical consumer plastics. The sand would be reused in the third lifecycle field.

The TPE and sand mix provides a modestly warmer than walnut surface temperature but less than that of crumb rubber. This infill type provides additional impact absorption to athletes. It has proven successful in BC fields.

Infill Recommendation
Given TPE's food safe characteristics and use in everyday consumer and medical products, the comparable initial capital cost of walnut and TPE/sand infill products, the lower annual operational cost of TPE/sand, the improved impact absorption characteristics of TPE/sand, and TPE/sand's ability to be reused at time of turf replacement, staff recommend TPE/sand as the preferred infill product for the Whistler artificial turf field.

The operational budget provided earlier in this Report includes top up costs for the recommended infill product.

Shock Pad
A shock pad is used to provide improved impact absorption and drainage and is placed below the artificial turf surface. Use of shock pads has increased in the last ten years; it would be unusual for a modern artificial turf field to exclude them.

All proponents offered the same shock pad product. The ProPlay-Sport 23D is made from polyethene foam 100% sourced from foam waste typically originating from the automotive sector. It is third party tested against contamination. It uses heat rather than glue to bond it together. At time of turf replacement this shock pad can be reused in the replacement field. Current testing suggests that it may be reusable in the third lifecycle field however testing on site would be required to confirm this. At the end of its useful lifespan it can be recycled in current recycling systems.

The product is guaranteed for 25 years and meets the specifications of the international sports associations of soccer, rugby, football and Gaelic Games.

Customer Support
Other jurisdictions report that post construction customer support is another important variable to consider. Good support represents professional maintenance training workshops and manuals, responsive turn around to warranty issues and emergency, conversations about issues, and

warranty support.

Contract Recommendation

All submissions were evaluated against Proposal compliance, corporate performance and responsibility, financial proposal, technical proposal, proposed product considerations, project references, consideration of turf products, infill types, customer support, ongoing maintenance and replacement process and costs.

It is recommended that Council authorize the Mayor and Municipal Clerk to execute a contract with AstroTurf West Distribution Ltd. (AstroTurf) for the supply, delivery and installation of the AstroTurf GTX 50mm turf with ProPlay 23D shock pad and Halo SP Green TPE/sand infill in the amount of $571,000, excluding taxes.

AstroTurf is based in Vancouver, BC and is Western Canada's largest supplier and installer of artificial turf fields. The turf product has an eight year warranty and is backed by the SportsGroup, a large international sport surfacing company. The recommended products meets the minimum performance specifications included in the RFP and FIFA 1 Star and FIFA 2 Star performance criteria. AstroTurf has demonstrated they are capable of delivering the project within the estimated timelines, and fits with the schedule proposed by TGK Irrigation Ltd, the recommended civil services contractor. AstroTurf's team includes the use of a Vancouver based installation and warranty team, who have considerable experience of installing the turf system under adverse weather conditions.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided.	• Proposed site is a brownfield site.
Natural Areas	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity.	• Proposed site is a brownfield site.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	• Proposed site is a brownfield site. • Additional measures prevent migration of elements off site and allow for capture and reuse of migratory elements.
Partnership	Partners work toward aligned budgeting processes that leverage limited resources for increased effectiveness and efficiency	• There is partnership potential both in terms of capital and operating costs.
Recreation and Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.	• Provision of an artificial turf field will extend the playable season by 40% offering increased recreation opportunities.
Recreation and Leisure	Recreation and leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.	• Whistler is inclusive and continues to diversify its scope of recreational offerings. • Soccer is proven to offer high participation rates with respect to gender and cultural diversity.
Recreation and Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	• This project has used an inclusive and regional stakeholder engagement process.
Recreation and Leisure	Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials.	• Proposed site is a brownfield site. • An artificial turf field does not require potable water for irrigation nor fertilization. • Artificial turf products are recyclable and reusable.

Resident Affordability	Diverse and affordable opportunities for recreation, leisure, arts and culture exist.	• Organized soccer is relatively affordable when compared to many other Whistler programs.
Water	All potable water is used sparingly and only used to meet appropriate needs.	• An artificial turf field does not require potable water for irrigation.

W2020 **Strategy**	**AWAY FROM** **Descriptions of success that resolution moves away from**	**Mitigation Strategies and Comments**
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution.	• Sport field illumination will be directed at the sport field and away from neighbouring buildings. • Illumination levels will be less than 15% of the Spruce Grove ball diamonds. • Sport field use will end at 10pm as per current municipal noise bylaw.
Built Environment	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	• An artificial turf field does not require potable water for irrigation or chemical fertilizer for grass growth and health.
Materials and Solid Waste	Whistler is using durable materials that are less environmentally harmful, preferring recycled natural and sustainably harvested materials and plentiful metals.	• Artificial turf products are essentially plastic. This choice is made for reasons of durability, operational costs and in the context of other Whistler recreation passions that also have an environmental footprint. • The turf is recycled into other consumer products, currently in Asia, and likely in North America by the time replacement is required. Staff are monitoring contemplated adaptive reuse of turf in other jurisdictions. • The recommended infill product is made from food safe plastic, can be re-used multiple times and is recyclable. • The recommended shock pad is made from recycled materials and is also re-useable. • Upgraded storm water management, other design features and material choices will prevent migration of unwanted materials into the municipal storm water system, and allow for capture and reuse of any migratory infill. • Lighting is low energy LED.

OTHER POLICY CONSIDERATIONS

One of the Key Findings of the 2015 Recreation and Leisure Master Plan (RLMP) is that *"Municipal assets play a strong role in providing easy access to recreation and sport, fostering lifelong activity participation, as well as developing athletes and sport. These are components of Whistler's identity."*

Pursuit of an artificial turf field is consistent with recommendations from the RLMP. Specifically, Key Strategy 3.3 of the RLMP states: *"Develop an additional grass or artificial turf rectangular field to reduce unsustainable wear on existing fields and meet growing demand"* as an immediate priority.

The RLMP also includes recommendation to continue to facilitate third-party sport training programs and lessons.

BUDGET CONSIDERATIONS

The approved 2018 – 2022 Five Year Financial Plan includes a budget amount of $2,815,000 funded via the General Capital Reserves for this project. This amount includes the field, shock pad,

alternative field infill product, fencing, LED illumination, provision of potable water service, landscaping, required maintenance equipment and storage, contingency, and professional fees. It also assumes a $100,000 external funding contribution.

Previously, Council approved $4,153,000 in the 2017 – 2021 Five Year Financial Plan which was an average of the seven different project scenarios.

The contracts recommended for award in this Report along with a construction contingency, 2018 professional fees including construction administration costs, and other project expenditures are within the approved budget amount.

COMMUNITY ENGAGEMENT AND CONSULTATION

The roots of this project originate in 2008 with the original Bayly Park Master Plan. During the creation of that Plan field user groups were engaged and reported increasing community demand and unsustainable wear upon the existing fields in the community. Resultantly, two grass soccer fields were included in the 2008 Plan.

For budget, global economy slow down, and landfill geotechnical concerns these two fields were not developed. Instead, in 2012, a single lesser cost and lesser quality gravel soccer field was constructed while the second field space was parked and identified for future uses. The second field space has since become the site of the BMX track.

Existing soccer field conditions and demand for additional field capacity particularly in early and late season was next voiced during the extensive community engagement phase of the Recreation and Leisure Master Plan (RLMP) process (2013-2015). Consequently additional field space is identified as an immediate priority in the RLMP.

Over the course of the planning phases of the artificial turf field project starting in 2015, stakeholders have been engaged through focus group sessions and ongoing dialogue. This primarily includes rectangular-shaped field users (soccer, football, rugby) and to a lesser degree diamond-shaped field users (baseball, slow pitch, and softball).

Municipal staff have discussed this project in the context of regional implications with soccer and municipal representatives in Pemberton and Squamish. Similar higher level conversations have occurred with representatives from School District 48, Whistler Sport Legacies and the Whistler Blackcomb Foundation.

This project is a frequent topic at the Recreation and Leisure Advisory Committee. Specific resolutions from 2014 through to May 2018 have identified an artificial turf field as a top priority.

The project was first presented to Committee of the Whole on December 1, 2015. A number of members of the public attended that Meeting. The project returned to Committee of the Whole on December 6, 2016. A comprehensive project update was provided to Council on March 7, 2017, and a site was confirmed in November 21, 2017.

The RMOW website's artificial turf field project webpage contains extensive project information and reports.

SUMMARY

This Report serves to address outstanding concerns related to the project and recommend award of two separate contracts to construct it. A number of material choices and design details have been made to best manage the environmental footprint of this project in consideration of community needs, ongoing operating costs, life cycle replacement costs, and athlete safety.

Respectfully submitted,

Martin Pardoe
MANAGER RESORT PARKS PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE

APPENDIX A

Bayly Park
SUPPLY, DELIVERY, AND INSTALLATION OF ARTIFICIAL TURF FIELD - RFP# P051
CONTRACTOR RFP PRICE SUMMARY & ANALYSIS - TURF

		AstroTurf GTX 50mm ProPlay 23D	Carpell Xtreme Turf DX50 ProPlay 23D	GTR Powerblade2.0 ProPlay 23D	Field Turf XM7-50mm TG25
ITEM	**DESCRIPTION**	**AMOUNT**	**AMOUNT**	**AMOUNT**	**AMOUNT**
OPTION 1 – TURF WITH CRUMB RUBBER INFILL					
1	Supply & Install Synthetic Turf	$336,000.00	$391,238.31	$357,926.10	$352,816.40
2	Supply & Install Shock Pad	$109,000.00	$126,153.83	$128,486.29	$114,098.58
	Total Basic Work:	**$445,000.00**	**$517,392.14**	**$486,412.39**	**$466,914.98**

		AstroTurf GTX 50mm ProPlay 23D	Carpell N/A	GTR Powerblade2.0 ProPlay 23D	Field Turf N/A
ITEM	**DESCRIPTION**	**AMOUNT**	**AMOUNT**	**AMOUNT**	**AMOUNT**
OPTION 2 – TURF WITH SAFESHELL ORGANIC INFILL (ie. Walnut shells)					
1	Supply & Install Synthetic Turf	$458,000.00		$546,984.51	
2	Supply & Install Shock Pad	$109,000.00		$128,486.29	
	Total Basic Work:	**$567,000.00**	**$0.00**	**$675,470.80**	**$0.00**

		AstroTurf GTX 50mm ProPlay 23D Halo SP Green	Carpell Xtreme Turf DX50 ProPlay 23D Ecofilll Rebound	GTR Powerblade2.0 ProPlay 23D Ecore A-R / EPDM	Field Turf N/A
ITEM	**DESCRIPTION**	**AMOUNT**	**AMOUNT**	**AMOUNT**	**AMOUNT**
OPTION 3 – TURF WITH TPE or EPDM INFILL					
1	Supply & Install Synthetic Turf	$462,000.00	$519,932.35	$485,494.64	
2	Supply & Install Shock Pad	$109,000.00	$126,153.83	$128,486.29	
	Total Basic Work:	**$571,000.00**	**$646,086.18**	**$613,980.93**	**$0.00**

		AstroTurf GTX 50mm ProPlay 23D EnviroFill	Carpell N/A	GTR Powerblade2.0 ProPlay 23D Envirofield US Greentech	Field Turf N/A
ITEM	**DESCRIPTION**	**AMOUNT**	**AMOUNT**	**AMOUNT**	**AMOUNT**
OPTION 4 – TURF WITH COATED SAND INFILL					
1	Supply & Install Synthetic Turf	$362,000.00		$764,493.44	
2	Supply & Install Shock Pad	$109,000.00		$128,486.29	
	Total Basic Work:	**$471,000.00**	**$0.00**	**$892,979.73**	**$0.00**

		AstroTurf GTX 60mm ProPlay 23D Crumb Rubber	Carpell Xtreme Turf DX50 (Hybrid) ProPlay 23D Ecofill Rebound	GTR Spike Zone Pro 1.75 ProPlay 23D Ecore A-R / EPDM	Field Turf Rev 60mm TG25 Crumb Rubber
ITEM	**DESCRIPTION**	**AMOUNT**	**AMOUNT**	**AMOUNT**	**AMOUNT**
Option 5 – Additional Turf Systems					
1	Supply & Install Synthetic Turf	$360,000.00	$519,932.35	$470,810.49	$364,226.25
2	Supply & Install Shock Pad	$109,000.00	$126,153.83	$128,486.29	$102,688.72
	Total Basic Work:	**$469,000.00**	**$646,086.18**	**$599,296.78**	**$466,914.97**

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-070
FROM:	Resort Experience	**FILE:**	DP1606
SUBJECT:	4355 BLACKCOMB WAY - WHISTLER BREW HOUSE FAÇADE RENOVATIONS		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council approve the issuance of Development Permit DP1606 for façade renovations at the Whistler Brew House located at 4355 Blackcomb Way, as illustrated on plans 'Whistler Brew House Facades Restoration A-001 – A-600', dated May 17, 2018, prepared by Ankenman Marchand Architects, attached as Appendix "C", to Administrative Report to Council No. 18-070, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Adherence to the Whistler Village Construction Management Strategy, including provision of a construction schedule, construction site management plan, and signed Good Neighbour Agreement, all acceptable to the Municipality, a pre-construction meeting held, and construction signage posted during construction, prior to the commencement of any phase.

REFERENCES

Location:	4355 Blackcomb Way
Legal Description:	PLAN LMP219 LOT 8 DISTRICT LOT 5028 NEW WESTMINSTER DISTRICT GROUP 1, & DL 5275, EXPL PL LMP24003.
Owners:	471469 BC LTD
Zoning:	CM2 (Commercial Mix Two)
Appendices:	"A" – Location Map "B" – Site Photos "C" – Architectural Plans "D" – Advisory Design Panel minutes

PURPOSE OF REPORT

This Report seeks Council's approval of the issuance of Development Permit DP1606, an application for façade renovations at the Whistler Brew House at 4355 Blackcomb Way in Whistler Village. The subject property is located in the Lands North Development Permit Area (Schedule R), and is subject to the Whistler Village North Design Guidelines. The proposed development is subject to development permit guidelines for the form and character of development, protection of development from hazardous conditions, and protection of the natural environment. The development permit is subject to Council approval as the proposed renovations affect more than one elevation of the building.

DISCUSSION

Background

The Whistler Brew House is located at 4355 Blackcomb Way, as shown in Appendix "A". It is prominently located, with an entrance and outdoor patio fronting onto the Village Stroll, near the Olympic rings. The property is immediately south of Olympic Plaza and north of Village Park East, which includes a stream, walkway, and landscaped areas linking the Stroll to the Audain Museum.

The Whistler Brew House was constructed in 1996. The original design intent for the building was to reflect elements of an old industrial building situated along a waterway, such as a mill or cannery. The existing siding is a combination of beige stucco and light brown stained cedar shake siding. The roof is pale grey standing seam metal. The aluminum windows are finished in black. (See Appendix "B" – Site Photos.)

DP1606 is an application to replace the failing stucco siding and upgrade other elements of the façade to reflect some of the original design concept for the building within the context of Whistler Village.

Redevelopment of this property is consistent with the Whistler Village Rejuvenation & Reinvestment Initiative endorsed by Council in July 2014. The objectives of that initiative were to:

> I. accelerate re-investment in existing infrastructure within Whistler Village;
> II. support reinvestment in upgrades to aging buildings and landscape, especially at key access portals, or in main thoroughfares/high visitor traffic areas of Whistler Village; and,
> III. further any other municipal revitalization goals for Whistler Village.

Proposed Development

All sides of the building will see replacement or refurbishment of siding materials, and replacement of most widows (see Appendix "C" – Architectural Drawings). The following changes are included in the design:

- The large planes of stucco on the building will be replaced with fiber cement board & batten (Hardie vertical siding panel) in "Iron Mountain", a medium grey colour,
- The rotunda on the east side of the building will be clad with a Corten-looking corrugated metal vertical siding,
- The existing cedar shakes on the building will be stained "Oxford Brown", a medium brown colour,
- Heavy timber elements will also be re-stained in Oxford Brown,
- The fascia trim will be stained dark red to complement the new set of materials and colours,
- Where there is a double fascia, the bottom trim will be stained medium grey to match the façade,
- Most windows will be replaced with vinyl windows in a dark red colour to match the trim. Select smaller metal windows not in need of replacement will be repainted to match the new red vinyl,
- Stone work on the building will be cleaned and repaired as required.

The patio will not see any changes as part of DP 1606, although some patio renovations are envisioned for a later application. Site planning, vehicle and pedestrian circulation, massing, and landscape are not affected by this application.

Advisory Design Panel Review

The proposed colours and materials were reviewed by the Advisory Design Panel on March 21, 2018. The panel supported the new dark red colour for the windows. They expressed concern over using Hardie panel siding due to the possibility of visible seams detracting from the quality of the façade. Staff worked with the applicant to address this issue by ensuring that all seams in the vertical siding abut a trim piece, eliminating the need for unsightly caulked joints. Staff note that the use of Hardie panel siding mixed with natural elements of cedar shakes and stone will likely become a more common building material in Whistler Village.

The ADP also encouraged the applicant to consider lighter colours. Staff determined that the colours proposed are supported by the Whistler Village Colour Guide (see Policy Considerations below), and are consistent with the range of colours existing in the neighbourhood. The dark red trim and windows enliven the façade, and the complexity of the building's architecture is complemented by the medium-dark tones and distribution of materials. The Advisory Design Panel minutes are attached as Appendix "D".

WHISTLER 2020 ANALYSIS

The proposal supports the Whistler2020 strategies as outlined in the following table:

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	The façade renovations will support the high standard of architecture found on the Village Stroll.
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Durable exterior materials are proposed that are consistent with the Village North Design Guidelines.
Energy	The energy system is continuously moving towards a state whereby a buildup of emissions and waste into air, land and water is eliminated	New energy efficient windows are proposed that will meet today's energy efficiency standards.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behavior that moves Whistler toward success and sustainability.	The proposed renovations enhance the financial success and sustainability of this business, and thus Whistler
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The renovations will contribute to Whistler's authentic sense of place. The renewal and reinvestment is consistent with the Village North Design Guidelines.
Visitor Experience	The resort is comfortable, functional, safe, clean and well-maintained.	The renovations are required to address failing envelope materials.

The proposed façade renovations do not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Zoning Analysis

The property is zoned CM2 (Commercial Mix Two). The façade restoration proposed does not affect compliance with Zoning and Parking Bylaw 303, 2015.

OCP Development Permit Area Guidelines

The lands are designated as a development permit area for the establishment of objectives and the provision of guidelines for the form and character of commercial development, the protection of development from hazardous conditions, and protection of the natural environment.

The original development of the building had to follow some site specific development guidelines for:

- the general location of the building on the property,
- service access,
- requirement for a freestanding clock tower,
- building use as food service establishment with a ground level dining terrace on the south and west sides, and,
- building openings that maximize solar access.

The subject property is located in the Lands North Development Permit Area (Schedule R), and is subject to the Whistler Village North Design Guidelines. The table below describes how the proposed development is consistent with the applicable guidelines.

Lands North Development Permit Area Guideline	Comment
Contribute to the image of a cohesive village, yet still express individuality through the incorporation of consistent elements into all new buildings (i.e. scale, form, materials, covered arcades, landscaping, and street furnishings).	The scale and massing of the building, as well as the metal roofing and cedar shakes, are consistent with neighbouring buildings. The proposed board and batten siding is complementary to the neighbourhood.
Build on the existing character and image, i.e. “mountain village” built by local craftsmen of local materials, incorporating elements of “West Coast” architecture.	
Whistler Village North should have the sense of a small town that has grown over time. Each building must become part of the overall Village North community, not be dissonant in form, materials or scale.	
There should be minimal use of long, horizontal, linear facades, rather, steps in the building façade should create a module which creates a texture along the edges of the public places.	All existing steps in the building façade will remain. The variety of proposed envelope materials will continue to provide texture and interest to the façade.
The building design at pedestrian level, in coordination with related landscape design,	The pedestrian orientation and open space amenities remain the same. Use of a variety of materials to

provides the opportunity for the greatest visual interest.	correspond with the structural elements of the building also contribute to pedestrian interest. Large areas of glazing at the pedestrian level will remain to allow for views into the interior of the restaurant. The dark red windows and trim will brighten the façade.
Primary exterior materials include stone, wood, stucco and texture concrete. Other materials may be acceptable in limited areas subject to particular technical and design justification.	Stone and wood are still considered primary building elements, with the addition of fibre cement and metal siding as replacement for the stucco. Technical design issues related to the fibre cement siding have been addressed.
All building materials are to be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.	Proposed building materials are sufficiently durable.
Appropriate natural and muted colours include those found in the natural setting of Whistler. Consider the colour used in adjoining buildings when selecting colours. Accent colours must complement base colours.	Building colours are drawn from Whistler's natural surroundings (grey, brown, dark red) and are complementary to neighbouring buildings. Accent colours complementary to the base colours are used in small amounts on trim and windows.
Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.	The roof design and materials will not see any changes as part of DP 1606.
Comprehensive signage programs are required and must be consistent with building design. Character signs and consolidated sign display are encouraged where possible.	The signage will not see any changes as part of DP 1606.

Whistler Village Colour Guide

The Whistler Village Colour Guide supports the colours proposed:

- Neutral/earth tones make up the primary background colours;
- Fairly strong mid-tone values are recommended for the primary background fields (25-75% value); and
- Accent areas, defined as not exceeding 10% of the façade surface area, may incorporate some intense dark (80% - 100%) colour values, where they harmonize with the background colour shades. Detail accent areas include window trims.

Green Building Policy

A green building checklist was submitted for this project. The applicants have proposed new energy-efficient windows and improved rain-screening of the façade. The sections of stucco envelope planned for removal will be replaced with fibre cement board and an additional 1 ½" of exterior insulation for increased wall R-value. The new wall assembly will increase the R-value by approximately 61%. The new windows proposed are double glazed, argon-filled, and have thermally-broken vinyl frames. These replacement windows will greatly impact the overall energy performance of the building, reducing heat loss and thermal bridging, and increasing occupant

comfort for those situated near the windows. The replacement windows will increase the energy efficiency of the glazing by approximately 75%.

Legal Encumbrances

The façade restoration proposed as part of DP1606 is consistent with all encumbrances on title.

BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application have been covered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property per development permit application requirements.

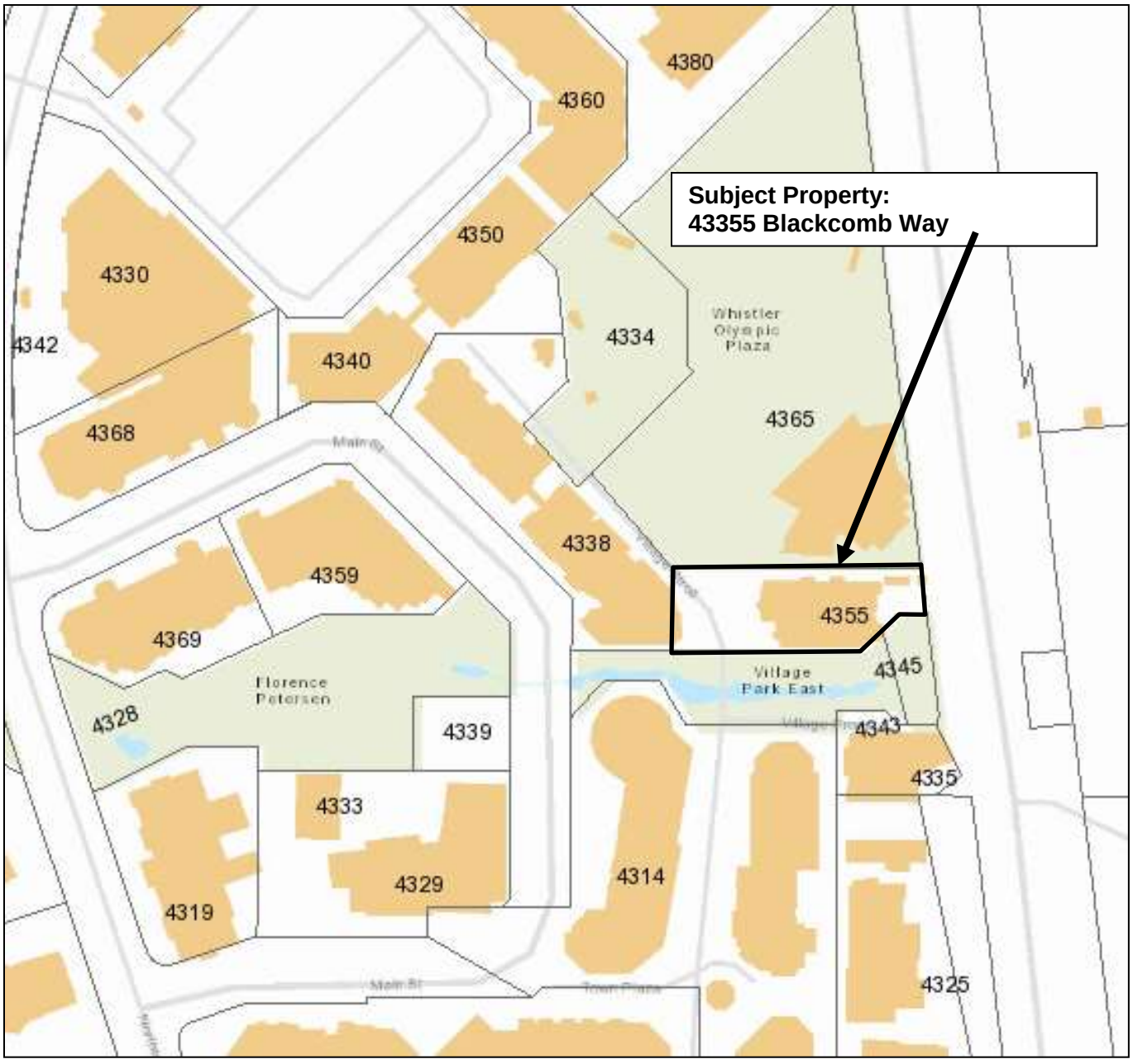
SUMMARY

This Report seeks Council's approval of the issuance of Development Permit DP1606, an application for façade renovations at 4355 Blackcomb Way in Whistler Village.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix “A” – Location Map



Appendix “B” – Site Photos

Appendix C

Whistler Brew House Drawing List	
Sheet Number	Sheet Name
A-001	Cover page
A-050	Context Plan
A-100	Site Plan / Elevations Key plan
A-200	Proposed Elevations
A-201	Proposed Elevations
A-302	Elevations details
A-600	3D views

Whistler Brewhouse Facades Restoration

Submitted for DP	2018-02-09
ADP Meeting	2018-03-21
Re-Issued for DP	2018-05-17

The Brewhouse Restaurant and brew pub was designed and built around 1996. It was one of the first buildings built in Lands North and has become somewhat of a landmark and institution within the village, fronting onto the village stroll and Fitzimmon's Creek.

The building, when conceived was intended to represent a "tough, working building" - one that had existed for a long time before it was built, using an architectural metaphor not unlike smaller century-old factories seen throughout Germany and Belgium along their rivers.

A variety of different materials were used on the building, representing various disparate parts of the building and their associated uses. This included stucco (backdrop / benign material), wood shakes (major elements such as the front gable), and a standing-seam galvalume roof.

Over the past 20+ years the majority of the stucco has failed and the Owner would like to have it replaced this spring to prevent further deterioration of the building's structure.

The stucco itself was not our first choice when the building was conceived -it is a fairly modern material, and one can question it's appropriateness in such a harsh climate, particularly now that it has failed. We were however encouraged at that time by Planning Staff to implement that compromise. So instead of replacing the stucco in kind, a further effort is being made to return to the original design intention of the building - one that pre-existed and is a small working factory.

Accordingly, the large planes of stucco are proposed to be replaced almost in their entirety with fiber cement board and batten cladding.

Smaller areas of the building are proposed to be further broken down such as the cladding of the semi-circular fire pit located at the east end of the building. This element is not considered a "backdrop", and is considerably smaller and a more complex shape. As such it is proposed to be celerated with a contrasting cladding: vertical corrugated metal with a corten finish. These element will "pop", particularly adjacent the hardi board & batten cladding.

New and repainted windows are proposed in drak red. Along with the continuous dark red fascias and accent trims, the red becomes the desired accent color that brightens and ties the building together.

The cedar shake gables in their entirety will remain, but are proposed to be re-stained in a dark brown, and the existing aluminum windows frames will be repainted in red.

The proposed overall composition of the building will much more closely represent the original architectural intention. The darker color palette will if anything better fade the building into it's natural environment and the magic of the proposed detailing and disparate materials will read only upon studying the building at a close range.

The existing outdoor patio front onto the village stroll will also be redesigned as a part of this exercise. However, as the timing to start construction on the building envelope this Spring is critical, we have strategically chosen to separate the applications into 2 separate exercises allowing more time and study of the patio design itself. The re-construction of the affected facades shall not have any impact on public-realm space throughout the duration of construction.

ARCHITECTS
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Project:
1754
Owner
Whistler Brewhouse Facades Restoration
4355 Blackcomb Way Whistler, BC

Drawing:
Cover page

Project Status:
DP

SUBMISSION

Date (d/m/y)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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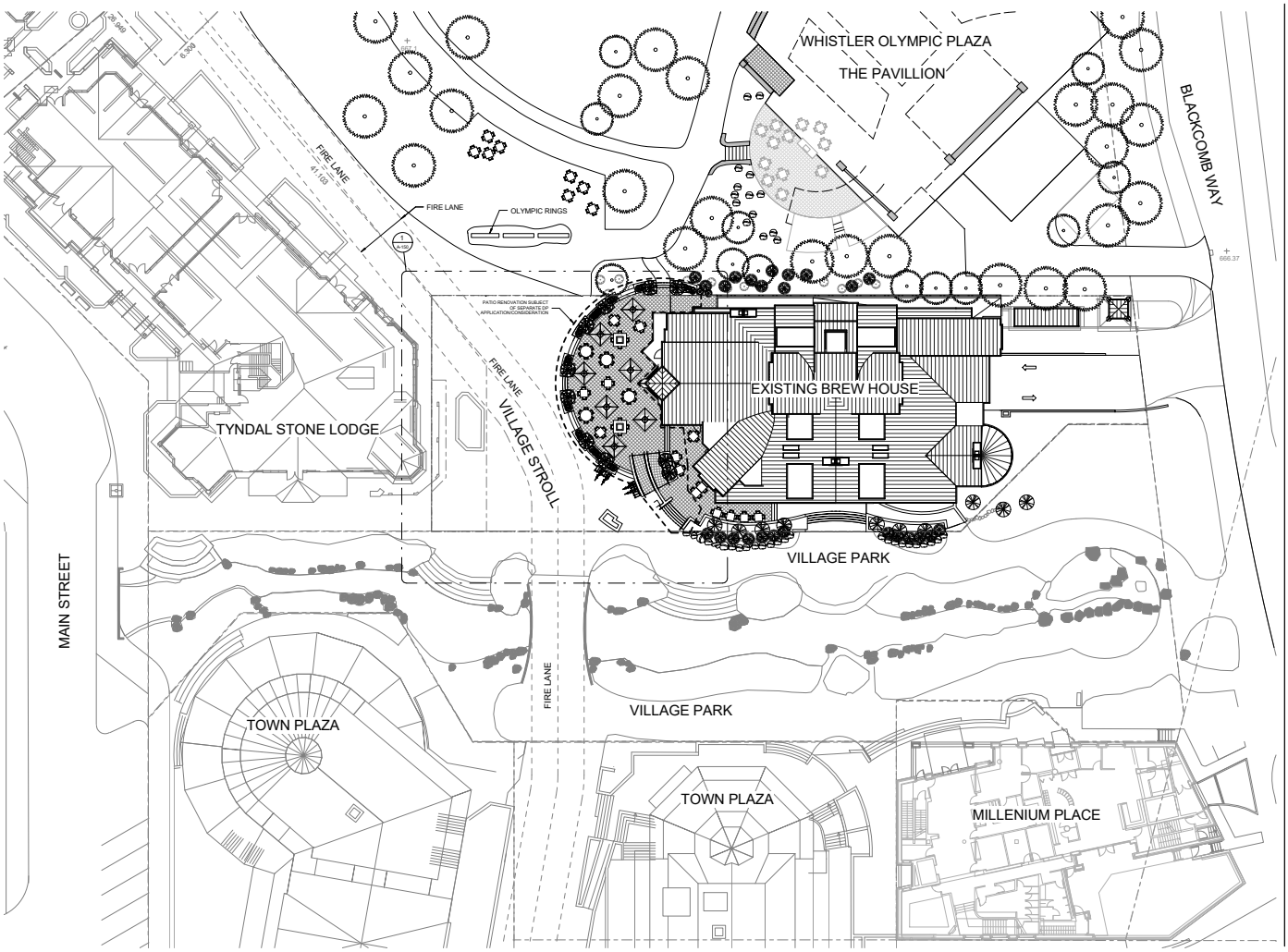
Appendix C



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Project:
1754

Owner
Whistler Brewhouse Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
Context Plan

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

No.	Date	Description

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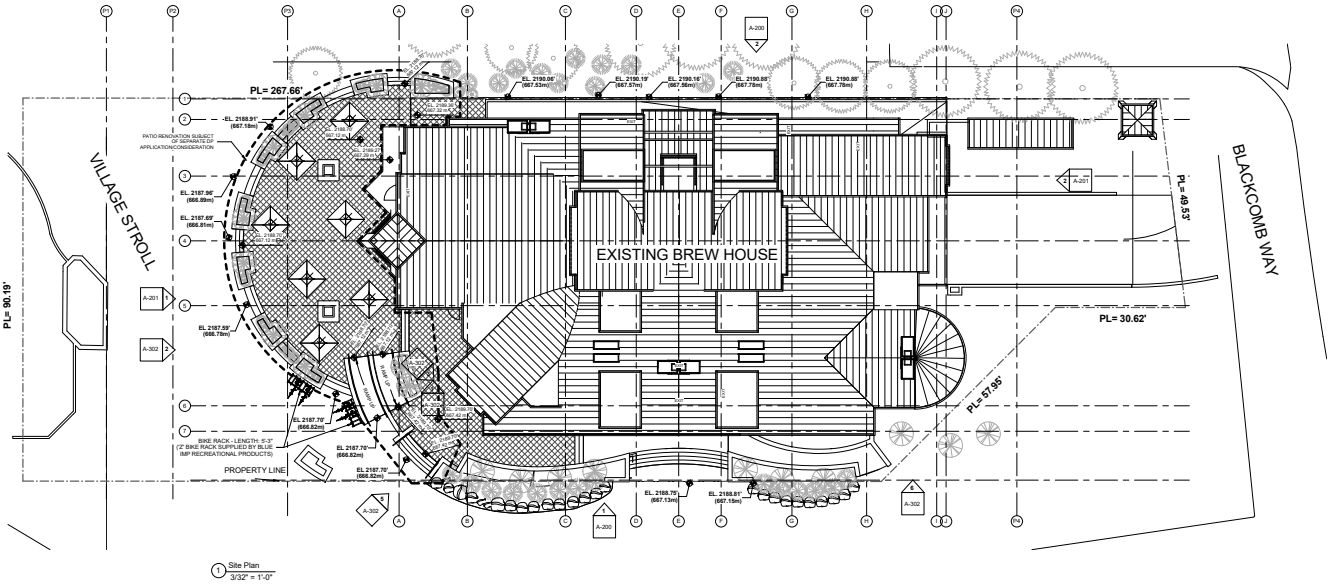
Appendix C



1 Site Plan
3/32" = 1'-0"

ARCHITECTS

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Project:
1754

Owner
Whistler Brewhouse Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
Site Plan / Elevations Key plan

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

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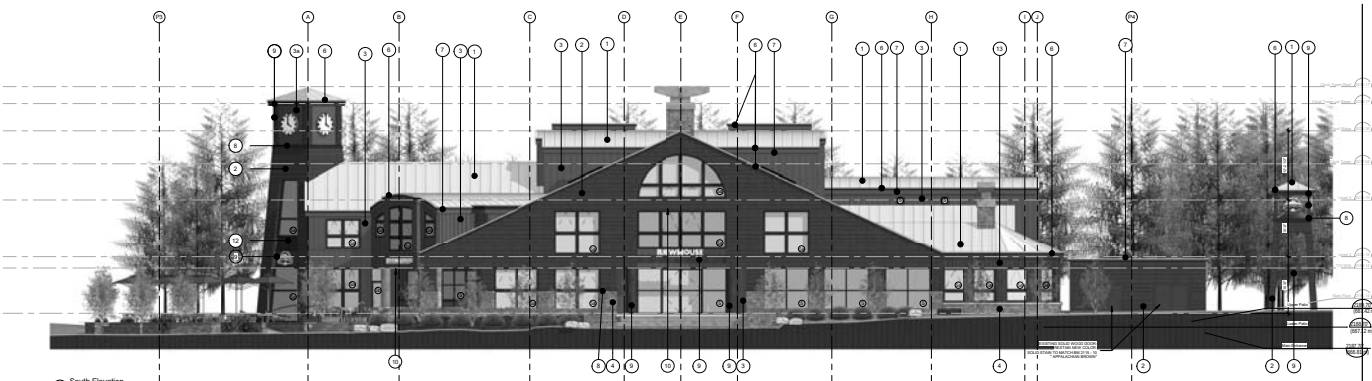

1 South Elevation
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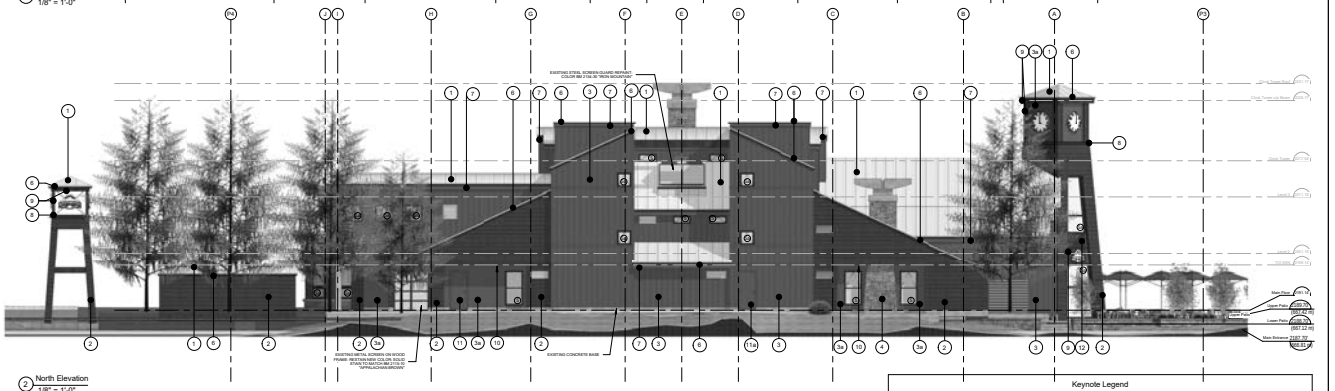

2 North Elevation
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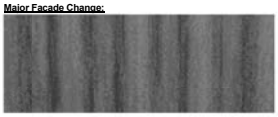
Major Facade Change:



Corrugated matel vertical siding - Corten AZP RAW

Main body of Stucco to be replaced with Fiber cement board & batten: Spacing 12" -Colour: BM 2134-30 "Iron Mountain" Hardie Vertical siding panel cedarmill painted & Hardie rustic battens (3/4" x 2 ½").

Cedar shake to be re-stained in a dark brown (BM 2115-10 Appalachian Brown).

Window Frames repainted BM 2005-20 "Hot apple spice".

Keynote Legend	
No.	Keynote Text
1	EXISTING Metal Standing Seam Roofing- As is: Galvalume Standing Seams.
2	EXISTING Cedar Shakes Siding- Restained NEW Color: Solid stan to match BM 2115-10 "Appalachian Brown".
3	NEW Fiber Cement Board & Batten- Hardie vertical siding panel cedarmill painted: Color BM 2134-30 "Iron Mountain" and Hardie rustic battens (3/4" x 2 ½") painted: Color BM 2134-30 "Iron Mountain".
3a	EXISTING stucco in good condition to remain - repaint NEW Color: BM 2134-30 "Iron Mountain".
4	EXISTING Stone- As is: Repaired as required.
5	EXISTING Metal Window Frame- Repaint NEW Color: Dark red to match new vinyl window frame.
5a	NEW Vinyl window color: Dard Red (Supplier: Euroline windows)
5b	NEW Aluminum storefront entrance with transom color: Dark red to match new vinyl window frame.
5c	EXISTING Window to remain unchanged (newly replaced windows) Color: Black
6	EXISTING Wood Accent Fascia Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
7	EXISTING Wood Fascia- Repaint NEW Color: BM 2134-30 "Iron Mountain".
8	EXISTING Wood Accent Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
9	EXISTING Heavy Timber Elements- Restained NEW Color: BM semi solid stain K639-06 "Oxford Brown".
10	EXISTING Soffits- Cedar, Restainted: Color: BM semi solid stain K639-06 "oxford brown".
11	EXISTING Steel Doors- Repaint NEW Color: BM 2134-30 "Iron Mountain".
11a	NEW Steel Doors to replace existing - Painted Color: BM 2134-30 "Iron Mountain"
12	NEW Fiber cement Hardie Panel - smooth with perimeter trim : Color to match window frame
13	NEW Corrugated matel vertical siding - Corten AZP RAW

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Project:
1754

Owner
Whistler Brewhouse Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
Proposed Elevations

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
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REVISION

No.	Date	Description

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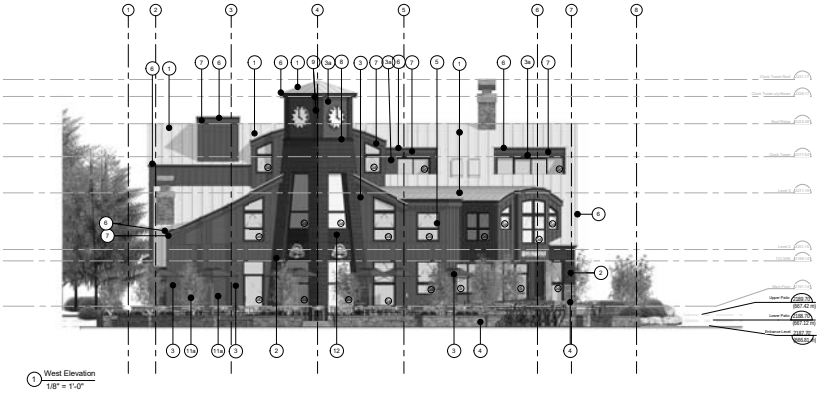
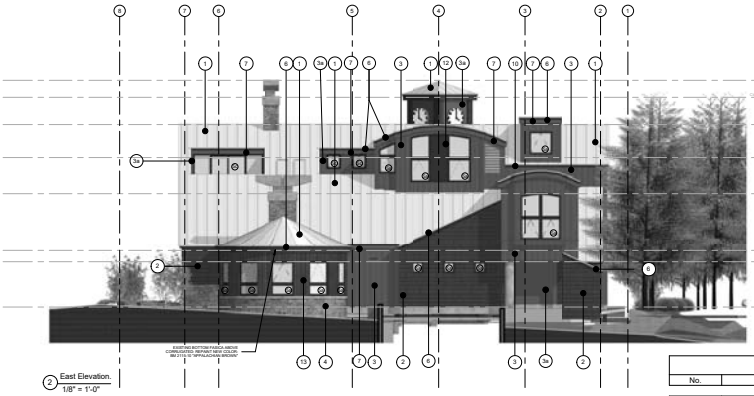
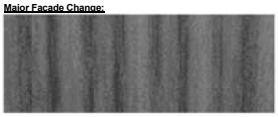


1 West Elevation
1/8" = 1'-0"



2 East Elevation.
1/8" = 1'-0"

Major Facade Change:



Corrugated matel vertical siding - Corten AZP RAW

Main body of Stucco to be replaced with Fiber cement board & batten: Spacing 12" -Colour: BM 2134-30 "Iron Mountain" Hardie Vertical siding panel cedarmill painted & Hardie rustic battens (3/4" x 2 ½").

Cedar shake to be re-stained in a dark brown (BM 2115-10 Appalachian Brown).

Window Frames repainted BM 2005-20 "Hot apple spice".

Keynote Legend	
No.	Keynote Text
1	EXISTING Metal Standing Seam Roofing- As is: Galvalume Standing Seams.
2	EXISTING Cedar Shakes Siding- Restained NEW Color: Solid stan to match BM 2115-10 "Appalachian Brown".
3	NEW Fiber Cement Board & Batten- Hardie vertical siding panel cedarmill painted: Color BM 2134-30 "Iron Mountain" and Hardie rustic battens (3/4" x 2 ½") painted: Color BM 2134-30 "Iron Mountain".
3a	EXISTING stucco in good condition to remain - repaint NEW Color: BM 2134-30 "Iron Mountain".
4	EXISTING Stone- As is: Repaired as required.
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5a	NEW Vinyl window color: Dard Red (Supplier: Euroline windows)
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6	EXISTING Wood Accent Fascia Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
7	EXISTING Wood Fascia- Repaint NEW Color: BM 2134-30 "Iron Mountain".
8	EXISTING Wood Accent Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
9	EXISTING Heavy Timber Elements- Restained NEW Color: BM semi solid stain K639-08 "Oxford Brown".
10	EXISTING Soffits- Cedar, Restainted: Color: BM semi solid stain K639-06 "oxford brown".
11	EXISTING Steel Doors- Repaint NEW Color: BM 2134-30 "Iron Mountain".
11a	NEW Steel Doors to replace existing - Painted Color: BM 2134-30 "Iron Mountain".
12	NEW Fiber cement Hardie Panel - smooth with perimeter trim ; Color to match window frame
13	NEW Corrugated matel vertical siding - Corten AZP RAW

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Project:
1754

Owner
Whistler Brewhouse Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
Proposed Elevations

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

No.	Date	Description

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Scale:
1/8" = 1'-0"

DWG. NO:
A-201

Plot Date: 5/17/2018 6:08:30 PM
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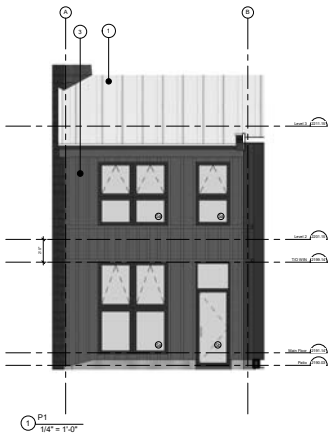
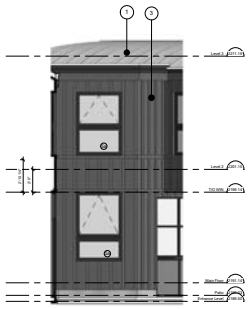


1 P1
1/4" = 1'-0"



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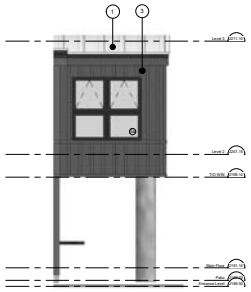
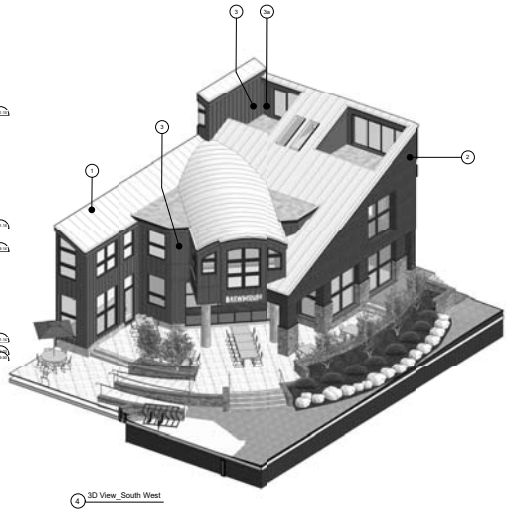
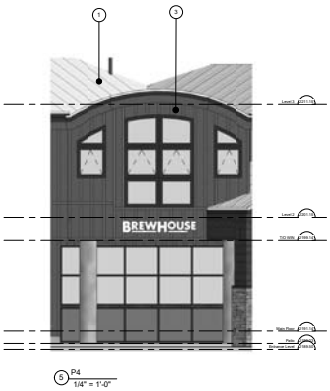


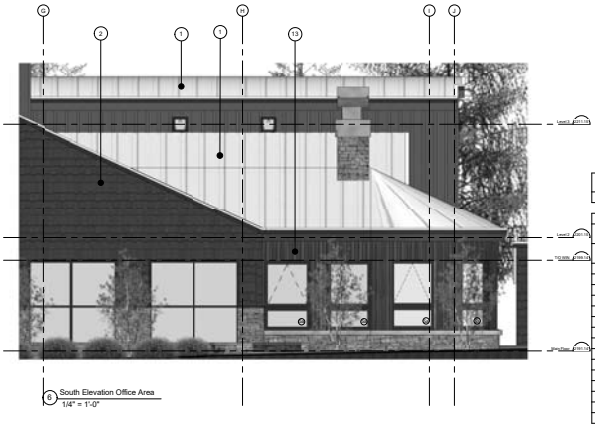
3 P3
1/4" = 1'-0"



4 3D View_South West



5 P4
1/4" = 1'-0"



6 South Elevation Office Area
1/4" = 1'-0"

Keynote Legend	
No.	Keynote Text
1	EXISTING Metal Standing Seam Roofing- As is: Galvalume Standing Seams.
2	EXISTING Cedar Shakes Siding- Restained NEW Color: Solid stan to match BM 2115-10 "Appalachian Brown".
3	NEW Fiber Cement Board & Batten- Hardie vertical siding panel cedarmill painted: Color BM 2134-30 "Iron Mountain" and Hardie rustic battens (3/4" x 2 ½") painted: Color BM 2134-30 "Iron Mountain".
3a	EXISTING stucco in good condition to remain - repaint NEW Color: BM 2134-30 "Iron Mountain".
4	EXISTING Stone- As is: Repaired as required.
5	EXISTING Metal Window Frame- Repaint NEW Color: Dark red to match new vinyl window frame.
5a	NEW Vinyl window color: Dard Red (Supplier: Euroline windows)
5b	NEW Aluminum storefront entrance with transom color: Dark red to match new vinyl window frame.
5c	EXISTING Window to remain unchanged (newly replaced windows) Color: Black
6	EXISTING Wood Accent Fascia Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
7	EXISTING Wood Fascia- Repaint NEW Color: BM 2134-30 "Iron Mountain".
8	EXISTING Wood Accent Trim- Repaint NEW Color: BM 2005-20 "Hot apple spice".
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12	NEW Fiber cement Hardie Panel - smooth with perimeter trim : Color to match window frame
13	NEW Corrugated matel vertical siding - Corten AZP RAW

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1754

Owner
Whistler Brewhouse
Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
Elevations details

Project Status:
DP

SUBMISSION

Date (d mm yyyy)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

No.	Date	Description

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Scale:
1/4" = 1'-0"

DWG. NO:
A-302

Plot Date: 5/17/2018 6:09:18 PM
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1 Front Facade

2 West Facade

3 North Facade

4 Ease Facade

ARCHITECTS

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Project:
1754

Owner
Whistler Brewhouse
Facades Restoration

4355 Blackcomb Way Whistler, BC

Drawing:
3D views

Project Status:
DP

SUBMISSION

Date (d/m/y)	Description
2018-02-08	Issued for Development Permit
2018-03-21	ADP Meeting
2018-05-17	Re-Issued for Development Permit

REVISION

No.	Date	Description

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Scale:

DWG. NO:
A-600

Plot Date: 5/17/2018 6:11:46 PM

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Panel Comments

1. The priority is to get the OCP done. It will not be perfect, but it is important to get it established.
2. While the Panel recognizes the importance of the Wildfire DPA, panel suggest a process that is not costly, long and cumbersome for single family home owners or for staff. Panel strongly encourages a building permit process instead of a DP process for wildfire if possible.
3. Provide a clear understandings of what triggers the requirement for a DP, what happens to landscaping.
4. Consider all unintended consequences of the Wildfire DPA. Concern was expressed that it could take away from the mountain alpine character pursued for 40 years in areas like Whistler Village and Creekside.
5. Some Wildfire DPA restrictions will be contrary to overlapping DP guidelines as well as covenants.
6. Panel in favour of Intensive Residential (Infill Housing) DPA to provide opportunities to intensify and provide more housing types. Panel recommended to make updates to simplify, don't handcuff future opportunities, start out simple, key to success is that the development looks good and fits into the neighbourhood.
7. Include Cheakamus Crossing as DPA for multi-family.
8. Exclude Cheakamus Crossing as DPA for Sensitive Ecosystems, consistent with how treating other developed areas.

That the Advisory Design Panel supports the proposed changes to the OCP and ask that staff consider panel's comments to simplify the process, ensure there in no uncertainty, consider unintended consequences, and make sure there is opportunity for Infill Housing.

CARRIED.

4355 Blackcomb Way
1st Review
File No. DP1606

The applicant team of Timothy Ankenman; Tony Fontana, Fontana Construction Ltd; Lori Fontana, Fontana Constructing Ltd entered the room at 3:00 p.m.

Amica Antonelli introduced the project for façade restoration of the Whistler Brew House.

Mr. Ankenman introduced the applicant team and advised on the following.

1. The package that was given to you is different than what is being presented.
2. The building was completed in 1996 and the stucco is now failing.
3. This building was intended to have a semi-industrial look. Finding a suitable replacement for the failing stucco is difficult to do.
4. Where the stucco is now, on the pub and restaurant, the façade materials must be non-combustible by code.

DRAFT

5. We are proposing board and batten hardie panel in a flat, dark grey colour in place of the corrugated steel and standing seam metal proposed in your package. The exception is the rotunda which is proposed to be finished in corrugated steel.
6. We will refinish the windows in the dark red colour.
7. The patio has never really worked and will be addressed in a separate application.

Panel Comments

The panel felt that this is a very good renovation project and offers the following comments.

Site Context and Landscaping

1. Panel supports the upgrades to the building, particularly getting rid of the stucco.
2. The building is in a high profile area and could use an upgrade, but Panel agreed that the colour scheme needs to be lighter for more impact.

Form and Character

1. Consider the durability of the material and how the building will look in 20 years.

Materials, Colours and Details

1. Panel concerned about the hardie panel, faux wood look would be too obvious in such a high profile area. Preferred the grey standing seam metal proposed in the ADP package.
2. Panel in agreement with the corrugated metal in the original package.
3. Colour scheme is too dark, consider lighter colours.
4. Panel support the red trim for the windows.

Moved by Pat Wotherspoon
Seconded by Brigitte Loranger

That the Advisory Design Panel supports the project as presented in the staff report. The applicant can work with staff to address Panel's comments.

CARRIED

The applicant team left the meeting. 3:50 p.m.

~~**TERMINATED**~~

Moved by Brigitte Loranger

That Advisory Design Panel adjourn the March 21, 2018 committee meeting at 3:55 p.m.

~~CARRIED~~

DRAFT

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-069
FROM:	Resort Experience	**FILE:**	RZ1132
SUBJECT:	RZ1132 – 2010-2011 INNSBRUCK DRIVE – HOUSING AGREEMENT BYLAW (CREEKSIDE PLAZA)		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first, second and third readings to "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018".

REFERENCES

Location:	2010 and 2011 Innsbruck Drive
Legal:	Lot 30, except Part in Plan 21390, Block F District Lot 4749 Plan 20204
Owner:	Creekside Plaza Lands Ltd., Inc. No. 0877330
Current Zoning:	CL3 Zone (Commercial Local Three)
Appendices:	"A" – Location Map
	"B" – Council Minutes of January 23, 2018
	"C" – Charge Terms of Housing Agreement

PURPOSE OF REPORT

The purpose of this report is to seek first, second and third readings for "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018". The bylaw will authorize the Municipality to enter into a housing agreement in order to secure use of the land for at least four employee auxiliary residential dwelling units.

DISCUSSION

The owners of 2010 and 2011 Innsbruck Drive propose to redevelop the visually prominent corner of the property that fronts Highway 99 at its intersection with Lake Placid Road with a new building that exemplifies Whistler's high quality of development and mountain character. The redevelopment proposes commercial space on the ground floor and auxiliary residential dwelling units for employee housing for businesses in the development on the second floor of the new building. The redevelopment requires a zoning amendment for a small increase in gross floor area and to add auxiliary residential dwelling units for employee housing as a permitted use of the property. The redevelopment initially included a proposed liquor store. Subsequent to a public hearing on February 6, 2018 this use was not supported by Council and the associated zoning amendment bylaw, "Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017" was revised to remove this use. The revised bylaw was given first and second reading on March 6th, 2018, and was given third reading April 10, 2018. The property owner is seeking to proceed with the redevelopment project this spring, subject to completion of the rezoning and associated conditions. .

A condition of adoption of "Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017" is that the applicant must register a housing agreement, for the four proposed auxiliary residential dwelling units for employee housing to ensure their intended use.

As per Employee Housing Service Charge Bylaw No. 1507, 2000, the proposed redevelopment is deemed to generate 5 employees. The owners are proposing employee housing in the form of four 1-bedroom units on-site, sufficient to house 8 employees, thereby meeting the requirements of Bylaw 1507. Bylaw 1507 requires that the employee housing be restricted to residential use by employees under a housing agreement. Staff recommend the provision of the employee housing on site is preferred over payment of the fee in lieu.

"Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018" is presented for Council's consideration. The bylaw will authorize the Municipality to enter into a housing agreement with the owner of the lands in order to secure the use of the auxiliary residential dwelling units for employee housing for businesses on the lands. The form of housing agreement is attached to the bylaw, and is also attached as Schedule "C" to this report.

The housing agreement require that:

- the proposed new building at 2010 Innsbruck Drive contain at least four auxiliary residential dwelling units for employees;
- the auxiliary residential dwelling units will be rental units;
- the auxiliary residential dwelling units will not be owner occupied;
- the auxiliary residential dwelling units will not be subdivided;
- the auxiliary residential dwelling units will be occupied pursuant to a tenancy agreement and, in the event of vacancy of a unit, that its availability for lease or rental are being diligently advertised; and
- the owner shall inform the municipality in writing of the availability of the units for rental and seek assistance from the municipality to find tenants.

POLICY CONSIDERATIONS

The housing agreement contains terms to ensure the employee units are continuously used and occupied by employees of businesses located on the subject lands. Under the provincial *Local Government Act* (LGA) a housing agreement requires approval by Council by bylaw.

BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

Under the provincial LGA the housing agreement bylaw does not require a Public Hearing or public notification.

SUMMARY

Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018 will authorize the Municipality to enter into a housing agreement in order to secure use of the land for at least four employee auxiliary residential dwelling units for employees employed by businesses located on the lands. Staff recommend that Council give first, second and third readings to the bylaw.

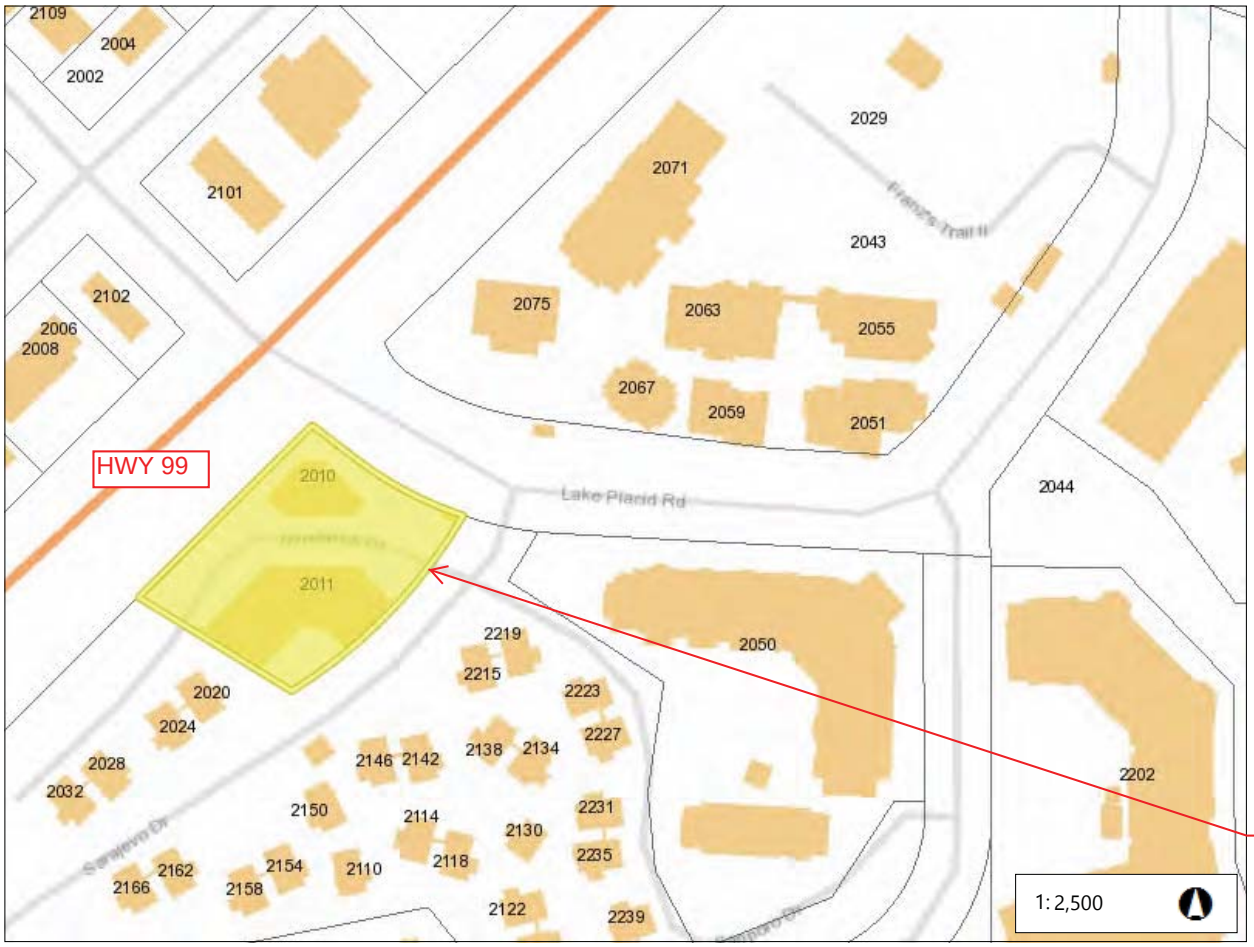
Respectfully submitted,

Robert Brennan, MCIP
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Resort Municipality of WHISTLER

Location Map - 2010 & 2011 Innsbruck Dr

Appendix A



Legend

- Civic Addresses
- Parcels
- Street Names (Web)
- Buildings (Web)
- Roads (Web)
  - Highway
  - Strata
  - Major Road
  - Minor Road
  - Collector Minor
  - Local
  - Lane
  - Restricted
  - Service
- Lakes (Web)
- Lakes FWA (Web)
- Streams (Web)
  - Stream Breaklines
  - Minor Watercourses
- Rivers (Web)
- Municipal Parks (Web)

Notes

For Internal Use Only

127.0 0 63.50 127.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Appendix B

ADMINISTRATIVE REPORTS

RZ1132 – 2010 - 2011 Innsbruck Drive – CL3 Zone Amendments for Creekside Plaza
File No. RZ1132
Report No. 18-005

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That Council consider giving first and second readings to "Zoning Amendment Bylaw (Creekside Plaza), No. 2165, 2017";

That Council authorize staff to schedule a public hearing for "Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017";

That Council direct staff to advise the applicant that before consideration of adoption of "Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017", the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler ("RMOW") to secure development of the proposed new building and site improvements consistent with plans to be finalized prior to adoption;
2. Registration of a housing agreement in favour of the RMOW for the auxiliary residential dwelling units for employee housing for businesses on site;
3. Registration of a green building covenant consistent with the RMOW's Green Building Policy;
4. Submission of a final waste and recycling plan that is consistent with Solid Waste Bylaw No. 2139, 2017;
5. Submission of a snow shed report; and further,

That Council authorizes the Mayor and Municipal Clerk to execute the necessary legal documents for this application.

CARRIED

LUC008 – Alpine Meadows Land Use Contract Termination
File No. LUC008
Report No. 18-006

Moved by Councillor J. Grills
Seconded by Councillor C. Jewett

That Council consider giving first and second readings to "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017";

That Council authorize staff to schedule a Public Hearing for "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017";

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to the Registrar of Land Titles, pursuant to section 548(6) of the *Local Government Act;* and further,

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to all owners subject to the Alpine Meadows Land Use Contract pursuant to Section 549 of the *Local Government Act*.

CARRIED

HOUSING AGREEMENT, 219 COVENANT AND RENT CHARGE AND INDEMNITY

This Agreement, dated for reference the __ day of _____, 2018 is

BETWEEN:

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

(the "Municipality")

AND:

(the "Owner")

WHEREAS:

A. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the Resort Municipality of Whistler (the "Municipality") in respect of the use of land or construction on land;

B. The Owner (hereinafter defined) is the registered owner of the Land (hereinafter defined);

C. The Owner and the Municipality wish to enter into this Agreement to provide for affordable employee housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under s. 483 of the *Local Government Act*.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of $2.00 by the Municipality to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

PART I – DEFINITIONS

1. In this Agreement the following words have the following meanings:

(a) "Agreement" means this Agreement together with the General Instrument, being the Form C

under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land;

(b) "CCPI" means the Core Consumer Price Index for Canada published from time to time by the Bank of Canada, or its successor in function;

(c) "Daily Amount" means $500.00 per day as of December 31, 2005, adjusted in accordance with section 14;

(d) "Dwelling Unit" means a residential dwelling unit located or to be located on the Land;

(e) "Employee" means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located on the Land;

(f) "Employee in Municipality" means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business either within the boundaries of the Municipality or at the Whistler Olympic Park and which holds a Municipality business license or recognized equivalent;

(g) "Employee Unit" means a Dwelling Unit used and occupied pursuant to a Tenancy Agreement by at least one Employee, and is not occupied by an Owner;

(h) "Gross Floor Area" means the habitable gross floor area of each Employee Unit and includes enclosed sunrooms but does not include crawl spaces, open patios, open balconies or parking spaces. If the Employee Unit is a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be based on the gross floor area shown corresponding to the Employee Unit on the Strata Plan filed in the LTO (hereinafter defined) in respect of the Land. If the Employee Unit is not a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be made in accordance with the procedure for determining gross floor area set out in the *Strata Property Act* as if the Employee Unit were a strata lot;

(i) "Land" means the land described in Item 2 of the General Instrument to which the Agreement is attached and which forms part of this agreement, and any part into which said land is Subdivided;

(j) "LTO" means the New Westminster/Vancouver Land Title Office or its successor;

(k) "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is Subdivided, and includes any person who is a registered owner in fee simple of an Employee Unit from time to time;

(l) "Subdivide" means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or

development of “cooperative units” or “shared interests in land” as defined in the Real Estate Act;

(m) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Employee Unit; and

(n) "Tenant" means an occupant of an Employee Unit by way of a Tenancy Agreement.

PART II – SUBDIVISION, USE OF LAND AND CONSTRUCTION OF EMPLOYEE UNITS

2. The Owner covenants and agrees with the Municipality as follows:

(a) the Land will not be Subdivided;

(b) the Land will not be developed and no building or structure will be constructed on the Land unless as part of the construction and development of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the Municipality and in accordance with any development permit issued by the Municipality, at least four Employee Units on the Land;

(c) the Owner will meet or exceed the construction standards for Employee Units as specified by the Municipality in a development permit issued by the Municipality in respect of development on the Land; and

(d) the Owner will do everything necessary, at the Owner’s expense, to ensure that this Agreement is registered against title to the Land in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Land.

3. Notwithstanding the definition of “Land” in section 1 herein, for the purpose of stipulating the maximum allowable number of Dwelling Units on the Land and for the purpose of stipulating the number of required Employee Units to be constructed on the Land by the Owner pursuant to this Part II, and for the purpose of the definitions of Dwelling Unit and Employee in section 1, but for no other purposes, “Land” means the entire area of the legal parcel described in Item 2 of the General Instrument as at the date of registration of the General Instrument at the LTO.

PART III - USE AND OCCUPANCY OF EMPLOYEE UNITS

4. The Owner agrees that no Dwelling Unit on the Land shall be used or occupied except as an Employee Unit, subject to the following terms of this section 4, and the terms of section 6. If the Owner has for a continuous period of at least 60 days made commercial best efforts to rent an Employee Unit using all reasonable means, including advertising the Employee Unit for rent in the local newspapers, and has been unable to enter into a Tenancy Agreement with an Employee, that Employee Unit may be occupied by an Employee in Municipality, in satisfaction of the requirements of this Section 4, for the duration of that person’s tenancy in the Employee Unit.

5. Within three days after receiving notice from the Municipality, the Owner will in respect of each Employee Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of the Employee Units no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient, including, but not limited to the provincial issuing authority for drivers licences, of the request for information from the Municipality to provide such information to the Municipality.

6. If the Owner cannot comply with the occupancy requirements for any Employee Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to that Employee Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the owner a written notice of breach of this Agreement under Part VII herein. The request must set out the circumstances of the hardship involved and the reasons why the Owner cannot comply with the occupancy requirements, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed with its remedies under this Agreement, and at law and in equity, despite the Owner's request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

PART IV - DISPOSITION AND ACQUISITION OF EMPLOYEE UNITS

7. The Owner will not permit an Employee Unit to be disposed of by sublease or assignment of a Tenancy Agreement except in compliance with this Agreement.

8. The Owner will give prior written notice of this Agreement to any person to whom it proposes to dispose of an Employee Unit.

9. The Owner must not rent or lease any Employee Unit except to an Employee or an Employee in Municipality in accordance with the following additional conditions:

   (a) the Employee Unit will be used or occupied only pursuant to a Tenancy Agreement;

   (b) the Owner will attach a copy of this Agreement to the Tenancy Agreement;

   (c) the Owner will include in the Tenancy Agreement a clause requiring the Tenant to comply with the use and occupancy restrictions contained in Part III of this Agreement;

   (d) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* if the Tenant uses or occupies, or allows use or occupation of, the Employee Unit in breach of the use or occupancy restrictions contained in this Agreement;

(e) the Tenancy Agreement will identify all occupants of the Employee Unit, and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Employee Unit for more than 30 consecutive days in any calendar year;

(f) the Tenancy Agreement will provide for termination of the Tenancy Agreement by the Owner in situations where the Employee Unit is occupied by more than the number of people the Municipality's building inspector determines can reside in the Employee Unit given the number and size of bedrooms in the Employee Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality;

(g) the Tenancy Agreement will provide that the Owner will have the right, at the Owner's option, to terminate the Tenancy Agreement should the Tenant remain absent from the Employee Unit for three consecutive months or longer, notwithstanding the timely payment of rent; and

(h) the Owner will deliver a copy of the Tenancy Agreement to the Municipality upon demand.

10. The Owner will terminate any Tenancy Agreement where the Tenant uses, occupies or allows use or occupation of an Employee Unit in breach of this Agreement, such termination to be in accordance with the terms of the Tenancy Agreement and the *Residential Tenancy Act* (British Columbia).

11. The Municipality may, in its sole discretion, provide written consent to the Owner from time to time to do something that is otherwise not permitted under this Agreement, on such terms and conditions as the Municipality considers desirable.

12. The Owner will be solely responsible for screening Tenants to determine whether or not they qualify to occupy the Employee Unit in accordance with this Agreement.

PART VI - DEMOLITION OF EMPLOYEE UNIT

13. The Owner will not demolish an Employee Units unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Employee Unit, and the Owner has delivered to the Municipality a copy of the engineer's or architect's report; or

(b) the Employee Unit is damaged or destroyed, to the extent of 40% or more of its value above the foundations, as determined by the Municipality in its sole discretion, acting reasonably, and

(c) a demolition permit for the Employee Unit has been issued by the Municipality (unless the Building has, or the Dwelling Units have been destroyed by an accident, act of God, or sudden and unanticipated force) and the Employee Unit has been demolished under that permit.

Following demolition, and a reconstruction of a replacement Dwelling Unit, the Owner will use and occupy the replacement Dwelling Unit as an Employee Unit in compliance with this Agreement. Section 2(b) will apply to the construction of the replacement Dwelling Unit to the same extent and in the same manner as at section applies to the construction of the original Dwelling Unit.

PART VII - DEFAULT AND REMEDIES

14. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if an Employee Unit is used or occupied in breach of this Agreement, the Owner will pay to the Municipality, as a rent charge under section 15, the Daily Amount to the Municipality for each day of the breach of this Agreement. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CCPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.

15. The Owner hereby grants to the Municipality a rent charge under s. 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

PART VIII - INTERPRETATION

16. In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re- enacted or replaced, unless otherwise expressly provided;

(f) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes employees, agents, officers and invitees of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

PART 1X - MISCELLANEOUS

17. **Housing Agreement.** The Owner acknowledges and agrees that this:

(a) Agreement constitutes a covenant under s.219 of the *Land Title Act* and a housing agreement entered into under s. 483 of the *Local Government Act*;

(b) where an Employee Unit is a separate legal parcel the Municipality may file a notice of housing agreement under s.483 of the *Local Government Act* in the LTO against title to the Employee Unit; and

(c) where Employee Units are not separate legal parcels, or have not yet been constructed, or where the land has not yet been Subdivided to create the Employee Units, the Municipality may file a notice of housing agreement under s. 483 of the *Local Government Act* in the LTO against title to the Land.

18. **Management.** The Owner covenants and agrees that it will furnish good and efficient management of the Employee Units and will permit representatives of the Municipality to inspect the Employee Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Employee Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the forgoing, the Owner acknowledges and agrees that the Municipality, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Employee Units.

19. **Indemnity.** The Owner will indemnify and save harmless the Municipality and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal

representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner, or its officers, directors, employees, agents, contractors or other persons for whom at law the Owner is responsible;

(b) the Owner's ownership, lease, operation, management or financing of the Land or any Employee Unit; or

(c) any act or omission of the Municipality or any of its elected officials, board members, officers, directors, employees, agents or contractors in carrying out or enforcing this Agreement, except where such act or omission constitutes a breach of this Agreement by the Municipality or by any other person for whom at law the Municipality is responsible.

20. **Release.** The Owner by this Agreement releases and forever discharges the Municipality and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or any Employee Unit which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them.

21. **Survival.** The obligations of the Owner set out in sections 14, 19, and 20 will survive termination of this Agreement.

22. **Municipalities Powers Unaffected.** This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land;

(b) impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Land; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

23. **Agreement for Benefit of Municipality only.** The Owner and the Municipality agree that:

(a) this Agreement is entered into only for the benefit of the Municipality;

(b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Property, the Land or the building or any portion thereof, including any Employee Unit; and

(c) the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

24. **No Public Law Duty.** Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

25. **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Clerk, Resort Municipality of Whistler,
4325 Blackcomb Way, Whistler, BC VON 1B4

And to: Whistler Housing Authority,
325-2400 Dave Murray Place, Whistler, BC V0N 1B2

or to the most recent postal address provided in a written notice given each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

26. **Enuring Effect.** This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

27. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

28. **Waiver.** All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

29. **Sole Agreement.** This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Employee Units, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as set forth in this Agreement.

30. **Further Assurance.** Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.

31. **Covenant Runs with the Land.** This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Land. Notwithstanding anything contained herein, neither the Owner named herein nor any future owner of the Land or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have a further interest in the Land.

32. **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

33. **No Joint Venture.** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.

34. **Applicable Law.** Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the Residential Tenancy Act, this Agreement is without effect to the extent of the conflict.

INSERT PRIORITY AGREEMENT

SCHEDULE "A" STATUTORY DECLARATION

IN THE MATTER OF A HOUSING AGREEMENT WITH THE RESORT MUNICIPALITY OF WHISTLER

TO WIT:

I,_____of_____, British Columbia, do solemnly declare that:

1. I am the owner of_____(the "Employee Unit"), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Employee Unit.

3. For the period from_____to_____the Employee Unit was occupied only by the Employees (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

   Names, addresses and phone numbers of Employees:
   Names, addresses and phone numbers of Employers:

4. I acknowledge and agree to comply with the Owner's obligations under this Agreement, and other charges in favour of the Municipality registered in the land title office against the land on which the Employee Unit is situated and confirm that the Owner has complied with the Owner's obligations under these Agreements.

5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

DECLARED BEFORE ME at the)
_____, British Columbia,)
this_____day of_____)
)
) _____
)
_____)
A commissioner for taking Affidavits for)
British Columbia

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-071
FROM:	Resort Experience	**FILE:**	CR0081
SUBJECT:	SLRD REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1562-2018 REFERRAL		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council generally endorse "Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562, 2017"; and

That Council authorize the Mayor and Municipal Clerk to submit the RMOW referral comments recommending changes to key growth management strategies in the RGS, attached as Appendix "A" to Administrative Report No. 18-071 to the Squamish-Lillooet Regional District Board.

REFERENCES

Appendix "A" – RMOW referral comments recommending changes to "Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562, 2017"

Appendix "B" – SLRD Board Report (Includes Bylaw 1562-2017 and Marked up Version of RGS)

Appendix "C" – RGS Consultation Schedule

Appendix "D" – Figure 20 of – Whistler Blackcomb Whistler Mountain Master Plan Update 2013

Administrative Report to Council No. 17-140 — SLRD Regional Growth Strategy Amendment Bylaw No. 1514, 2017 Acceptance dated December 8, 2017 (Not Attached)

Whistler Blackcomb Whistler Mountain Master Plan Update 2013. (Available at**:** https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development/proposed-approved-resort-master-plans/list-of-approved-plans**)**

PURPOSE OF REPORT

The purpose of this Report is to recommend that Council generally endorse "Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy Amendment Bylaw No. 1562, 2018" and submit to the Board of the SLRD, the response provided in Appendix "A". The RMOW is a party to the Regional Growth Strategy (RGS) and the proposed major amendment bylaw was given first reading by the SLRD Board on April 18, 2018. The bylaw (Appendix "B") is being referred to member municipalities and First Nations for initial comments with second reading and "formal" referral (i.e. request for municipal acceptance pursuant to s. 436 of the *Local Government Act*) tentatively scheduled for July and August (See Appendix "C"). This first referral provides an opportunity for Council to shape the final version of the RGS prior to the formal acceptance process that will occur in July and August. The proposed response provides recommendations for minor changes to growth management policies and Whistler's "Settlement Areas". Staff are recommending these

changes seeking to provide member municipalities with a reasonably flexible and autonomous growth management framework, while at the same time creating a clear threshold for which certain types of development will trigger an RGS amendment.

DISCUSSION

Background

The *Local Government Act* requires a Regional District with an adopted RGS to, every 5 years, consider reviewing their RGS. The SLRD decided to initiate an amendment of the RGS in February of 2016. The process was intended to be an "update not an overhaul of the current RGS", focusing on addressing specific housekeeping amendments, clarifying implementation processes (including updates to the minor amendment criteria), and addressing specific content gaps (namely food/agriculture and climate change). The proposed amendments triggered a major amendment process pursuant to s. 437(2) of the *Local Government Act*[1].

An RGS Steering Committee has been guiding the process of drafting the proposed RGS amendments. This group is composed of staff representatives from SLRD member municipalities (District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, and District of Squamish) and SLRD planning staff. Three elected officials' forums have also been held to seek direction from SLRD and member municipality elected officials. These forums focused on growth management, transportation and affordable housing. Consultation with First Nations and other levels of government has also been occurring, which is coordinated by the SLRD. The RMOW has been actively involved in shaping the proposed draft of the RGS. Subsequently, staff are reasonably satisfied with the general intent and content of the revised RGS. Recently however, the Steering Committee has revisited growth management strategies in the RGS, both in a general context and in terms of Settlement Area boundaries.

In a general context, Goal 1 of the RGS is to: "Focus development into compact, complete, and sustainable communities". This goal provides the framework for the RGS growth management policies, including Settlement Area mapping. More broadly, Goal 1 policies call for directing growth to existing urban areas and master planned developments and discourages intensive development in Non-Settlement Areas (i.e. areas outside of Settlement Areas).

For member municipalities, Settlement Areas are defined by maps submitted by each member municipality which are incorporated into the RGS at the time of adoption. Whistler's current Settlement Area boundary aligns exactly with the Whistler Urban Development Containment Area (WUDCA). The draft of the RGS defines Settlement Areas as follows:

> **"Settlement Area** means an area of predominantly residential use at varying densities. These may be either urban or non-urban."

The current draft of the RGS has policies pertaining to Settlement Areas to make them more flexible. The following policy, provides the clearest example:

> The Settlement Planning Maps (*Regional Settlement Planning Map* (Map 1) and Settlement Planning Maps for each Member Municipality and Howe Sound (Maps 1a – 1e)) provide a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable

[1] Because the proposed amendments change the RGS's minor amendment criteria, this section of Local Government Act requires a major amendment.

> communities. **This mapping is conceptual with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.** Settlement Planning Maps are submitted to the SLRD by Member Municipalities to support collaborative planning; they are not submitted as part of Regional Context Statements.

This wording is representative of the fundamental challenge of regulating growth at a regional scale. At its core, an RGS represents an agreement between local governments where each local government commits to agreed-upon growth management goals and policies within their own jurisdiction. An RGS must be adopted with the approval of all member municipalities and the Regional District and OCP's must maintain consistency with the approved RGS. Naturally, in this contract-like arrangement the parties (i.e. local governments) will want sufficient autonomy over land use decisions, while simultaneously seeking and offering commitment to constrain growth in a way that satisfies mutual (i.e. regional) goals.

The challenge of setting effective growth management rules is heightened in the SLRD for a number of regionally specific factors, most notably, limited transportation corridors connecting growth areas, the region's heavy economic reliance on non-settlement areas (undeveloped or moderately developed forests, mountains and farmland), and significant demand for commercial and residential real estate development especially tourism-related development. Therefore, some elasticity in growth limits is warranted, but defined limits are also needed so the RGS is as clear on what types of growth have not been agreed upon, as it is on what types of growth have been agreed upon and the over-riding goals that the region is seeking to achieve.

Proposed Response

The proposed response is provided in Appendix "A". It request that the RGS Steering Committee be tasked with adjusting Whistler's Settlement Areas and modifying the RGS to specify the types of development that would trigger amendments to the RGS. The response requests that these policies be "notwithstanding" other policies in the RGS, i.e. regardless of other clauses allowing municipalities to be somewhat flexible with growth limits, under no circumstance would the listed types of develop be able to proceed without an amendment to the RGS. The proposed response is intended to make a clear request to the SLRD Board as to what Whistler (and likely other SLRD member municipalities) expect as to what types of development have a clear regional significance and thus require an RGS amendment. However, exact wording is not proposed, recognizing that the RGS Steering Committee is best suited to incorporate these requested changes into formal policies and ensure internal consistency within the RGS document. Each of the proposed amendments, and the rationale for proposing them is described below.

New destination resorts. The response recommends policies that would cause a new destination resort within Electoral Areas C or D, or "the municipalities within those areas" (Squamish, Pemberton and Whistler) to trigger a *major* RGS amendment. This recommended policy would ensure clauses allowing flexible and conceptual Settlement Area boundaries, could not be construed as a policy rationale to allow new destination resorts without a major amendment to the RGS. A major amendment requires the agreement of all member municipalities and the Regional District. Staff are recommending this policy in light of recently approved RGS amendments that removed destination resorts language from the RGS under SLRD Bylaw 1514. These amendments are described in greater detail in Administrative Report to Council No. 17-140. The proposed response recommends policy that would ensure that new, more flexible, growth management wording developed after the adoption of Bylaw 1514 can be implemented without compromising the intent of the amendments made by Bylaw 1514. The proposed response recommends that this rule be limited only to electoral Areas C and D and the municipalities situated within these electoral

areas, recognizing that a destination resort in electoral areas A and B is less likely to have a major impact on Whistler. Adding the phrase "the municipalities within those areas" to the proposed response is deliberate. It is intended to eliminate the possibility of municipal boundary extensions as a tool to effectively expand Settlement Area boundaries.

Backcountry Resorts. The response calls for policy language that triggers a *minor* amendment to the RGS for proposals for new or significant expansions of backcountry resorts in Electoral Areas C or D, or the municipalities within those areas. A minor amendment does not require approval of all member local governments. Instead, input from member local governments must be obtained and an affirmative vote of the SLRD Board is required. Backcountry resorts typically occur outside of Settlement Areas (hence the term backcountry) and are defined as having fewer than 100 bed units. Staff are recommending this change recognizing that these types of facilities are often proposed in Areas C and D, often near Whistler's boundaries. Backcountry resorts can have significant impacts on nearby municipalities (e.g. demands on services and amenities) and wildland areas. Without regional review, backcountry resort proposals could impact critical habitat and ecosystems and exceed the carrying capacity of the wilderness areas on which the region's economy depends and disperse development activity away from established settlement areas. By ensuring a minor amendment process is triggered by a backcountry resort proposal, SLRD members have the opportunity to consider and discuss these proposals in a broader context.

"Satellite development", "Leapfrog development" and "Incremental development". The proposed response recommends revisiting RGS content that defines Settlement Area boundaries as "conceptual" to specifically prevent utilizing the flexible nature of this language to deviate from the intent of the RGS's growth management goals. The terms "Satellite development", "Leapfrog development" and "Incremental development" are not formal terms (they are essentially planning concepts) nor do they need to be specifically referred to in the RGS. Rather, each represents one or a series of developments that could have an effect of compromising the intent of growth management goals of the RGS. Subsequently, the proposed response recommends that the RGS contain rules that clearly prevent these types of development. These types of development and the rationale for prohibiting them are provided below.

- "Satellite development" refers to development that is neither within an established Settlement Area nor contiguous with a Settlement Area. While Settlement Areas should be flexible enough to allow development to occur outside but within a reasonable distance of Settlement Areas a wide separation is undesirable. The current draft of the RGS likely already (though not explicitly) prohibits satellite development, though staff feel clearer wording with regards to this type of development is warranted.

- "Leapfrog development" refers to a series of adjacent minor developments beyond established settlement areas. Repeated enough times or with large enough increments and development is essentially extended well beyond Settlement Area boundaries, exceeding geographic growth limits and without triggering an RGS amendment. The obvious impact of this type of development a deviation from the intent of establishing Settlement Areas. Staff are hopeful the steering committee can devise RGS policy that allows minor, one-time developments outside and contiguous to Settlement Areas boundaries, but that would prevent repeated occurrences of this that would create a de facto expansion of Settlement Area boundaries.

- "Incremental development" similar to leapfrog development, incremental development is a sequential increase in the *scale* of development such as clustering and/or expanding small developments so as to have the effect of one large development exceeding RGS growth limits. A particular concern staff have contemplated would be increasing the number,

closeness and scale of backcountry resorts and tourism operations, which could have the equivalent impact of a destination resort in terms of demands on local infrastructure, habitat loss and other measures of carrying capacity. As with leapfrog development, staff are hopeful the steering committee can devise RGS policy that allows development that is appropriate for Non-Settlement Areas but that would prevent clustering or expansion in a way that dramatically increase the overall scale of this type of development.

Add Whistler Blackcomb "Option Sites" 1-7 to Whistler's Settlement Area Boundary. Currently, Whistler's approved Settlement Area corresponds to the WUDCA and does not include the "Option Sites" which include the "South Base" lands outlined in the Whistler Blackcomb Whistler Mountain Master Plan. Staff are proposing that the polygons that conceptually delineate these areas (Appendix "D") be added to Whistler's Settlement Areas map in the RGS to recognize the potential for proposed accommodation development in these areas. Any such development would be subject to an RMOW OCP amendment and rezoning, however, should be recognized as potential Settlement Areas, for the purposes of the RGS and not subject to an RGS amendment. Staff note that, in the case of the "South Base" lands (Option Sites 4-6) the recommendation is not to extend the existing Settlement Area to contain these lands, rather the polygons showing Option Sites 4-6 will be separated on the Settlement Area map, leaving the area between the existing boundary and these Options Sites as a Non-Settlement Area. Since Option Sites 1-3 and 7 are adjacent to Whistler's existing Settlement Area Boundary there will be no "gap" between the existing boundary and these Options Sites once they are included in the Settlement Area.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	1. Limits to growth are understood and respected	Whistler's growth limits and sense of place are reinforced if regional growth limits are also understood and respected.
	2. The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	
	3. Visitors and residents can readily immerse themselves in nature, free from noise and light pollution.	Whistler's visitors and residents use natural areas both inside and outside of Whistler. Controlling regional growth at a regional scale is essential to protecting these areas.
	7. Continuous encroachment on nature is avoided.	
	12. Streamlined policies, regulations and programs have helped to efficiently and effectively achieve green development.	The proposed rules will facilitate cooperation and efficient approval processes for development in non-settlement areas that is of regional significance
	15. Smart growth policies and initiatives contribute to the financial health of the community.	See comments for Economic W2020 strategies.
Economic	1. Whistler has a diversified and year-round tourism economy.	Whistler's economic position is fundamentally intertwined with the regional economy which in turn is heavily reliant on surrounding natural areas and shared infrastructure such as transportation corridors. Collaborating to
	2. The Whistler economy provides opportunities for achieving competitive return on invested capital	

	3. Whistler's tourism economy is progressive and ensures the highest and best use of limited financial, social and natural resources in the long-term.	manage regional growth is essential to Whistler's economy and the region's.
	4. Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions.	
	6. Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services.	
	10. Whistler's core accommodation base and long-term investments made in the community are protected.	
	11. Effective partnerships with government and tourism organizations support economic health.	
	12. The Whistler community shares resources and works together to compete in the destination resort market.	
	13. Whistler is an integral part of the region's economy and works collaboratively with stakeholders.	
Natural Areas	1. An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.	Urban growth and other forms of human settlement and land development are one of the primary causes of degradation of natural areas and ecosystems. These systems cross regional boundaries, meaning growth in one area will have an impact on other areas. If implemented the proposed rules will allow impacts on non-settlement areas to be evaluated and considered by regional stakeholders.
	2. Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity.	
	3. Indigenous biodiversity is maintained.	
	4. The protected natural areas of the Corridor include a full spectrum of locally representative ecosystems.	
	5. Backcountry areas are protected from overuse and degradation.	
	6. A policy of no net habitat loss is followed, and no further loss is preferred.	
	7. Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	
	10. Corridor partners adopt Natural Areas Strategies consistent with the intent of this document.	

Partnership	6. Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations.	The proposed rules will establish a constructive framework for discussing and considering proposals of regional significance that are outside of established settlement areas.
Recreation and Leisure	7. Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	
Transportation	5. Whistler's local and regional transportation systems minimize encroachment on nature.	Major commercial, industrial and residential development outside of core growth areas can have major, often detrimental, impacts on regional transportation systems. The proposed rules allow these impacts to be considered by regional stakeholders before this type of growth is approved.
	6. Regional partnerships enhance the journey to the resort as part of the experience.	

The requested changes to the RGS outlined in Appendix "A" do not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

If the RGS is adopted, in accordance with Section 446 of the *Local Government Act* the RMOW will have 2 years from the date of adoption to update its Regional Context Statement in the OCP. The Regional Context statement must identify the relationship between the OCP and the content of the RGS and, unless the OCP is already consistent with the RGS, how the OCP will be made consistent with the RGS over time.

BUDGET CONSIDERATIONS

Participation in the RGS steering committee and related reviews of referrals have been accounted for in existing planning department budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

The SLRD is responsible for coordinating community engagement and consultation for the RGS amendment process. Members of Council and Staff have been involved in the steering committee and the elected officials forums and members of the public have, and will continue to have, opportunities to provide feedback at public hearings and scheduled engagement events. Appendix "C" provides an overview consultation the SLRD has undertaken and intends to undertake.

SUMMARY

This report recommends Council generally support and request minor revisions to "Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562, 2017", and authorize the Municipal Clerk to send the letter attached as Appendix "A" to the SLRD Board to communicate this resolution. Staff are recommending these changes so as to set clear thresholds for RGS amendments for regionally significant developments, maximize the flexibility and local autonomy of the RGS and to incorporate potential development sites that are identified in the approved Whistler Blackcomb Whistler Mountain Master Plan that would remain subject to an OCP amendment and rezoning.

Respectfully submitted,

Jake Belobaba
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

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Chair Jack Crompton and Board
Squamish Lillooet Regional District
PO Box 219
Pemberton, BC
V0N 2L0

Dear Chair Crompton and Members of the Board

RE: Regional Growth Strategy Amendment Bylaw No. 1562-2018 (RGS Review) – First Reading Request for Feedback

On behalf of the Resort Municipality of Whistler, I thank you for the opportunity to provide feedback on the above-noted bylaw and for the work that SLRD staff have put into bringing updates to the RGS forward for consideration. At this juncture, the RMOW is supportive of the proposed amendments and is seeking only minor amendments to clarify certain growth management policies. Generally speaking, the RMOW would like to see a minor adjustment to Whistler's defined Settlement Area and to establish a clear threshold by which certain developments would trigger either a major or minor RGS amendment. Specifically, the RMOW is seeking the following changes:

1. Growth management policies that would, notwithstanding any other policies of the RGS, categorize certain types of development as regionally significant and require such development to trigger an RGS amendment as noted below:

    - Require new destination resorts, within Electoral Areas C or D, or the municipalities within those areas (Squamish, Pemberton and Whistler) to trigger a *major* RGS amendment.

    - Require new Backcountry Resorts or significant expansions of backcountry resorts in Electoral Areas C or D, or the municipalities within those areas to trigger a *minor* RGS amendment.

    - Revise, clarify or augment proposed language establishing Settlement Area boundaries as "conceptual" to specially exclude, and to trigger a *major* RGS amendment for the following:

        - "Satellite development" i.e. developing lands outside of established Settlement Areas and that are not contiguous with a Settlement Area.

        - "Leapfrog development" or "Incremental development" that would have a cumulative effect of exceeding the RGS's growth limits in terms of scale or geographic extent. For example, by permitting multiple backcountry resorts in close proximity thereby creating the same impact of a destination resort, or a series of adjacent minor developments beyond established Settlement Areas having the cumulative effect of a major extension of the Settlement Area boundary.

2. Adding the polygons delineating "option sites" 1-7 as shown on Figure 20 of the Whistler Blackcomb Whistler Mountain Master Plan Update 2013 to Whistler's Settlement Plan shown on Map 1d in the proposed RGS.

The RMOW is requesting these changes for two reasons. Firstly, the RMOW is recognizing the recent work by the RGS steering committee to establish Settlement Areas boundaries as "conceptual" so as to provide autonomy and flexibility to member municipalities in determining precise growth area boundaries. While the

RMOW is supportive of such an approach, there should be clear thresholds for when RGS amendments are required and the process required, so as to provide opportunities for member municipalities to review and provide input on proposed developments of regional significance that have not already been contemplated within the RGS. Secondly, the RMOW is seeking a change to its Settlement Areas boundaries to incorporate potential development sites in the approved Whistler Blackcomb Whistler Mountain Master Plan.

We respectfully request that these recommended changes be forwarded to the RGS steering committee for incorporation into the proposed amendments to the RGS prior to second reading of the proposed bylaw. Again, we thank you for the opportunity for early and ongoing feedback in updating the RGS and look forward to its successful completion.

Yours truly,

Mayor Nancy Wilhelm-Morden

Encl.
Council Report
Council Resolution

Appendix B

REQUEST FOR DECISION

Regional Growth Strategy Amendment Bylaw No. 1562-2018 (RGS Review) – First Reading

Meeting date: March 28, 2018

To: SLRD Board

RECOMMENDATIONS:

THAT Bylaw No. 1562-2018, cited as "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018", be given first reading.

THAT Bylaw No. 1562-2018, cited as "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018", be referred to each member municipality and First Nations, for comments.

THAT the Board direct staff to hold a community open house/information session in each member municipality to share information and receive input on Bylaw No. 1562-2018, cited as "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018".

KEY ISSUES/CONCEPTS:

Section 452(2) of the *Local Government Act* (LGA) sets requirements for regional districts with adopted regional growth strategies. Specifically, at least once every 5 years, a regional district that has adopted a regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment.

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 housekeeping amendments, clarify implementation processes (including updates to the Minor Amendment Criteria), and address specific content gaps (namely food/agriculture and climate change). It should be noted that any updates to a minor amendment criteria trigger a major amendment process, as per the LGA.

Previous Board Resolutions

The following resolutions were made by the SLRD Board at the February 17 and 18, 2016 Board meeting:

THAT pursuant to Section 452(2) of the Local Government Act, the Board consider a 5 year review of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008.

THAT the Board accept the Regional Growth Strategy Steering Committee recommendation to initiate a review of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, and to initiate the review as a Major Amendment, to address issues identified through the 2015 RGS Review Scoping Period.

THAT the Board direct staff to prepare a Consultation Plan regarding the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 Review as per Sections 434(2) and (3) of the Local Government Act.

THAT the Board provide input on the Regional Growth Strategy Steering Committee recommendations presented in the report.

And, the following resolutions were made by the SLRD Board at the April 27 and 28, 2016 Board meeting:

THAT the Board adopt the SLRD RGS Review Consultation Plan, pursuant to s. 434 of the Local Government Act;

THAT the Board consider the holding of a public hearing, pursuant to s. 434 of the LGA, and that as per the Consultation Plan, not include the holding of a public hearing as part of this Consultation Plan;

THAT the Board approve the SLRD RGS Review Terms of Reference;

THAT pursuant to s. 433(3) of the Local Government Act, the RGS Review may consider the following regional matters:
- *Food & Agriculture*
- *Climate Change*
- *Minor Amendment Criteria*
- *Monitoring Indicators*
- *Implementation*

THAT the Board direct staff to provide Notification of Initiation to affected local governments and to the minister, as required by s. 433(4) of the Local Government Act, and to First Nations, as a courtesy;

THAT the Board Chair send a letter to the minister regarding the establishment of an Intergovernmental Advisory Committee, as per s. 450 (3) of the Local Government Act; and

THAT the Board direct the CAO to refer this report and recommendations/resolutions to the CAOs of the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and District of Lillooet.

Content

The RGS Review is intended to be an update not an overhaul of the current RGS. Some content revisions and additions are proposed (i.e. the development of a Food Systems Goal and Climate Change Goal, preferred modes of transportation policy and priorities, and expanded affordable housing policies), but the focus is really toward implementation of the RGS and developing criteria and processes to support collective agreement and responsibility. The RGS Review was initiated as a major amendment, as revisions to the minor amendment criteria are proposed. The RGS Review also provides an opportunity to address various housekeeping amendments (i.e. updating population, employment and dwelling unit projects; updating monitoring indicators; and updating terminology and references, etc.) reflecting the "living" nature of strategies, and to improve the function and relevance of the document. Some mapping updates are also proposed, reflecting member municipality OCP updates (comprehensive community processes not stand-alone amendments) and housekeeping amendments.

See Appendix A: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018 to review the proposed amendments in full; all changes are shown as tracked changes. A clean copy of the bylaw has also been attached.

Process

The RGS Steering Committee (composed of the planning director, or another representative, of the SLRD and the four member municipalities – District of Lillooet, Village of Pemberton, Resort Municipality of Whistler, and District of Squamish) has been guiding the RGS Review process and content development/revisions. Three elected officials forums were also hosted to solicit direction from SLRD and member municipality elected officials during the RGS Review process – growth management, transportation and affordable housing were areas of key concern and discussion. The Intergovernmental Advisory Committee (IAC) (composed of senior representatives of the Provincial government and Provincial government agencies and corporations, determined and appointed by the minister: Ministry of Indigenous Relations and Reconciliation; Ministry of Agriculture; Agricultural Land Commission; Ministry of Municipal Affairs and Housing; Ministry of Natural Gas Development; Ministry of Forests, Lands, Natural Resources Operations and Rural Development; Vancouver Coastal Health Authority; Interior Health Authority; Ministry of Transportation and

Infrastructure; BC Hydro; TransLink; BC Transit; Ministry of Energy and Mines; Ministry of Environment; Ministry of Health; Ministry of Jobs, Tourism and Innovation; BC Housing) provided key input through review and comments on the Discussion Draft via a Preliminary Referral in September 2017.

See Appendix B for a Timeline of Events.

Revisions and content development largely reflect member municipality and SLRD Official Community Plan (OCP) objectives and policies as well as other community plans such as agricultural plans, climate action plans, transportation plans, etc. The RGS is a high-level, long-term strategy to support collaboration across jurisdictions. The purpose of a regional growth strategy under the *Local Government Act* (*LGA*) is to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources".

Consultation

Consultation during the RGS Review has not been as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the main intention to improve process and content rather than make significant changes. The bulk of the consultation follows the requirements set out in the LGA and is at the government-to-government level. A key purpose of the RGS and focus of the RGS Review is fostering cross-jurisdictional collaboration and commitment.

We are now entering into the *adopt* phase of the RGS Review, with an emphasis on public engagement on the draft bylaw, referrals, and the formal bylaw adoption process. Following the Board's receipt of the RGS Review draft and first reading of the RGS Amendment Bylaw 1562-2018, the RGS Steering Committee has recommended that the SLRD host community open house/information sessions in each member municipality to share information and seek input on the RGS Review draft bylaw (RGS Amendment Bylaw 1562-2018). The RGS Amendment Bylaw 1562-2018 will also be referred to all affected local governments for acceptance prior to third reading (as per LGA requirements). See Appendix C: Consultation Schedule – RGS Review (updated)

Phase	Consultation Approach
Initiation	Advisory
Review & Revise	Advisory and Public Engagement
Share	Advisory, Public Engagement and Referrals
Adopt	Public Engagement and Referrals

Please note that as per the Board's resolution of April 27 and 28, 2016, the Board resolved to not include the holding of a public hearing as part of the Consultation Plan. The Board may wish to revisit this.

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

BACKGROUND:

RGS Steering Committee
The RGS Steering Committee has been guiding the RGS Review process and content development/amendments, with 10 RGS Steering Committee meetings held during the scoping period and 12 RGS Steering Committee meetings held during the *review & revise* and *share* phases.

Elected Officials Forums
Three Elected Officials Forums have also been held over the course of the *review & revise* phase, attended by member municipality and SLRD Elected Officials, Chief Administrative Officers, and Directors of Planning/Senior Planning Staff. Through these forums, the RGS Steering Committee received important direction on proposed revisions, ultimately informing the RGS Amendment Bylaw 1562-2018 (RGS Review Draft) currently being presented for first reading.

Intergovernmental Advisory Committee (IAC)
(17 ministries and agencies/organizations as appointed by the Province)
The Intergovernmental Advisory Committee (IAC) has provided advisory input to the RGS Review, with key input provided through review and comments on the Discussion Draft via a Preliminary Referral in September - October of 2017. First Nations were invited to engage in the RGS Review through participation on the IAC and through this Preliminary Referral.

Purpose of the RGS Review:
Meet LGA Requirements
The LGA requires a regular review of regional growth strategies, with a review to be considered at least once every five years.

Improve implementation
Through implementation of the RGS Bylaw (over the past 8 years; RGS has been in place since June 2010), SLRD staff and the RGS Steering Committee have identified some issues with the RGS, including the Minor Amendment Criteria and Process. Amendments are proposed to add clarity and support decision-making.

Evolve Policy and Processes
The SLRD has experienced considerable change since the RGS was initiated in 2003. There have also been changes at the provincial and federal level that have impacted

regional district planning. Finally, member municipalities, through the RGS Steering Committee, identified a number of areas requiring updates. The RGS Review has provided the opportunity to evolve policy and processes to reflect the current and future context.

Continue Collaboration:
The RGS Review process –guided by the RGS Steering Committee with direction provided through three elected officials' forums and input provided by the Intergovernmental Advisory Committee – has continued the collaborative efforts as noted in the RGS Bylaw by continuing to assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

RGS Framework
The SLRD RGS is made up of Goals and Strategic Directions. The Goals provide an overall framework for regional growth through statements of action (i.e what the RGS intends/aspires to do). **Strategic directions are a reflection of regional priorities and opportunities for collaboration; they highlight the common ground of our existing policies** – from member municipality/SLRD OCPs and community plans/strategies (climate, transportation and active transportation, agriculture, recreation, etc.); and they strengthen these existing policies through collective agreement and action

ANALYSIS:
The table below summarizes the proposed amendments and bodies that have provided specific input. Note the IAC has reviewed and provided input to the full RGS Amendment Bylaw 1562-2018, but only places where specific recommendations were made are noted.

RGS Bylaw Item/Chapter Area	Proposed Amendments	Committee/ Agency/ Organization Input
Part 1 Introduction	Housekeeping amendments • LGA citation updates • Past process pieces removed to make more timeless and future looking	SLRD Staff RGS Steering Committee
Part 2 Context	• Update context map (logo, metro Vancouver name change, boundaries to reflect RGS not SLRD).	SLRD Staff RGS Steering Committee

	• Update reference to indigenous communities and remove figure 2 as is outdated and not within jurisdiction of the SLRD. • Replace Population Projections and Employment Projections sections with new 2017 projections data, as per the Urbanics Consultants Inc. report. • Incorporate 2016 census data, as per Statistics Canada. • Add language around health and resilient rural communities, as per recommendations from (Vancouver Coastal Health Authority (VCHA) and Ministry of Agriculture.	Urbanics Consultants Inc. (Projections) Statistics Canada VCHA Ministry of Agriculture
Part 3 The Strategy	• Add reference to new Goal 10 and Goal 11.	SLRD Staff RGS Steering Committee
Goal 1 Focus Development into Compact, Complete, Sustainable Communities	• Reformat chapter to align with the format found in all other goal chapters • Add strategic direction around growth and transportation, as per recommendation from the Elected Officials Forum #2. • Clarify language around the purpose and function of the Settlement Planning Maps, as per recommendation from Elected Officials Forum #2 • Replace Description of Settlement Planning Maps table with a simplified table; remove member municipality descriptions (outdated) and instead refer to each map, which reflects member municipality OCPs. • Add references to Agricultural Land Commission Act and Regulation, as per recommendation from ALC. • Add reference to water shed and drinking water aquifers, as per input from VCHA. • Add reference to ALR lands under Non-settlement Areas, as per recommendation from Ministry of Agriculture. • Add reference to non-farm uses, as permitted by the ALC in accordance with the Agricultural Land Commission Act and Regulation to clarify that approved non-farm uses are supported in Non-Settlement Areas. • Remove Special Planning Area and Future Growth Node designations as these are no longer relevant.	SLRD Staff RGS Steering Committee Elected Officials ALC Ministry of Agriculture VCHA
Goal 2 Improve Transportation Linkages and Options	• Add descriptive language highlighting the importance of Highway 99 as the backbone to regional inter-community connectivity, as per Elected Officials Forum #2 recommendation. • Add specific language and definition of preferred modes of transportation. • Add Regional Preferred Modes of Transportation Priorities table to complement existing Regional Road	SLRD Staff RGS Steering Committee Elected Officials VCHA

	Network Improvement Priorities Table, as per recommendation from Elected Officials Forum #2.	
Goal 3 Generate a Range of Quality Affordable Housing	• Change goal from “support” to “generate” to encourage a more proactive approach by member municipalities/SLRD. • Definition of affordable housing clarified. • Add reference to aging in place and expand strategic directions around seniors housing, as per recommendation from SLRD Committee of the Whole meeting March 1, 2018. • Revise strategic directions 3.1 a) to encourage collaborative and consistent policies, targets and tools rather than the development of a regional Affordable Housing Strategy, as per recommendation from Elected Officials Forum #3. • Add specific language to inclusionary zoning target to ensure in perpetuity and clarify types of housing, as per recommendation from SLRD Committee of the Whole meeting March 1, 2018. • Add strategic direction around short-term nightly rentals. • Add strategic direction around lobby the Province for authority to levy employee housing works and services charges as well as acquisition of community land banks for affordable housing.	SLRD Staff RGS Steering Committee Elected Officials SLRD Committee of the Whole
Goal 4 Achieve a Sustainable Economy	• Add language around balancing the creation of housing with employment opportunities. • Add language to recognize the importance of agriculture to the region’s economy. • Remove reference to exploring the potential for a regional economic development strategy. • Add strategic direction to support the downtown of member municipalities as the priority areas for commercial uses. • Add strategic directions around employment land, industrial land and transportation infrastructure as critical to regional economy. • Add strategic direction around outdoor recreation.	SLRD Staff RGS Steering Committee Ministry of Agriculture
Goal 5 Protect Natural Ecosystem Functioning	• Reorder some text to align with the format found in all other goal chapters. • Add language around protecting and enhancing healthy air and water, not just maintaining, as per recommendation from VCHA. • Update references to the SLRD Solid Waste and Resource Management Plan. • Add reference to supporting the work of the Sea to Sky Invasive Species Council and Lillooet Regional Invasive Species Society.	SLRD Staff RGS Steering Committee VCHA Interior Health Ministry of Health

	• Add strategic direction to protect drinking water supplies, as per recommendation from Ministry of Health and Interior Health. • Add strategic direction around on-site sewerage systems, as per recommendation from Ministry of Health and Interior Health.	
Goal 6 Encourage the Sustainable Use of Parks and Natural Areas	• Add language around stewardship of aquatic spaces. • Add language to advocate for increased Provincial management in high-use parks and natural areas. • Add language to ensure trails are developed to be compatible with farm and ranching operations.	SLRD Staff RGS Steering Committee VCHA Ministry of Agriculture
Goal 7 Create Healthy and Safe Communities	• Add language around emergency management, preparedness and response, as per recommendation from VCHA. • Add language around minimizing exposure to environmental contaminants and nuisances, as per recommendation from VCHA.	SLRD Staff RGS Steering Committee VCHA
Goal 8 Enhance Relations with Indigenous Communities and First Nations	• Remove past/dated content and make language more future looking. • Add language to acknowledge Aboriginal Title and rights. • Highlight opportunities to collaborate on economic development. • Highlight opportunities for shared learning. • Add a strategic direction around supporting community-to-community forums. • Add a strategic direction around exploring opportunities to learn, as per Truth and Reconciliation Commission report Call to Action #57 (endorsed by SLRD Board 2016). • Use the term engagement rather than consultation, to differentiate between the Province's duty to consult and local government's desire to engage.	SLRD Staff RGS Steering Committee Truth & Reconciliation Commission's report
Goal 9 Improve Collaboration among Jurisdictions	• Only minor edits (grammar, etc.).	SLRD Staff RGS Steering Committee
Goal 10 Protect and Enhance Food Systems	Whole new goal chapter and strategic directions • Content pulled from existing member municipality and SLRD OCPs, Ag Plans, Food Charter, Sustainability Plans, etc. • Food System focused. • Strategic directions address both rural and urban aspects of the food system.	SLRD Staff RGS Steering Committee Ministry of Agriculture VCHA ALC

	• Reference to both traditional and modern technologies, as per recommendation from VCHA. • Reference to Agricultural Land Commission Act and Regulation, as per recommendation from ALC. • Strategic direction around farm/non-farm conflicts, as per recommendation from Ministry of Agriculture.	
Goal 11 Take Action on Climate Change	Whole new goal chapter and strategic directions • Content pulled from existing member municipalities and SLRD OCPs, Climate Action Strategies, Energy Strategies, Sustainability Plans, etc. • Focus on fostering resilient communities and climate change action. • Strategic directions address both mitigation and adaptation. • Strategic direction around preparing for extreme weather events, natural hazards, large-scale emergencies, as per recommendation from VCHA.	SLRD Staff RGS Steering Committee VCHA
Part 4 Implementation	• Remove “monitoring” from title as the monitoring indicators are in Appendix A and is misleading. • Add reference to the preparation of implementation guidelines (resources to live outside the RGS, to be developed at a later date). • Reorder sections to enhance flow and usability. • Add descriptive language about regional context statements (RCSs) and reference *Local Government Act* requirements. Highlight relationship between OCP, (Regional Context Statement (RCS), and RGS. • Add language around coordination with other governments and agencies • Add language around recognition of Aboriginal Title. This is best practice found in most regional growth strategies in BC. • Remove reference to specific Implementation Agreements (as none have been entered into to date) and instead leave this open (reference them as a tool rather than a specific agreement). • Add section describing implementation guidelines (resources to live outside the RGS, to be developed at a later date). • Keep monitoring indicators in appendix only (they do not need to be included twice). • Add section on Five-year reviews. • Replace minor amendment criteria with revised minor amendment criteria, as endorsed by the RGS Steering Committee and by Elected Officials at the Elected Officials Forum #1.	SLRD Staff RGS Steering Committee Elected Officials

	• Add content around regional context statement amendments (when and process). • Update Roles and Responsibilities section to reflect RGS Steering Committee terms of reference.	
Glossary of Terms	• Update affordable housing definition so is no longer tied to median income and instead reflects CMHC/BC Housing definition. • Add definitions to reflect amendments to goal chapters (as outlined above; see full section for details). • Add Aging in Place, Senior, Cooperative Housing definitions, as per recommendations from the March 1, 2018 SLRD Committee of the Whole meeting. • Add Master Planned Communities definition (was missing; added for consistency as all other land designations defined).	SLRD Staff RGS Steering Committee BC Housing
Appendix A	• Delete consultation process description; does not need to be in RGS Bylaw. • Merge Table 3 and Table 4 in current RGS as redundant to have both monitoring tables. • Update Integrated RGS and ISP Monitoring table to reflect what is actually being monitored. • Add reference to amount of land included in the ALR to the status of the ALR indicator, as per recommendation from the ALC.	SLRD Staff RGS Steering Committee ALC
Regional Growth Strategy Mapping	• Keep and update Settlement Planning Maps, as per recommendation from Elected Officials Forum #2. • District of Lillooet Settlement Plan Map and Squamish Settlement Plan Map updated to reflect new OCPs. • Village of Pemberton Settlement Plan Map updated as there is no longer a future growth node designation. • Regional Settlement Plan Map updated to reflect two contiguous properties to Village of Pemberton that are intended to be taken in via a boundary expansion.	SLRD Staff RGS Steering Committee Elected Officials
General Housekeeping	• Update LGA references • Update SLRD logo • Update terminology to include Indigenous (rather than Aboriginal) as per direction from federal government.	SLRD Staff RGS Steering Committee

Implementation Guidelines

An important action item - identified through the RGS Review process, to be addressed following the RGS Review process - is to develop Implementation Guidelines – a set of norms that guide collective implementation of the RGS. The RGS represents consensus among the SLRD and affected local governments to work collaboratively to achieve the vision and goals set out within the RGS, yet any plan or strategy is only good if implemented. A collective strategy requires resources to support collective implementation. The development of Implementation Guidelines is considered a best

practice approach to support implementation; **such Implementation Guidelines would be provided as resources, to live outside the RGS Bylaw in a separate document.**

Note: the SLRD Steering Committee has reviewed and endorsed all of the RGS Review draft proposed revisions, shown as tracked changes in Appendix A: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018 – including Schedule A "The Regional Growth Strategy" (RGS Review draft), expect those highlighted in green, which reflect discussions held at the SLRD Committee of the Whole meeting on affordable housing/seniors housing and SLRD staff-level discussions around First Nations relations.

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)
Give first reading of "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018" and refer out to member municipalities and First Nations for comments.

Direct staff to hold a community open house in each member municipality community.

Option 2
Give first reading of "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018" and refer out to member municipalities and First Nations for comments.

Do not direct staff to hold a community open house in each member municipality community.

Option 3
Do not give first reading of "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018" and refer back to staff for further information or revision.

Direct staff to hold a community open house in each member municipality community

Option 4
As per Board direction.

FOLLOW UP ACTION:
As per Board's direction.

ATTACHMENTS:
Appendix A: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018 including Schedule A "The Regional Growth Strategy" (RGS Review draft)
Appendix B: Timeline of Events
Appendix C: Consultation Schedule – RGS Review (updated)

Submitted by: C. Daniels, Planner
Reviewed by: K. Needham, Director of Planning and Development Services
Approved by: L. Flynn, Chief Administrative Officer

Appendix A

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1562-2018

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. 1562-2018".
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) Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule A, as attached.

WRITTEN NOTICE GIVEN TO AFFECTED LOCAL GOVERNMENTS on the 2nd day of May 2016.

READ A FIRST TIME this 28th day of MARCH, 2018.

READ A SECOND TIME this day of , 2018.

UNANIMOUS ACCEPTANCE RECEIVED BY AFFECTED LOCAL GOVERNMENTS as of the day of 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

_____
Jack Crompton
Chair

_____
Kristen Clark
Corporate Officer

Squamish-Lillooet Regional District Regional Growth Strategy

Schedule "A" to Bylaw 1062, 2008

SQUAMISH - LILLOOET
REGIONAL DISTRICT

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Commented [CD1]: IAC comments/input highlighted in pink throughout the document

RGS SC Nov 20, 2017 additions highlighted in blue

March 2018 Additions – from SLRD Committee of the Whole discussion on affordable housing/seniors housing and other SLRD staff additions – highlighted in green.

Our Mission

To enhance the quality of life of constituents through the facilitation of regional and community services for the benefit of present and future generations.

DRAFT

SUMMARY OF AMENDMENTS

CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

BYLAW NO.	SUMMARY OF BYLAW AMENDMENTS	**DATE OF ADOPTION**
1356 – 2014	Regional Growth Strategy Housekeeping Amendment Bylaw	January 28, 2015
1367 - 2014	Text Amendment	March 18, 2015
1514 - 2017	Growth Management Text Amendments	February 28, 2018
1562 - 2018	Regional Growth Strategy Review	

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PART 1

Introduction

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The Regional Growth Strategy for the Squamish-Lillooet Regional District (SLRD) is an initiative of the SLRD, the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet. The purpose of a regional growth strategy under Part 13~~Part 25~~ of the *Local Government Act* is to

"promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources."

~~The SLRD Regional Growth Strategy is the result of several years of public consultation and intergovernmental dialogue. It supports collaborative planning and consensus-based problem solving across the region.~~The Regional Growth Strategy ~~is intended to~~ provides a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and ~~services which~~services that are sustainable, 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. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long-term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the ~~steps which~~steps that will take us ~~to~~ closer to our ~~chosen~~ vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the S~~s~~mart G~~g~~rowth P~~p~~rinciples that form the basis of the Regional Growth Strategy. ~~Memorandum of Understanding which was established at the outset of the process.~~

The Regional Growth Strategy will assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long-term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

~~The SLRD Regional Board initiated a regional growth strategy in July, 2003 recognizing that the region was facing a unique combination of opportunities and challenges, including the following:~~

- ~~Responsibility for co-hosting the 2010 Winter Olympics and the desire by all residents to benefit from related socioeconomic opportunities;~~
- ~~Infrastructure and legacies associated with this significant international event, including major upgrading of the Sea to Sky Highway;~~

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- ~~Urban and rural land use pressures and the desire for managed growth in the southern part of the region (Sea to Sky corridor);~~
- ~~Declining employment and the desire for managed economic recovery in the northern part of the region;~~
- ~~Leadership in land and resource management being taken by First Nations with traditional territory in the region and the desire for improved relations and better cross-cultural communication with our First Nations neighbours;~~
- ~~Active promotion of crown land development by the Province and its agencies and the desire for a coordinated, collaborative approach among all levels of government.~~

~~The project began with initial regional issue-identification and the development of a shared vision and goal statements. Early on, member municipalities requested the flexibility to design their own approaches to achieving the vision and goals of this strategy through Official Community Plans and other means of local decision-making. In 2005, the SLRD and its members developed a Regional Growth Strategy Memorandum of Understanding (MOU), a "bridging" document based on the principles of smart growth, in order to guide decision-making on key regional issues until the RGS was adopted. Following this, a draft RGS was created based on earlier consultation results and the principles contained in the MOU.~~

~~There was extensive consultation involved in developing a draft RGS. Provincial agencies and neighbouring regional districts were consulted and their interests were taken into account in the development of this strategy. Significant efforts were also made to involve aboriginal communities in the development of this framework.~~ The SLRD Regional Growth Strategy supports collaborative planning and consensus-based problem solving across the region. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus ~~has been~~is to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region.

~~While the growth strategy will guide the SLRD and its member municipalities with respect to land use decisions in accordance with their legislative authority, it does not alter the role of senior governments to manage crown land uses in the public interest, nor does it commit their agencies to a particular course of action. Its intention is to guide development and encourage collaborative approaches toward a sustainable future.~~

Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, ~~and~~ social and health needs of our communities.

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PART 2

Context

Overview

The Squamish-Lillooet Regional District (SLRD) is a complex region, comprising a wide range of landscapes and lifestyles and covering a total area of 16,500 square kilometers of land. Straddling the southern Pacific Ranges of the Coast Mountains, the SLRD encompasses a diversity of ecosystems and biogeoclimatic zones, from the wet Coastal Western Hemlock zone along Howe Sound, to the drier Interior Douglas Fir zone of the Lillooet River watershed. The land is varied and includes steep mountainous terrain, heavily forested areas, glaciers, river valleys and floodplains. Approximately 20~~%~~ percent of the SLRD landscape is located within parks and protected areas, yet the least protection is afforded to the biologically diverse, lower elevation areas that are also most desirable for human settlement. The SLRD contains a range of settlement types from rural farming neighbourhoods like Pemberton Meadows and Texas Creek~~remote aboriginal communities~~, to small, historic mining towns like Bralorne, to the international mountain destination resort municipality of Whistler. There are four incorporated municipalities and four electoral areas in the SLRD, as shown on Figure 1 – SLRD RGS Context Map. The four municipalities are: the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish. The four electoral areas are: Area A (Upper Bridge River Valley), Area B (Pavilion Lake / Yalakom Valley / Texas Creek), Area C (Pemberton Valley / Mount Currie to D'Arcy corridor) and Area D (Howe Sound East / Upper Squamish Valley / Squamish to Whistler corridor~~ / Callaghan Valley~~). All four municipalities and three electoral areas (Areas B, C and D) participated in the development and continue to support the implementation of the RGS. The Regional Growth Strategy does not apply to Electoral Area A, which was permitted to opt out of the RGS.

The SLRD is found within the traditional territories of several First Nations, including the Skwxwú7mesh (Squamish), St'át'imc and Líl'wat, which is a distinct Nation with linguistic, cultural, familial and political ties to the St'át'imc Nation. Each Nation is independent and self-governing. Small parts of the SLRD also overlap with the traditional territories of the Stó:lō, Tsleil-Waututh, Nlaka'pamux, Tsilhqot'in, and Secwepemc Nations. ~~There are several First Nations which have reserve lands and asserted traditional territory partially or wholly located within the boundaries of the SLRD, as shown on Figure 2 – Aboriginal Communities. The majority belong to the Squamish Nation and the St'át'imc. The traditional territory of the St'át'imc includes the participating St'át'imc communities of Líl'wat (Mount Currie), N'Quát'qua (Anderson Lake), Shalalth (Seton Lake), Nxw'sten (Bridge River), Sekw'el'wás (Cayoose Creek), T'it'q'et (Lillooet), Ts'kw'aylacw (Pavilion), and Xaxl'ip (Fountain) Bands. The In-SHUCK-ch Nation also partially overlaps with the SLRD boundaries and consists of the Samahquam, Skatin and Douglas Bands.~~

Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. ~~This trend has been particularly evident in the southern area of the SLRD.~~ The northern

Commented [CD4]: Not within jurisdiction of SLRD.

Commented [CD5]: Referring to nations rather than all communities as there is some flux and want language to maintain accuracy over the long term.

Commented [CD6]: Need to recognize these First Nations too.

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part of the SLRD, including Lillooet and surrounding E~~e~~lectoral A~~a~~reas A and B, ~~has been~~is challenged by slow population growth and economic change ~~over the past 5-10 years~~, while the southern communities of the Sea-to-Sky Corridor face~~d~~ population growth pressures~~higher growth rates~~ and escalating housing costs. The diversity in contexts creates~~This has created~~ challenges for regional planning, as the needs and goals of these sub-regions vary significantly.

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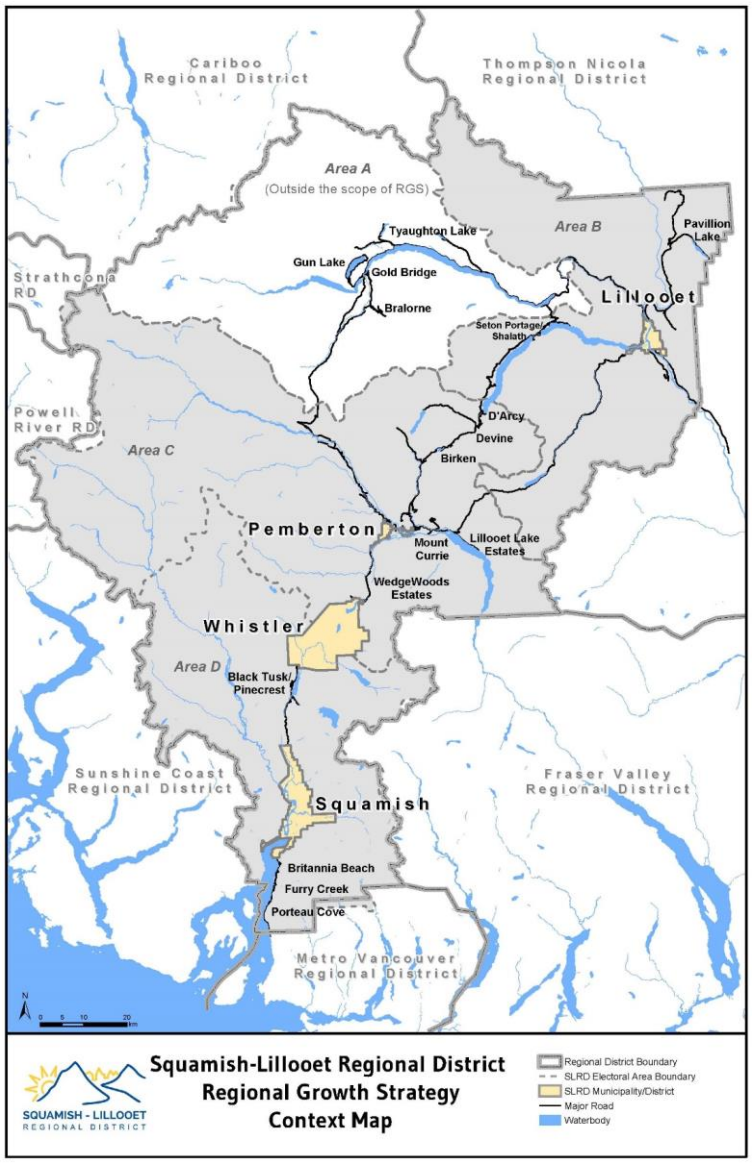

Figure 1: SLRD RGS Context Map

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~~Population Projections~~

~~Employment Projections~~

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RGS Projections – Population, Dwelling Unit & Employment Projections

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The RGS population projections estimate the likely path of population growth in the Region and can provide valuable information for evaluating long-term housing and employment goals. The dwelling unit projections are based on the population projections and look at shifts in composition of housing across the Region as well as the location of the bulk of housing growth. The employment projections highlight important and potential growth industries related to the provincial economy.

Table 1: RGS Projections Summary - Population, Dwelling Units & Employment

Population (2016-2036)	14,069 additional people (medium growth scenario)	Total projected population: 56,864 (medium growth scenario)
Dwelling Units (2016-2036)	5,518 additional dwelling units (occupied private dwellings)	Total projected dwelling units: 21,899 (occupied private dwellings)
Employment (2011- 2026)	5,442 additional jobs	Total projected labour force: 28,098

Population Projections

The Region has and continues to experience considerable growth. The SLRD grew from 29,401 people in 1996 to 42,665 ~~42,795~~ by 2016, at an average annual growth rate of 2.28 percent – a total increase of 13,394 people or 670 people per year. Under a medium growth scenario, the population of the SLRD is expected to grow from 42,795 in 2016 to 56,864 in 2036; this represents an average annual growth rate of 1.5 percent. During the same period, Metro Vancouver is also expected to have an average annual growth rate of 1.5 percent, while the Province is expected to experience an average annual growth rate of 1.2 percent.

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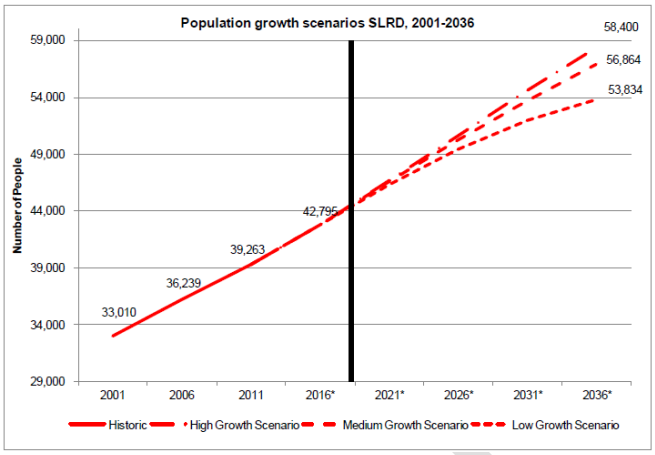

Figure 2: Population Projection, Three Scenarios for SLRD, 2001-2036; Source Urbanics Consultants Ltd. 2017

The population projections include several important implications for the Region over the next 20 years:

- The SLRD will see a significant increase in population.
- The bulk of the population resides in the "working-age" segments between the ages 15 and 64 which are expected to incur the largest rates of population growth, though a slight decrease in percent of population (from 73 percent (31,256) to 67 percent (37,965)). In spite of the overall decline in population share, this age-cohort is expected to add 6,709 people from 2016 - 2036.
- The under 15 segment is expected to decrease from 17 percent of the population (7,240) to 16 percent (9,349). In spite of the overall decline in population share, this age-cohort is expected to add roughly 2,109 residents from 2016 - 2036.
- The 65 and older segment is expected to grow from 10 percent of the population (4,299) to 17 percent (9,550). This suggests an increase of some 5,251 people 65 years and over, from 2016 - 2036.

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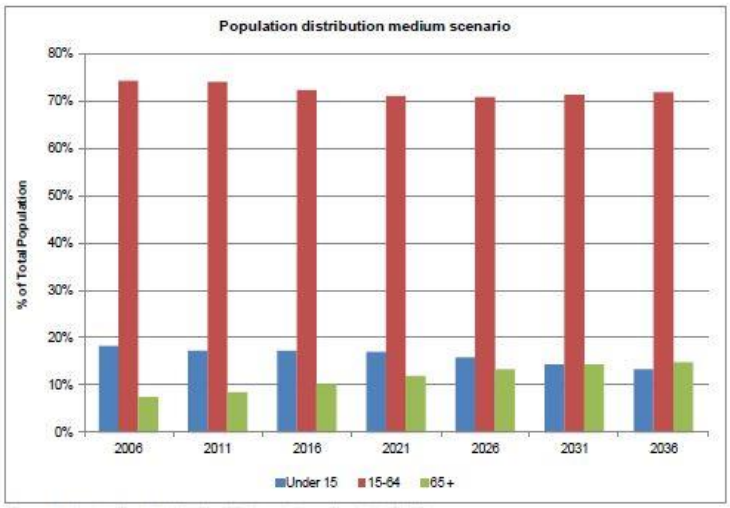

Figure 3: Population Distribution, Medium Scenario, 2001-2036; Source Urbanics Consultants Ltd. 2017

Changing demographics are a reality for the SLRD, as well as most parts of BC. Notably, the proportion of the senior population is growing and will have a greater share of the overall population, resulting in greater demands for health care, housing, recreation and other services. Yet, the younger age demographic (under 15 segment) will still hold about the same overall population share as seniors (around 17 percent) and the working age demographic will continue to make up the bulk of the population in the SLRD (67 percent). Therefore, while the goals of the RGS have import across demographics, implementation of the RGS to achieve these goals will require balancing the sometimes diverse needs of our communities.

Dwelling Unit Projections

The Region is expected to add a total of 5,518 dwellings between 2016 and 2036, at an average growth rate of 276 dwellings per year. Important to note is the term "dwelling" in this context only refers to *occupied private dwellings* and does not include vacant dwellings.

PRIVATE DWELLINGS VS OCCUPIED PRIVATE DWELLINGS

For the purposes of the RGS Projections, private dwellings are differentiated from occupied private dwellings. The analyses and projections focus on occupied private dwellings as it provides a more accurate measure of the housing needs of the community; i.e. housing stock which is occupied by permanent residents and does not include vacant dwellings or dwellings occupied by temporary residents. Thus, the use of the term "dwelling" refers to and highlights occupied private dwellings only. Vacant dwellings make up 32 percent of the dwellings in the SLRD; this number has remained consistent since 2006.

Additionally, major shifts in the composition of housing within the Region are expected. Most notably, the single-detached dwellings segment is expected to decline in share from 43 percent to 33 percent and significant gains are anticipated in the semi-detached category that is expected to increase in share from 34 percent to 43 percent.

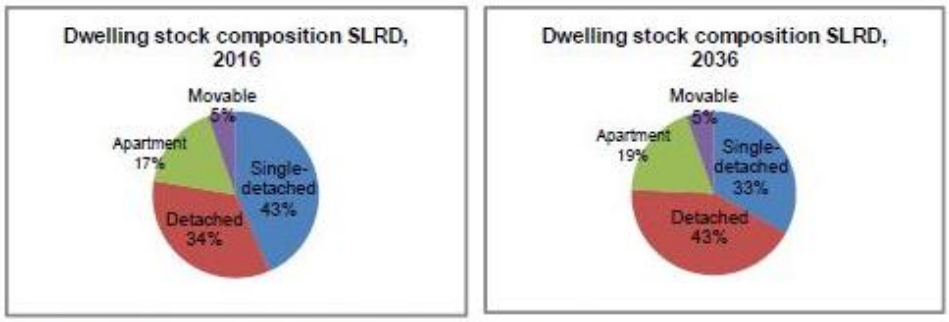

Figure 4: SLRD Dwelling Unit Composition, 2016 vs 2036; Source Urbanics Consultants Ltd. 2016

The bulk of housing growth during 2016-2036 is expected to occur in Squamish (42 percent) followed by Whistler (26 percent) and Pemberton (10 percent). Lillooet and the electoral areas are expected to display limited to no growth in terms of their housing stock over the next 20 years.

As illustrated in Table 2 below, projected housing growth is closely aligned to the projected population growth and populations share by area.

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Table 2: Projected Population and Dwellings by Area, 2016 -2036

	2016 (Actual)		2036 (Projected)		Population Share	
	Population	**Dwellings**	**Population**	**Dwellings**	**2016**	**2036**
Squamish	19,512205	7,2606,758	25,674	9,089	49.4%	50.3%
Whistler	11,854418	4,6123,987	15,358	5,395	3029 %	30.1%
Pemberton	2,574713	9641,001	4,297	1,510	6.57.0 %	8.4%
Lillooet	2,275404	1,07482	2,530	1,126	5.86.2 %	5.0%
Area D	1,057870	439375	948	402	2.72%	1.9%
Area C	1,6635	655765	1,697	776	4.23%	3.3%
Area B	36355	183165	329	156	0.9%	0.64%
Area A	187220	1124	209	110	0.56%	0.4%
TOTAL	39,4858,849	15,29914,245	51,041	18,563	100%	100%
TOTAL (including reserve lands)	42,665795	16,416381	56,864	21,899		

Note: 2016 data is sourced from the 2016 Census. Indigenous community populations are included in the 2016 Census population count of 42,665795 for the SLRD (2016). Total Population Share numbers above only include incorporated municipalities and electoral areas, not reserve lands.

Commented [CD10]: Revised pop numbers to reflect revised census stats for 2016 (just released fall 2017)

Commented [CD11]: We would have liked to have included employment data in the table too, but data is only available for SLRD as a whole and then Whistler and Squamish – data not available for other areas/munis. Also, employment data was to 2026 not 2036.

Employment Projections

SLRD employment projections are based on forecast employment trends by industry for BC. The Region is expected to add roughly 5,442 new jobs between 2011 and 2026, primarily in the following industries:

- Accommodation and Foods Services (818 jobs);
- Public Administration (644 jobs);
- Retail Trade (632 jobs);
- Health Care and Social Assistance (601 jobs);
- Professional Services (486 jobs); and
- Construction (398 jobs).

Between 2001-2011, the Region's employment base grew substantially and diversified in its concentration of industrial segments. In particular, four industry sectors realized significant gains in

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terms of overall share of the labour force: Construction (rose from 9 percent to 13 percent); Retail Trade (rose from 10 percent to 11 percent); Professional, Scientific and Technical Services (rose from 4 percent to 6 percent); and Public Administration (rose from 6 percent to 8 percent).

These trends are expected to continue. Overall the goods-producing industries are projected to add a total 603 workers. The construction industry is expected to increase at the fastest rate by 398 workers to a total of 3,362 workers by 2026. The services-producing industries are expected to maintain steady growth throughout the study period adding a total of 4,839 workers.

A more detailed analysis of trends and projections is found in the *2017 SLRD Regional Growth Strategy Population, Employment and Dwelling Unit Projections* report.

What type of growth is desirable?

The SLRD and its partners recognize the importance of planning for a sustainable future based on a ~~long term~~long-term vision and the intermediate steps required to take us to our ~~chosen~~ vision. The vision of a sustainable future includes:

- Living within the limits imposed by natural systems;
- Reducing our dependence on nonrenewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Protecting and m~~M~~anaging land, water and air wisely and efficiently;
- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society, health and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

Sustaining the region's exceptional quality of life and stunning natural beauty while managing projected increases in population in the south and stimulating economic recovery in the north is a key priority. Determining what constitutes positive growth for the SLRD and the many communities and rural areas within its boundaries is not a simple matter, as the goals for the diverse parts of the SLRD differ:

For urban areas, there is the need to plan for compact, complete and sustainable communities, to accommodate expected growth over the next 30 years, and to ensure that urban densities are being achieved in the designated growth areas.

For rural areas, there is a need to plan for resilient, innovative and adaptive rural communities, including planning for a strong agricultural sector and supporting ~~land use patterns should support~~ traditional rural lifestyles and economic transitions ~~-~~, while at the same time protecting environmental values and resources on which both the urban and rural areas depend~~,~~ and preventing sprawl and extension of urban services into the rural land base.

Commented [CD12]: Back to existing RGS Bylaw sections, with tracked changes showing revisions

Commented [CD13]: Recommendations from VCHA

Commented [CD14]: Recommendations from VCHA

Commented [CD15]: Suggested added language: Emphasize planning for resilient, innovative and adaptive rural areas including planning for a strong agricultural sector (Ministry of Ag Input)

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RGS Smart Growth Principles[1]

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The Squamish-Lillooet Regional District and member municipalities collaboratively developed and endorsed Ssmart gGrowth Pprinciples that are included within a Memorandum of Understanding (2006) established to guide the preparation and implementation of the RGS. These include:

1. Direct urban development towards existing communities (avoiding urban and rural sprawl);
2. Build compact, complete, mixed-use neighbourhoods;
3. Create walkable communities;
4. Promote a variety of low impact transportation options;
5. Advocate a range of affordable housing options;
6. Foster distinct, attractive, economically sustainable communities with a strong sense of place;
7. Protect and promote responsible stewardship of green spaces and sensitive areas;
8. Ensure the integrity of a productive agricultural and forestry land base;
9. Endorse energy efficient infrastructure;
10. Ensure early and ongoing public involvement that respects community values and visions;
11. Cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and First Nations.

THE RGS SMART GROWTH PRINCIPLES summarize the core values that ~~have~~ guided the development of the SLRD RGS and that continue to guide its implementation throughout the region.~~will also guide its application in the Squamish-Lillooet Regional District.~~

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PART 3
The Strategy

Vision

Our vision of the Squamish-Lillooet Regional District in 2038 and beyond is of a region comprised of diverse, distinct and liveable communities that share a commitment to:

- Practice economic, social and environmental sustainability;
- Protect the region's natural beauty;
- Enhance the region's world-class outdoor recreation;
- Foster balanced and equitable economic growth; and
- Make decisions that engage local, provincial, federal and First Nation governments, and reflect the values of communities.

Goals

The SLRD and its members will strive to achieve the following eleven~~nine~~ goals. These broad statements provide the strategic directions that will be used to address growth management challenges over the next 20 years.

GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

GOAL 2 Improve Transportation Linkages and Options

GOAL 3 Generate~~Support~~ a Range of Quality Affordable Housing

GOAL 4 Achieve a Sustainable Economy

GOAL 5 Protect Natural Eco-system Functioning

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

GOAL 7 Create Healthy and Safe Communities

GOAL 8 Enhance Relations with Indigenous~~Aboriginal~~ Communities and First Nations

GOAL 9 Improve Collaboration among Jurisdictions

GOAL 10 Protect and Enhance Food Systems

GOAL 11 Take Action on Climate Change

Commented [CD17]: Indigenous communities and First Nations – to be consistent with Board priority

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GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

The Regional Growth Strategy aims to encourage compact, complete sustainable communities as the basis for land use planning throughout the region. 'Compact, Complete, Sustainable Communities' refers to settlement that takes a long-term view of the quality of life for future generations, promotes the efficient use of land at higher population densities with greater transportation choices, protects agriculture, natural areas and open spaces, and provides an opportunity to live and work in the same community. Focussing settlements into compact, complete, sustainable communities or nodes moves us toward a vision of sustainable, highly liveable communities with accessible services, public spaces, parks, and cultural and recreation amenities.

The Regional Growth Strategy:

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(i) Provides a Ssmart Ggrowth Fframework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path.

(ii) Directs population growth and settlement development ~~will be~~ primarily ~~directed~~ to compact Urban Areas and Master Planned Communities on the basis of Ssmart Ggrowth Pprinciples. New urban communities will not be considered outside of the established settlement areas.

(iii)Protects Non-Settlement Areas that have important agricultural, environmental, back-country recreational, aesthetic and natural resource values ~~will be protected~~.

~~(~~iv) ~~It is recognized that detailed planning is required in some parts of the region to further determine the appropriate boundaries for 'compact, complete, sustainable communities' during the initial period of the RGS. Special provisions are also included to~~ Eencourages economic development, ~~and~~ urban growth and revitalization in the Northern ~~Lillooet~~ area.

Compact, complete, sustainable communities will be achieved by:

- Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- Delineating the existing and future settlement areas and, in accordance with Ssmart Ggrowth Pprinciples, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- Maintaining Nodal Development in the Sea to Sky Corridor, with ~~Concentrating development in the Howe Sound to D'Arcy corridor into compact,~~ well-planned centres separated by natural resource and rural land uses, and avoiding the potential for continuous or dispersed linear development.

- EncouragingSupporting urban development growth and revitalization of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.
- Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete communities.
- Maintaining the integrity of 'non-settlement' lands that have particular physical constraints or values, and ensuringe rural residential or resourceresort development is compatible with the rural landscape.
- Protecting the integrity and productivity of the agricultural land base through the Agricultural Land Reserve and agricultural planning. farmland through Agricultural Planning.

Commented [CD19]: Suggestion from ALC

Strategic Directions:

Commented [CD20]: Reformatted this section to increase clarity and ease of interpretation. All changes are tracked.

1.1 The SLRD and member municipalities agree that:

a) The RGS *Settlement Planning Maps* 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.

Official Community Plans should:

(i) establish policies that are consistent with the Regional Settlement Planning Map;
(ii) direct major settlement growth to the Urban Areas and Master Planned Communities;
(iii) prevent major settlement growth in Non-Settlement Areas; and
(iv) encourage Smart Growth strategies appropriate to the settlement types and local circumstances.

Member municipalities shall:

(i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);
(ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 446866 of the Local Government Act; and
(iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect

the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.

b) Land Use Designations will be used in conjunction with the Settlement Planning Maps, and include:

- ~~b)~~ **Urban Areas**, as shown on the *Regional Settlement Planning Map 1, the Squamish Settlement Planning Map 1a, the Whistler Settlement Planning Map 1b, ~~and~~ the Pemberton/Mount Currie Settlement Planning Map 1c,* and *the Lillooet Settlement Planning Map 1d* will accommodate most of the future population growth, consistent with *S~~s~~mart G~~g~~rowth P~~p~~rinciples applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, ~~and~~* Village of Pemberton, and the District of Lillooet. The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.

- ~~c)~~ **Master- P~~p~~lanned 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*.
    - 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.

  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.

- ~~d)~~ **Rural Communities** are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.

- ~~e)~~ **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgeWoods Estates as shown on the *Regional Settlement Planning Map*. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.

- ~~f)~~ **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map.* These areas provide

for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term, except in exceptional circumstances where they may be in transition to Urban Areas, as set out in Official Community Plans and in a manner consistent with *Ssmart Ggrowth Pp*rinciples.

- ~~h)~~ **Non-settlement Areas** will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with *Ssmart Ggrowth Pp*rinciples 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 in accordance with the Agricultural Land Commission Act and Regulation, (including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation) 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.

Commented [CD21]: Addition from ALC

Commented [CD22]: ALC very supportive of this.

~~i) **Special Planning Areas** will provide for more detailed subregional planning and will include the areas identified as "Subregional Planning Study Area" on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d*.~~

~~Some subregional planning work has been completed in the Lillooet area through the Economic Development Assessment Strategy and Action Plan for the Northern SLRD. The objectives of any additional work would be to further define land use and economic development strategies, in conjunction with Goal 4 of the RGS – Achieve a Sustainable Economy. No subregional planning work has been completed to date in the Callaghan area.~~

~~j) **Future Growth Nodes** as shown on the Pemberton/Mount Currie Settlement Planning Map 1c are areas deemed to have potential for the development of residential (Mosquito/Ivey Lake and the Benchlands), commercial or industrial uses (Rutherford Creek area and the Pemberton airport). These areas will require further review to determine their development potential. The objective within these areas is to encourage compact, mixed use communities within well-defined boundaries.~~

c) Settlement Planning Map Amendments, ~~k)~~ **~~Settlement Planning Map Amendment –~~** including p~~P~~roposed changes to designation boundaries through RGS revision~~,~~ – must be based on clearly defined *Ssmart Ggrowth Pp*rinciples and demonstrate a commitment to the concept of 'Compact, Complete, Sustainable Communities' as described in the RGS.

d) Growth and transportation will be addressed concurrently.

This will be pursued by developing a regional multi-modal transportation plan that addresses current and proposed growth.

Commented [CD23]: As per IDEA 5 recommendation from Elected Officials Forum

Settlement Planning Maps

A *Regional Settlement Planning Map* (~~,~~ attached as Map 1)~~,~~ as well as Settlement Planning Maps for each Member Municipality and Howe Sound (attached as Maps 1a – 1e) identifies the settlement types and provides the spatial context for growth management strategies. The purpose of this mapping within the RGS is to guide the land use and community planning processes by defining the long-term urban boundaries where they are known~~, identifying areas where further planning is required to determine such boundaries,~~ and assisting in delineating the defined non-settlement areas within the region. As such, there are two main settlement types – Settlement Areas (Urban and Non-Urban) and Non-Settlement Areas. Land use designations fall into these settlement types, as outlined below, and ~~Land use designations~~ have been mapped to assist the implementation of Goal 1 of the RGS. These include:

Commented [CD24]: As per IDEA 3 recommendation from Elected Officials Forum: keep and update Settlement Planning Maps.

- ***Settlement Areas***
  - ***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. Table 1 lists the identified Urban Areas.
  - ***Non-Urban Areas*** – areas designated in Official Community Plans or otherwise identified as Master Planned Community, Rural Community and Serviced Residential settlements and for long-term low density Rural Residential land uses, excluding areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints. Table 1 lists the Non-Urban Areas: Master Planned Community, Serviced Residential, Rural Community, and Rural Residential Areas.
- ***Non-Settlement Areas*** – lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, water shed and drinking water aquifers, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged. This designation allows for non-farm uses, as permitted by the ALC in accordance with the Agricultural Land Commission Act and Regulation.

Commented [CD25]: Input from VCHA

The Settlement Planning Maps (*Regional Settlement Planning Map* (Map 1) and Settlement Planning Maps for each Member Municipality and Howe Sound (Maps 1a – 1e)) provide~~s~~ a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. **This mapping is ~~a~~ conceptual ~~map~~ with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning**

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within Official Community Plans. Settlement Planning Maps are submitted to the SLRD by Member Municipalities to support collaborative planning; they are not submitted as part of Regional Context Statements.

A description of the Settlement Planning Maps and corresponding regional land use designations and areas are provided in the following Table 3: Description of Settlement Planning Maps.

Table 1: Description of Settlement Planning Map

Classification	Area Descriptions	OCP Designations
URBAN AREAS	Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses.	
District of Squamish	Includes the downtown, residential neighbourhoods, university, industrial and business parks, restricted industrial and transportation and utilities areas within the OCP. Excludes the ALR, Limited Use and the Parks and Ecological Reserves and Open Space areas that define the outer edge of the 'Urban' area.	Downtown Residential Neighbourhoods Commercial Industrial and Business Park University and Residential Neighbourhood Institutional Transportation Facilities & Util.
Municipality of Whistler	Includes all lands as shown on Map 1b: Whistler Settlement Planning Map.	As set out in the OCP.
Village of Pemberton	Includes the Village of Pemberton and the future "Benchland" growth node as well as "Future growth nodes" at Ivey/Mosquito Lake and Lil'wat Nation lands and "Future industrial growth nodes" at the Pemberton airport and the Rutherford Creek area.	Includes existing Village of Pemberton and Mt. Currie lands as well as "Future Growth Nodes" at Ivey/ Mosquito Lake, Pemberton airport and Rutherford Creek.
District of Lillooet	Text to be defined / incorporated pending the results of the sub-regional planning study	To be further considered in a Special Planning Area process.
NON-URBAN AREAS	Non-urban includes any unincorporated or incorporated settlement area , and includes small Rural Communities, Serviced Residential areas and Rural Residential areas.	
Serviced Residential	Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	
Black Tusk Village, Pinecrest Estates and WedgeWoods	Includes the rural residential areas and one commercial property as shown in the Black Tusk Village/Pinecrest Estates Sub-area Plan, Electoral Area D OCP, excluding hazard areas and environmentally sensitive areas and Resource Management designated areas. Also includes the WedgeWoods Residential Area as shown on the Electoral Area C South Settlement Plan.	Planned Community (PC) designation covers existing residential communities of Black Tusk Village and Pinecrest Estates Commercial (C) designation on north edge of Black Tusk Village Rural Residential (RR) designation covers the residential community of WedgeWoods.
Master Planned Community	Master Planned Communities refers to larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis	
Furry Creek	Includes the boundaries of the Furry Creek community in the Howe Sound East Sub-Area Plan	Planned Community – shown on Schedule B Howe Sound East Sub-Area 3 Plan
Porteau Cove	Includes the boundaries of the Porteau Cove Community Development Plan in the Howe Sound East Sub-Area Plan	Planned Community – shown on Schedule B Howe Sound East Sub-Area 3 Plan

Commented [CD26]: Agreed to by Steering Committee and at EOF#2

Britannia Beach	Includes the boundaries of the Britannia Beach community in the Howe Sound East Sub-Area Plan: - Britannia North mine and existing townsite with the surrounding area, and land currently owned by MacDonald Realty, the BC Museum of Mining, and the Crown (waterfront area); - Britannia South surrounding Minaty Bay and the adjacent private property known locally as the Makin Lands.		Planned Community – all designations shown on Map B2 Britannia Beach Land Use Plan, Schedule B Howe Sound East Sub-Area 3 Plan
Rural Community	Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.		
Mount Currie	Includes Mt. Currie Indian Reserve and transfer lands. To be included in a Special Planning Area sub-regional planning process.		While Indian Reserves are not subject to RGS, Mt. Currie is included for planning purposes.
D'Arcy	Includes the small area at D'Arcy 'townsite'; could possibly include some adjacent rural residential east of the railway tracks		EA 'C' OCP, January 2000 - Residential - Commercial
Seton Portage/ Shalalth	Includes area between Anderson and Seton Lakes and the area on the east end of Seton Lake, following the Residential and Commercial designation boundaries.		Seton Portage/ Anderson/Seton Lakes OCP, 2005 - Residential - Commercial
Rural Residential	Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.		
Pemberton Fringe	Includes the Pemberton Fringe area, a semi-rural landscape on the edge of an established small, yet urban, community. It is primarily a farming community of large lots; however, due to some quirks of history the area is host to several very small pockets of urban-sized residential lots and urban-type uses such as the community sports fields, located on a former school site. Excludes ALR lands.		EA 'C' OCP, January 2000; to be further considered in a Special Planning Area sub-regional planning process.
Lillooet Lake Estates	Includes all of the subdivision on the north shore of Lillooet Lake		
Birken and Devine	Small, historic communities and large lot subdivisions such as Owl Ridge. Only the communities of D'Arcy and Devine have a community water system. All communities rely on in-ground, on-site septic disposal. Includes all of the area of Rural Residential in the OCP		EA 'C' OCP, January 2000 - Rural Residential
Pavilion Lake	To be identified as per zoning		
East Lillooet	Includes the rural residential and airport lands but excluding ALR and most of the Open Space and Outdoor Recreation Commercial areas. No community water and sewer systems. Airport opportunities and resort potential under consideration.		District of Lillooet OCP: - Rural Residential - Residential; - Institutional/industrial (airport)
Cheekeye	To be identified as per zoning		
Paradise Valley/ Upper Cheakamus	As identified on Revised Map 1a		
NON-SETTLEMENT AREAS	Includes all other areas		

~~Table 1: Description of Settlement Planning Map~~

Commented [CD27]: Replaced above table with paired down/cleaned up version below (housekeeping; no major content changes)

Table 3: Description of Settlement Planning Maps

Regional Land Use Designation	Area Descriptions	Map
SETTLEMENT AREAS		
URBAN AREAS	**Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses.**	
	District of Squamish As per Map 1e.~~Includes the downtown, residential neighbourhoods, university, industrial and business parks, restricted industrial and transportation and utilities areas within the OCP. Excludes the ALR, Limited Use and the Parks and Ecological Reserves and Open Space areas that define the outer edge of the 'Urban' area.~~	**Map 1e**
	Resort Municipality of Whistler ~~Includes all lands within the Whistler Urban Development Containment Boundary shown on Map 1b: Whistler Settlement Planning Map.~~As per Map 1d.	**Map 1d**
	Village of Pemberton As per Map 1b and Map 1c ~~Includes Pemberton and Mt. Currie lands as well as the "future growth nodes" at the Benchlands, Ivey/Mosquito Lake and Lil'wat Nation lands and "future industrial growth nodes" at the Pemberton airport and the Rutherford Creek area.~~	**Map 1b and Map 1c**
	District of Lillooet As per Map 1d~~Text to be defined / incorporated pending the OCP mapping.~~	**Map 1a**
NON-URBAN AREAS	**Non-urban includes any unincorporated or incorporated settlement area, and includes small Rural Communities, Serviced Residential areas, Rural Residential areas, and Master Planned Communities.**	
Serviced Residential	**Black Tusk Village, Pinecrest Estates and WedgeWoods Estates** Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	**Map 1 and Map 1c**
Master Planned Communities	**Furry Creek, Porteau Cove, Britannia Beach** Master Planned Community means~~refers to~~ larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.	**Map 1f**
Rural Communities	**Mount Currie, D'Arcy, Seton Portage/Shalalth** Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.	**Map 1**
Rural Residential	**Non-ALR outskirts of Pemberton, Seton Lake, D'Arcy, Seton Portage/Shalalth, Mount Currie, Ivey Lake, Walkerville, Owl Ridge, Poole Creek, Lillooet Lake Estates, Birken and Devine, Pavillion Lake, Paradise Valley, Squamish Valley, Ring Creek, 5 Coves** Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.	**Map 1**
NON-SETTLEMENT AREAS		
~~Includes a~~All other areas, including all ALR lands. **Non-Settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.**		

Commented [CD28]: Recommendations from Ministry of Ag

GOAL 2 Improve Transportation Linkages and Options

The Regional Growth Strategy intends to promote transportation choices across the region and to support an improved regional transportation system that sustains compact, liveable communities, economic vibrancy and a healthy environment. Expanding preferred modes of transportation linkages and options will be particularly important to accommodate aging and growing populations.

> WHAT ARE OUR PREFERRED MODES OF TRANSPORTATION?
> The SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

Highway 99 is the backbone to regional inter-community connectivity and significant to the economic success of each community. Recognizing alternative transportation solutions needs to be a priority.

The Regional Growth Strategy:

(i) Encourages the development of neighbourhoods and communities that are compact with a mix of land uses, well-connected streets and trails, and a pedestrian/bicycle friendly environment to encourage active forms of transportation.

(ii) Supports minimizing auto-dependency where possible, and increasing transportation choices and connectivity within the region and between the region and the Lower Mainland and the Interior.

(iii) Supports the development of a regional transit system that is convenient, efficient, integrated with land uses and other transportation modes, and is financially sustainable.

(iv) Supports improving the efficiency and effectiveness of the regional road network (access, mobility, safety, reliability), making better use of capacity and managing issues such as traffic volumes, speed, noise, ~~and~~ air quality, and share the road.

(v) Supports expanding preferred modes of transportation within and between communities, with a focus on safety, health, enjoyment and accessibility.

Commented [CD29]: Addition from VCHA

Transportation needs in the regional growth strategy have been identified as an expression of local priorities for improvements. Where the province has responsibility for local roads, improvement decisions will be based on a proper evaluation that considers cost and benefits and impact on safety.

In the northern part of the region, safety concerns, the need for highway service improvement, and the lack of public and/ or private transportation options are the primary transportation issues. Ongoing i~~I~~mprovements to the Duffey Lake Road segment of Highway 99 and other northern routes [Hurley Forest Service Road (FSR), In-Shuck-CH FSR, Highway 40, Highway 12, and the Highline

Road / Douglas Trail] are suggested in order to improve accessibility, enhance safety and support economic development.

In the southern part of the region, safety concerns and level of service/capacity constraints are the primary transportation issues.~~have been addressed by the Sea-to-Sky Highway upgrade.~~ Ongoing improvements to Highway 99 between Pemberton and Lions Bay are suggested, as well as a ~~The transportation~~ focus ~~is thus~~ to integrate land uses in a way that minimizes auto-dependency, to maintain and further improve current levels of transit ridership, active~~human-powered~~ modes of transportation and car-pooling, and to facilitate the development of an efficient regional approach to transit service. Ensuring compact land use patterns with high quality pedestrian environments and a mix of land uses will increase transport options, reduce air pollution and lower the risk of accidents.

Map 2: Regional Transportation illustrates the various transportation networks - including road, rail and air - within the Region.

Commented [CD30]: We were missing any reference to this map (currently a part of the RGS Bylaw)

Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *S~~s~~mart G~~g~~rowth P~~p~~rinciples* to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM is an alternative to increasing capacity) approach~~, increasing average vehicle occupancy,~~ in the Sea to Sky Corridor that supports an integrated and viable transportation system~~, that is efficient, clean, flexible, convenient, attractive and affordable.~~
- Prioritizing~~Expanding~~ preferred modes of~~alternative~~ transportation choices/ options to reduce reliance on single-occupant vehicle travel within neighbourhoods and between communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of ~~highway~~ service across the region ~~(access, mobility, safety and reliability)~~ that will move more people, goods and services efficiently, with travel times and key measures.

Strategic Directions:

2.1 The SLRD and member municipalities agree to:

a) Strongly encourage compact, mixed use developments that allow for minimized use of vehicles and encourage walking, cycling and the use of public transit.

This will be pursued by implementing Goal 1: ~~—~~Focus Development into Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish

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basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant, and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected and maintained according to the seasons, reducing distance and time needed to get from one place to another.

Commented [CD31]: Input from VCHA

b) Consider a model for the provision of regional transit services that will:

- assess opportunities to develop regular bus services between the major centres;
- initiate further transit studies and initiatives with the aim of increasing transit ridership;
- undertake long range transit planning, implementing transit improvements ~~provisions in the Sea to Sky Highway upgrade project~~ and integrating transit facilities within updated Official Community Plans;
- improve connectivity of ferry/rail/bus infrastructure, especially in downtown Squamish;
- consider marine transportation opportunities between Squamish and Vancouver/Richmond; and
- encourage transportation improvements and transit opportunities in regional tourism development, including tourism operators promoting transit use by their employees and customers.

c) Work with the Ministry of Transportation and Infrastructure and other agencies to improve the safety and reliability of the regional road network, taking account of priorities identified by the member councils of the regional district and First Nations.

Table 2: Regional Road Network Improvement Priorities identifies regional priorities. These will be pursued by encouraging priority road improvements that reflect safety and reliability needs in the region. Particular note is made of the Duffey Lake – Lillooet – Highway 12 route improvements that will enhance economic development and urban growth opportunities in the Lillooet area, the potential upgrades in the Whistler-Pemberton corridor, and long range planning of southern alternative routes. Discussions with Ministry of Forests are also proposed to address road access and maintenance issues in certain rural areas.

d) Support the development, implementation and integration of member municipality Active/Alternative/Preferred Modes of Transportation Plans.

This will be pursued by encouraging priority preferred modes of transportation improvements (as identified in Table 3: Regional Preferred Modes of Transportation Priorities) and collaborating/coordinating to facilitate linkages between communities. It is recognized that these efforts will require support from other levels of government and that a collective regional vision and lobby is advantageous.

e~~d~~) Encourage the continued development of trails and bicycle routes that provide for safe walking/hiking and biking in the region.

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This will be pursued through discussions with community ~~organisations~~organizations, Sea to Sky Trail and Friendship Trail (Pemberton to Mount~~t~~. Currie) participants, the Ministry of Transportation and Infrastructure, the ~~Ministry of Tourism, Sport and the Arts~~Ministry of Community, Sport and Cultural Development, CN Rail and property owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

f~~e~~) Approach the issue of regional air service in a coordinated manner~~, undertaking a SWOT analysis (strengths, weaknesses, opportunities)~~ that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

This will be pursued in conjunction with Goal 4 – Achieve a Sustainable Economy.

g~~f~~) Continue to support region-wide 911 and cell phone service to enhance the safety of the public in remote areas in the event of an accident or emergency situation through improved communication with emergency responders.

h~~g~~) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reduc~~e~~~~ing~~ travel needs.

These will both be pursued in conjunction with economic development functions of the regional district and discussions with service providers to enhance region-wide cell phone service for better travel safety in remote areas, and broadband internet services that promote economic development / local employment opportunities close to home.

2.2 Transportation ~~Road~~ system improvement priorities at the regional level are summarized in the Regional Road Network Improvement Priorities on Table ~~4~~2 and the Preferred Modes of Transportation Priorities on Table 5. These are presented as a guide for gradual long-term upgrading of the ~~road~~ transportation system recognizing that provincial funding allocations are based on cost-benefit evaluations.

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~~**TABLE 2: Regional Road Network Improvement Priorities**~~

Table 4: Regional Road Network Improvement Priorities

Capital Improvements	**Rehabilitation Improvements**
Southern Routes (south of Pemberton)	
• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route • Construct a Highway #99 "Suicide Hill" solution to switchback turns, erosion and excessive grade • Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road • Highway capacity and safety improvements in accordance with a Sea to Sky Corridor Sustainable Transportation Plan • Britannia Beach traffic flow upgrade • Connect Highway 99 to Downtown and Squamish Terminals via Clarke Dr. intersection and a new Pemberton Ave. bridge. • Improve connectivity of future neighbourhoods north of Garibaldi Way to Highway 99.	• ~~Upgrade access and improve connectivity between Squamish Port, CN Rail and Highway 99. This will contribute towards a future strategic, integrated, sustainable transportation plan.~~ Improve vehicle/pedestrian safety and connectively at Highway 99 intersections with Darrel Bay Rd., Alice Lake Rd. and Cleveland Ave. • Single lane bridges on Garibaldi Park Rd (Ring Creek) • Upgrade Upper Cheakamus Road to MOTI specifications. • Upgrade the Site B access/egress to Highway 99.
Northern Routes (north and east of Pemberton)	
• Upgrade all single lane bridges on Duffey Lake Road • ~~Address the~~ Address the slide area 15 km south of Lillooet on Highway 12 "The Big Slide" ~~Texas Creek slide area on Highway 12~~ possibly through construction of a tunnel • Upgrade the Hurley from Forest Service Road to MOTI Road classification to ensure better/more maintenance, supporting the development of tourism opportunities and providing ~~preferably to highway status, to support potential sales of Crown Land, the development of tourism opportunities and to provide~~ a vital link to the Bridge River Valley • Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn • Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving • Pavilion Fountain Slide (10 Mile Slide) Area (works underway) • Five Nations Highway • Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road	• Address erosion and undermining of highways throughout the sub-region • Expedite subsurface rehabilitation and repaving of all highways in the sub-region including Highway #97 – Lillooet to Cache Creek, Pemberton Valley Road, Pemberton to Anderson Lake • Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet • Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage • ~~Add a rail crossing on Portage Road in Pemberton for connectivity and safety~~ • Replace all one lane bridges in the subregion including Devine and Birken • Provide parking facilities for boats/trailers at Anderson Lake 'end of road' • ~~Widen shoulders and/or provide dedicated routes required between Whistler and D'Arcy to accommodate the significant volume of bicyclists and pedestrian~~

Commented [CD33]: RGS SC Nov 20, 2017 additions

Commented [CD32]: RGS SC Nov 20, 2017 additions

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Table 5: Regional Preferred Modes of Transportation Priorities

Capital Improvements	**Rehabilitation Improvements**
Region Wide Improvements	
• Explore high-speed passenger rail service • Seek opportunities to implement pedestrian/bicycle infrastructure in conjunction with other capital projects • Develop Regional Design Guidelines to support Preferred Modes of Transportation • Install Share the Road Signage along highways and busy roadways • Expand bicycle storage facilities	
Southern Routes (south of Pemberton)	
• Highway 99 Cycling Infrastructure Enhancements • Sea-to-Sky Regional Transit Service • Maintain and enhance Sea-to-Sky Trail • Explore marine transportation options between Squamish and Metro Vancouver • Develop Commuter/Car Pool/Park and Ride Lots to support Highway 99 transportation system • Support Safe Routes to School programming	• Widen shoulders and/or provide dedicated routes required between Pemberton and Whistler to accommodate the significant volume of cyclists. • Encourage *Complete Streets* designs in all new development and road projects
Northern Routes (north and east of Pemberton)	
• Complete Friendship Trail connecting Pemberton and Mount Currie • Re-establish passenger rail service to Lillooet and beyond • Highway 99 Cycling Infrastructure Enhancements	• Widen shoulders and/or provide dedicated routes required between Whistler and D'Arcy to accommodate the significant volume of bicyclists and pedestrians

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GOAL 3 GenerateSupport a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to generateimprove the provision of an adequate supply of quality affordable housing and support a diversityrange of housing types for employees, seniors and people in need in the region. Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income. Affordable housing is intended for households of low and moderate incomes - those that have household earning 80% or less than the area's median income reported by Statistics Canada in the previous Census. However, many low to middle income regional residents and employees face affordability issues. In the south especially, affordability is an issue even with above-average household incomes that may exceed affordable housing benchmarks. Securing housing availability and affordability in perpetuity is of particular importance – for both ownership and rental. Whistler has gained important experience in its efforts to house three-quarter of its workforce in the municipality. Access to stable and affordable housing is critical to our quality of life, contributing to economic development while supporting diversity and community well-being. Changing demographics will also require particular attention to the generation of housing that facilitates *aging in place*. Also, with increasing numbers of seniors in the region, it will be crucial to create a variety of housing options that meet these particular needs.

Affordable housing is recognized as a regional issue, needing collaborativecooperative approaches that build upon a common tools and techniquesstrategy to support a range of quality affordable housing across the region. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality.

The Regional Growth Strategy:

(i) Supports an ongoing regional collaboration on affordable housing a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.

(ii) PrioritizesEncourages higher-density and mixed use neighbourhoods with housing close to where residents live, work and play as part of the solution to the affordability issue. This strategy could involve incentives and/or requirements for targeted affordable units, infill housing, density bonusing, inclusionary zoning, acquisition of community housing land banks, requiring units above commercial space and mixed use developments that address the needs of employees, seniors and people in needfamilies, singles, seniors and low-income earners.

Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.

- Adhering to *Ssmart Ggrowth Pprinciples* to create communities that advocate a range of affordable housing options within Official Community Plans.
- Expanding~~Creating a range~~ the diversity of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.
- Increasing the rental housing supply, including purpose-built rental housing.
- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

Strategic Directions:

3.1 The SLRD and member municipalities agree to:

a) Establish collaborative and consistent affordable housing policies, targets and tools to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region. ~~a regional Affordable Housing Strategy that encourages innovative and alternative methods for the provision of affordable housing, such as regional housing trust funds, partnerships with non-profit organizations, and exchange of experiences.~~

This will be pursued by requiring a description of affordable housing policies, targets and tools within member municipality Regional Context Statements and SLRD Official Community Plans. Specifically, statements/descriptions should include the following:

- Inclusionary zoning requirements with aggressive targets, preferably at a minimum of 15 % affordable housing in perpetuity (e.g. purpose built rental, cooperative housing, etc.);
- Tools to secure affordable housing in perpetuity through deed/title restrictions and price controls;
- Strategies for the acquisition of community land banks for housing;
- Incentives and/or targets for affordable rental housing.

~~This will be pursued in discussions between member municipalities and electoral areas, and through the creation of an affordable housing committee within the regional district.~~

b) Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flexhousing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability.

This will be pursued in the review and updating of Official Community Plans and the overall development of ~~an affordable housing strategy~~collaborative approaches on affordable housing within the region.

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c) Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).

This will be pursued in discussions with these organizations and in the review and updating of Official Community Plans to identify affordable housing land supply options, and by maximizing the use of existing provincial and federal government housing programs and advocating for increased funding for affordable housing.

d) Adopt financial tools that will assist in the delivery of accessible family housing and *seniors* housing, such as cash-in-lieu of social housing contributions, waiving development cost charges, property tax exemptions, and lands grants.

This will be pursued as part of ~~an affordable housing strategy and in~~ decision making by the Regional Board and Member Municipality Councils in regard to social housing proposals.

e) Adopt, as appropriate, deed-restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing and create housing that remains affordable in perpetuity.

This will be pursued as a region through the implementation of Official Community Plans and the collaborative, consistent affordable housing approaches committed to therein, and ~~by as part of an affordable housing strategy and~~ through ~~discussions on lessons~~the sharing of best practices learned by the Whistler Housing Authority and ~~in~~ the affordable housing experiences in Squamish and Pemberton.

f) Encourage cooperation with community service groups and private developers to supply low-cost housing options for seniors with the aim of maximizing independence and self-reliance and promoting continued socialization and the ability to age in place.

This will be pursued in the review of residential and commercial development proposals and in the review and updating of Official Community Plans in regard to congregate care and independent living developments for seniors.

g) Encourage housing models that provide security of tenure and support infill priorities, such as *cooperative housing*, cohousing, pocket neighbourhoods, etc.

This will be pursued in the review of residential and commercial development proposals, in the review and updating of Official Community Plans, and through sub-area/neighbourhood level planning.

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h) Work collaboratively to address impacts of short-term nightly rentals and home "sharing" on housing supply.

This will be pursued through bylaw enforcement, business licences, exploring the use of property rental programs matching business owners with property owners for workforce housing and targeted communications and outreach efforts.

i) Work together as a region on initiatives with the Province to deliver affordable resident housing, such as: acquisition of community land banks for housing; authority to levy employee housing works and services charges; and project funding and financing.

This will be pursued through collaborative lobbying efforts with the Province.

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GOAL 4 Achieve a Sustainable Economy

The Regional Growth Strategy supports the development of a healthy economy as a vital component of a liveable, sustainable region. Fostering economic development throughout the regional district where social, economic, environmental, and community values are addressed in a balanced and sustainable manner is of particular importance. Sustainable economic development will contribute to the liveability of the region, helping to sustain the quality of life we all desire and will help reverse the economic decline in the northern part of the region. Throughout the region, economic development efforts need to be proactive and collaborative, identifying economic partnerships and opportunities and implementing workable strategies to achieve them.

The Regional Growth Strategy:

(i) Promotes northern development initiatives that contribute to a wider geographic balancing of economic growth throughout the region.

(ii) Supports strengthening transportation linkages within the region and with the Interior and the Lower Mainland that support new investment.

(iii) Supports undertaking various investment strategies (industrial, tourism, agriculture, etc.) at a regional and sub-regional level that complement sustainable economic development and diversification and assist the transition from traditional resource industries.

(iv) Supports balancing the creation of housing with employment opportunities to contribute to the development of complete communities.

A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *Ssmart Ggrowth Pprinciples* to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the importance of agriculture to the region's economy.~~Recognizing the existing and potential regional, provincial and international markets for agricultural products.~~
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with Indigenous communities and First Nations.
- Improving regional transportation infrastructure.
- Increasing the supply of affordable housing for people living in the region,~~;~~ and addressing the affordability of goods and services for local residents, particularly for those with low or

Commented [CD35]: Proposed revision supported by Ministry of Ag

moderate incomes to increase residents' ability to remain in the region and add to its social fabric.

- ~~Exploring the potential for a regional industrial development strategy.~~
- Protecting farmland for agricultural purposes.

Strategic Directions:

4.1 The SLRD and member municipalities agree to:

a) Implement the recommendations of the Northern SLRD ~~Northern~~ Economic Development Assessment, Strategy and Action Plan and the Northern SLRD Economic Development Governance Model Feasibility Study, including working to establish an inclusive, multi-party regional economic development committee. ~~completed in 2013, which involved a broad range of business and community interests, the Province and the Federal Government in establishing a northern economic development partnership.~~

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the reports that will guide future investment in the Lillooet area economy in collaboration with the St'át'imc. ~~First Nations and the newly formed SLRD economic development function.~~

b) Support urban growth and revitalization efforts in Lillooet to expand the range of opportunities for community development beyond the Sea to Sky corridor, and to further encourage smart growth policies adopted in RGS Goal 1 -'Compact, Complete, Sustainable Communities'.

This will be pursued by sub-regional economic development initiatives and updating of the Lillooet Official Community Plan and transportation improvements in conjunction with the Ministry of Transportation and the St'át'imc.

c) Support the downtown of each member municipality as the priority area for commercial uses.

This will be pursued by encouraging revitalization and densification of the downtown of each member municipality (the member municipality's commercial and social hub), directing new commercial development to the downtown of each member municipality, protecting commercial lands, and planning for the future commercial needs of communities by setting aside lands for future downtown growth and expansion.

d) Provide for land development patterns that maintain an adequate supply of employment land, industrial land, transportation infrastructure and services to support a diverse regional economy.

This will be pursued by ensuring plans and policies prioritize such land development patterns, by working with provincial and federal governments to ensure fiscal measures are in place to reinforce investment, and by undertaking economic development planning where necessary.

~~ec) Consider developing further specific sector-based development strategies appropriate to the region. For example: Regional Industrial Strategy; Regional Aggregate Resources Strategy; Regional~~

Commented [CD36]: Updated to reflect what was and is taking place re Northern Economic Development, as per recommendations from SLRD staff

Commented [CD37]: Deemed that these strategies better at community level rather than regional.

~~Tourism Strategy; Regional Arts and Cultural strategy (focusing on tourism, arts, culture, performing arts); Alternative Energy; Education; Agriculture; Timber and non-timber Forest Resources; and local manufacturing which utilizes local resources.~~

~~This may be pursued by re-establishing a SLRD economic development function and targeting specific, comparative advantages for further assessment and promotion of regional economic investment.~~

e) Support the preservation of waterfront facilities and port lands, including Site B (of the Squamish Estuary Management Plan), Watts Point, Squamish Terminals and Darrell Bay, which are strategic land resources for port functions and for the regional forestry industry.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations and by ensuring Official Community Plans and Zoning Bylaws work to preserve the identified and potential strategic land resources

Commented [CD38]: Request from Squamish Forestry Association.

f~~d~~) Strengthen the multi-modal transportation systems as a key component of economic diversification.

This will be pursued as described under RGS Goal 2 – Improve Transportation Linkages and Options.

g~~e~~) Work together to enhance the national and international awareness of the SLRD and its member municipalities as welcoming environments for sustainable business investments.

This will be pursued by re-establishing a SLRD economic development function and recognizing the economic development opportunities associated with providing adequate supply of industrial land with good access to the Interior and the Lower Mainland.

~~f) Implement adopted Agricultural Plans for Lillooet sub-region and the Pemberton Valley in conjunction with Indigenous, Ministry of Agriculture and the Agricultural Land Commission.~~

~~Implementation is pursued by the regional district staff in consultation with the Electoral Area Agricultural Advisory Committees, member municipalities, local stakeholders, and the Ministry of Agriculture - subject to availability of funding.~~

Commented [CD39]: TO BE DELETED as included in Food and Agri Systems Goal now.

h~~g~~) Further the work undertaken by the SLRD to advance a regional Independent Power Production (IPP) development strategy in context with integrated watershed management that provides a framework for long term IPP development.

This will be pursued by the regional district in collaboration with UBCM.

i) Support the economic viability of the local agricultural sector.

This will be pursued by developing regulations that strengthen the capacity of local farmers to produce and reach their markets and highlighting/recognizing the importance of agriculture to the region's economy in decision-making.

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j) Support the development of a comprehensive, locally relevant/place-based approach to agritourism.

This will be pursued by consulting with the local agricultural community, Indigenous communities and First Nations, Ministry of Agriculture and the Agricultural Land Commission to ensure local government plans, policies and strategies reflect the provincial regulations and local needs/opportunities.

k) Work together to encourage outdoor recreation, recognizing its importance to the regional economy, while at the same time working to ensure growth in this sector is aligned with the regional carrying capacity.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations.

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GOAL 5 Protect Natural Ecosystem Functioning

The Regional Growth Strategy seeks to protect ecosystem functioning and to conserve and steward its natural assets. These assets include both renewable and non-renewable resources including living organisms, water, air, land, vegetation and the habitats and ecological processes that support living organisms. The quality of life in the region is directly dependent on maintaining our natural assets. Population growth in the SLRD is based in large part on the quality of life offered by the region, and with future opportunities in the tourism industry dependent on the natural environment, the Regional Growth Strategy intends to protect environmental quality and retain its spectacular natural assets.

The Regional Growth Strategy embraces *S~~s~~mart G~~g~~rowth P~~p~~rinciples* to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards. Map 3 Regional Natural Assets shows the geographic locations and extent of natural assets within the Region.

Commented [CD40]: We were missing any reference to this map (currently a part of the RGS Bylaw)

The Regional Growth Strategy:

(i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced/diverted and how resources are managed; and

(ii) Supports promoting ecological restoration and enhancement opportunities.

~~The Regional Growth Strategy embraces smart growth principles to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards.~~

Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Protecting and enhancing~~Maintaining~~ healthy air and water quality throughout the region.
- Promoting best management practices in water conservation and surface/ground water management.

Commented [CD41]: Input from VCHA

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- Implementing ~~a regional strategy aimed at reducing solid and liquid wastes~~the SLRD Solid Waste and Resource Management Plan (SWRMP).
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.
- ~~Adopting Provincial Greenhouse Gas (GHG) reduction targets to see a reduction in emissions by 33% in year 2020 and 80% in 2030.4~~

Commented [CD42]: DELETE - Now included under Climate Goal

Strategic Directions

5.1 The SLRD and member municipalities agree to:

a) Consolidate existing information into an inventory (data set) of regional ecologically-sensitive areas and biodiversity values, and further develop the Sea to Sky Sensitive Habitat Atlas as a planning tool (or coarse filter) for determining significant ecologically sensitive areas (ESA's) and natural biodiversity of the region that will assist in land use decision-making.

This will be pursued through collaboration with federal and provincial agencies, regional districts and local conservation organizations.

b) Promote Best Management Practices, including bylaws that encourage development design that limits environmental impact and promotes integrated storm water management, to manage surface water, drainage and groundwater to protect the supply and quality of water resources.

This will be pursued by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.

c) Investigate the need for a regional or sub-regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption and introduction of tools for water conservation and demand management (e.g., metering, pricing incentives).

This will be pursued through ongoing drinking water improvement plans and review of community water service operations.

d) Strive for continuous improvement of regional air quality.

This will be pursued through implementation of the Sea to Sky Air Quality Management Plan and the region-wide use of good planning principles such as smart growth, the promotion of a carbon-neutral region, support of new technologies, and the use of clean energy sources.

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e) Strive toward achieving the SLRD SWRMP goal of reducing waste to 350kgs per person per year and further progress towards Zero Waste. ~~as a means of reducing waste generation levels beyond the current 50% target.~~

This will be pursued by implementation of the SLRD SWRMP. ~~Solid Waste Management Plan.~~

f) Take an active approach to responsible vegetation management, including, where appropriate, consideration of alternatives to herbicides in rights-of-way maintenance, and cost-effective measures to control the spread of noxious weeds and alien invasive species.

This will be pursued by: promoting alternatives to chemical treatments; ~~,~~ enforcing SLRD and member municipality Soil Deposit and Removal bylaws; supporting the works of the Sea to Sky Invasive Species Council and Lillooet Regional Invasive Species Society; and investigating the introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

g) Encourage community involvement and stewardship efforts, including the adoption of Bear Smart programs at the local level, and habitat conservation, restoration and enhancement.

This will be pursued through discussions with federal and provincial agencies and local conservation organizations.

~~h) Explore the feasibility of preparing a regional climate change strategy that would examine the potential consequences of global warming on the region's flora, fauna and water supplies and identifies strategies for taking local action on climate change.~~

~~This will be pursued through discussions with federal and provincial agencies, conservation organizations and the Union of BC Municipalities, and through the promotion of energy efficiency and conservation.~~

Commented [CD43]: DELETE - Moved to Climate Change Goal

~~h~~i) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform internal and external policy direction, ~~with regards to RGS Strategic Direction and~~ organizational decision making, and implementation of the RGS.

j) Protect Drinking Water Supplies (quality and quantity).

This will be pursued through proactive land use management and planning, in conjunction with provincial agencies, health authorities and First Nations, and including the identification of future potential sources and maintenance of existing sources.

j) Promote best practices in the development and maintenance of on-site sewerage systems in un-serviced rural areas.

This will be pursued through collaboration with provincial agencies and health authorities and by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.

Commented [CD44]: Input from Ministry of Health and Interior Health

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation. Natural area conservation is a priority- throughout the Region~~in the two most urban municipalities within the SLRD (e.g. see RMOW 2020, District of Squamish Official Community Plan, 2009). However, a broader perspective is necessary given that SLRD communities, and in particular the smaller municipalities and settlement areas throughout most of the region, are characterized by predominantly "natural" and rural surroundings.~~ The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

The Regional Growth Strategy:

(i) Supports maintaining the designated non-settlement areas for rural, agricultural and forestry land uses (including agricultural development in the Agricultural Land Reserve in accordance with the Agricultural Land Commission Act and Regulation~~)~~, and the protection of ecological and recreational values.

(ii) Supports the establishment of a regional district 'Green Plan' network of local and regional parks and greenways for the purpose of recreational activities, wildlife habitats and natural ecological functions, consistent with the Provincial LRMP.

Sustainable use of parks and natural areas will be encouraged by:

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces, marine/aquatic and sensitive areas.
- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations land use plans.
- Harmonizing local, provincial & First Nations land use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

Commented [CD45]: VCHA input

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Strategic Directions

6.1 The SLRD and member municipalities agree to:

a) Support the retention and continued operation of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long term goals of the park.

This will be pursued by supporting the provincial government in their management of existing parks and recreational areas, by advocating for increased management in high-use parks and natural areas, and through input to Crown land referral applications.

b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

This will be pursued by investigating the potential for a regional parks system and region-wide conservation strategy. A 'no net loss' policy for important natural areas will also be considered as part of a Conservation Strategy.

c) Support the creation (and management) of an inter-connected network of regional green spaces / corridors to serve as recreation and wildlife corridors, growth boundaries and wildfire interface areas.

This will be pursued by considering preparation of a regional district 'Green Plan' in collaboration with local conservation and recreation organizations, ~~and~~ Indigenous communities and First Nations and in conjunction with actions to implement RGS Goal 5 and relevant provisions of the Provincial LRMPs.

d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, and continue advancing the goals of the Sea to Sky Recreation Trails Program. As trails are developed, they will be designed to be compatible with farm and ranching operations, ~~and explore possibilities to connect the Sea to Sky Trail to, or have it become part of, the Trans Canada Trail.~~

This will be pursued in collaboration with provincial, regional and local land managers including the Agricultural Land Commission, land owners in the ALR, clubs and stakeholders to preserve and maintain existing trails and plan new trails for the future.

~~e) Compile (from existing sources) and undertake a new inventory of the variety and features of recreational opportunities & facilities available in the region and linkage opportunities.~~

~~This inventory will be pursued by coordinating trail planning with settlement and transportation plans and considering trails within a regional parks system. It will identify forest road recreation access opportunities and issues, boat launching potential and other backcountry recreation interests of regional stakeholders.~~

Commented [CD46]: Suggested addition from Ministry of Ag

Commented [CD47]: Completed

Commented [CD48]: Covered by c) above; this is duplicative

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f) Continue to support local, voluntary organizations in stewardship of recreational areas and natural assets.

This will be pursued in conjunction with federal, provincial and private sector environmental conservation and restoration programs.

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GOAL 7 Create Healthy and Safe Communities

The Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. A healthy community approach is one that is continually improving the physical and social environments that people live, learn, work and play in. They are mutually supportive and allow individuals the opportunity to live in a healthy, safe and meaningful society.

The SLRD and its partners acknowledge that local governments have the ability to influence many of the determinants of community health and safety, given the interaction between land use and design, transportation planning, food systems, environmental protection, multi-hazard mitigation and recreation. The healthy communities approach includes community involvement, political commitment, volunteerism, partnerships among different community interests, and public policy that supports community health. Building complete communities with compact development can promote healthy lifestyles, including walking or cycling to work and services, and will improve environmental sustainability. ~~The following statement is found in the Winds of Change Document for Pemberton – Mount Currie:~~

~~**neighbours, friends and relatives working together to reduce the harmful effects of drugs and alcohol on our communities",**~~

~~and provides a model for community action on social issues.~~

Commented [CD49]: Delete – Winds of Change committee has been dissolved; also better to keep more broad and applicable across the region.

The Regional Growth Strategy:

(i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*

(ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.
- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.

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- Building community resilience through emergency management, preparedness and response.
- Considering conflicting land uses and promoting building design that minimizes exposure to environmental contaminants and nuisances.

Commented [CD50]: Input from VCHA

Strategic Directions

7.1 The SLRD and member municipalities agree to:

a) Work in conjunction with regional health authorities, local social development organizations, School Districts, RCMP and Tribal Police to promote healthy public policy. ~~b)~~ Encourage a regional strategic plan, in conjunction with the RCMP and Tribal Police, which focuses ~~would focus~~ on crime prevention, harm reduction, rehabilitation and reintegration, and restorative justice.

This will be pursued through collaboration ~~discussions~~ with provincial and federal agencies and First Nations. ~~It will build upon the Winds of Change: A Healing Vision – a Pemberton, Mount Currie program based on the four principles of promoting healthy lifestyle choices, increasing awareness, improving services and community leadership and responsibility.~~

Commented [CD51]: Delete – Winds of Change has been dissolved and better to keep language broader to reflect all initiatives and areas.

b~~c~~) Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *S~~s~~mart G~~g~~rowth P~~p~~rinciples*, natural hazards and environmental contaminants protection and FireSmart principles, and provisions for seniors and universal, accessible design.

Commented [CD52]: Input from VCHA

This will be pursued in the review and updating of Official Community Plans and master planning processes.

c~~d~~) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management, extreme weather events, other large-scale emergencies, and expanding 911 emergency services.

Commented [CD53]: Input from VCHA

This will be pursued by a Regional District committee and staff.

d~~e~~) Encourage a well-functioning system of volunteerism that recognizes and acknowledges the ongoing contributions of those who improve our communities' well-being.

This will be pursued by engaging community organizations and citizens in the planning and delivery of appropriate social and community support services.

e~~f~~) Work in conjunction with appropriate local agencies and vulnerable, at-risk populations to address short-term solutions and long-term strategies.

This will be pursued through discussions with provincial and federal agencies.

fg) Support the development of infrastructure / recreational trail and greenway systems that link communities with regional parks.

GOAL 8 Enhance Relations with IndigenousAboriginal Communities and First Nations

The Regional Growth Strategy seeks to enhance our working relationships with the Skwxwú7mesh (Squamish), Líl'wat and St'át'imc Nations. The SLRD recognizes theThere is significant opportunity to build constructive and enduring relationships with Indigenous aboriginalcommunities and First Nations through the implementation of the RGS. - process, and this work provides a foundation for continued constructive dialogue into the future on regional land use and growth management issues. As part of the RGS public consultation process, the SLRD board and staff sought innovative and effective ways to involve the First Nations communities of the region in the development of the RGS, through invitations to participate in orientation and information-sharing, Elected Officials Forums and technical working groups.5 The SLRD Board has declared itself to be a Regional District of Reconciliation and will continue to work towards turning these words into actions. The organization has adopted several calls to action from the Truth and Reconciliation Commission of Canada 2015 Summary Report, *Honouring the Truth, Reconciling for the Future*, and has endorsed in principle Call to Action #43, which calls upon all levels of government to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) as the framework for reconciliation.

The UNDRIP was adopted by the United Nations General Assembly in September 2007, and endorsed by the Government of Canada without qualification in May 2016 and by the Province of British Columbia in September 2017. The UNDRIP recognizes Indigenous Peoples' rights to their lands, and rights to self-determination, to maintain and strengthen their political, legal, economic, social and cultural institutions, to participate in decisions that could affect their rights, to maintain and strengthen their distinct spiritual relationships with their territories, to revitalize, use, develop and transmit to future generations their histories and language, and to designate and retain their own names for communities, places and persons, and to uphold their responsibilities to future generations and to conservation and protection of their territories.

With mutual respect, recognition, reciprocity, and responsibility as overarching principles for stronger relationships, the SLRD and its partners acknowledge the important role local governments have in enhancing relationships between Indigenous and non-Indigenous communities and governments.

As well, a sub-regional planning study for the Village of Pemberton, SLRD Electoral Area C and the Líl'wat Nation was undertaken within the Regional Growth Strategy for managing long-term urban growth in the Pemberton-Mt. Currie area and to address other areas of interest in Area C. In addition to land use planning,Bbuilding strong, and respectful and effective working relationships with Indigenous communities and First Nations is especially important given the many growth development pressures and challenges in the region and the complexity of issues facing all levels of government. While the Skwxwú7meshSquamish, Líl'wat and St'át'imc are not signatories to a RGS

Commented [CD54]: Past. Content should be more forward looking and timeless.

Commented [CD55]: SLRD Board resolution – September 2016

Commented [CD56]: Truth and Reconciliation Commission of Canada's overarching principles for facilitating positive relationships. Have also been endorsed by Royal Commission on Aboriginal Peoples.

Commented [CD57]: DELETE: too specific and past focused. This is a 20 year doc.

under the *Local Government Act*, there are ~~mutual~~ benefits in improved communication, information sharing and coordinated~~ing~~ ~~land use~~planning and servicing in areas of mutual interest~~issues~~. Engagement with Indigenous communities and First Nations will be pursued in the spirit of enhancing relationships and exploring opportunities for cooperation, collaboration and learning. The strategic direction under the RGS does not prejudice or affect any inherent Aboriginal Title, right or interest, recognizing that the legal context within which Aboriginal Title, rights and interests exist continues to evolve and change, thus impacting the ways in which Title, rights and interests are exercised. ~~recognizes the implications for aboriginal communities and endeavours to set up processes to align Regional District and First Nations' visions and plans, without prejudice to treaty negotiations or other negotiations with senior governments, recognizing that we have a common interest in a sustainable future.~~

Commented [CD58]: Reflects language from protocol agreements SLRD is collaboratively working on with First Nations

The Regional Growth Strategy:

(i) Supports expanding the means of dialogue, learning and cooperation with Indigenous communities and First Nations.

(ii) Supports establishing MOU's, Implementation Agreements, and/or Protocol Agreements between First Nations ~~aboriginal communities~~ and local governments that address issues of mutual interest/concern.

(iii) Recognizes Indigenous communities and First Nations have existing and distinctive Aboriginal rights, including Aboriginal Title, flowing from the ongoing and organized occupation of their traditional territories and recognized and affirmed in Section 35 of the Constitution Act (1982); implementation of the RGS will proceed without prejudice to any Aboriginal Title or rights that may currently exist, or be defined further through treaty or other processes.

Relations with ~~Aboriginal~~ Indigenous c~~C~~ommunities and First Nations will be enhanced by:

- Acknowledging and respecting cultural differences, while recognizing that Indigenous and non-Indigenous governments have overlapping and mutual interests, that their decisions impact one another, and that the residents in the entire region are best served by Indigenous and non-Indigenous governments working together in a spirit of cooperation.
- Formalizing communication and information sharing protocols.
- Supporting collaboration on economic development, land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and First Nations.
- Exploring and encouraging cross-cultural learning opportunities within our governments and communities.
- Building ~~a~~ trust and shared understanding ~~co-operative relationship~~ by continuing to support Community Forums.

- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- ~~Acknowledging that the residents in the entire region are best served by native and nonnative governments working together in a spirit of cooperation.~~
- Advocating resolution and accommodation of Aboriginal Title and rights.
- Acknowledging that establishing and maintaining mutually respectful and effective relationships is a shared responsibility that requires political will, joint leadership, mutual trust, accountability, transparency and an investment of resources.
- ~~Encouraging~~ ~~land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and aboriginal communities.~~

Strategic Directions

8.1 The SLRD and member municipalities agree to:

a) Support processes that advocate the fair and timely resolution of ~~asserted~~ ~~A~~aboriginal Title and rights ~~and title~~ for all ~~aboriginal~~ Indigenous communities and First Nations within whose traditional territory the SLRD is located. ~~falling within the SLRD's boundaries.~~

This will be pursued through ongoing engagement~~consultation~~ with Indigenous communities, First Nations and senior levels of government~~s~~.

b) Continue to support the creation of~~a~~ SLRD-Indigenous~~First Nations~~ Liaison Committees to work on information sharing protocols, learning resources, and ~~consultation~~ engagement tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with Indigenous communities, First Nations and relevant member municipalities.

c) ~~Consultation~~ Engage with ~~aboriginal~~ Indigenous communities and First Nations ~~with regards to~~on the development and implementation of o~~O~~fficial c~~C~~ommunity p~~P~~lans, ~~-~~zoning bylaws and the ~~further regional growth strategy~~RGS ~~implementation plans~~ shall be encouraged and proceed without prejudice to any A~~a~~boriginal Title and rights ~~or title~~ that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referrals ~~of OCPs~~ to adjacent ~~First Nations~~Indigenous communities and First Nations and by pursuing engagement that is meaningful and timely.

d) Encourage First Nations to ~~consult~~ engage with local governments on the development of their land use plans.

This will be pursued through~~by~~ discussions with First Nations and referral processes to encourage coordinated ~~local government – Indian Reserve~~ land use planning and to jointly improve servicing efficiency and community liveability.

e) Continue using tools, such as Protocol / Implementation~~Communications~~ Agreements and Memorandums of Understanding, with all interested First Nations ~~bands~~ in the R~~r~~egion to assist with improving relationships.

f) Support an ongoing process of information sharing and mutual learning to increase understanding, build trust, and foster collaboration.

This will be pursued by supporting community-to-community forums and other opportunities for mutual dialogue and discovery.

g) Encourage opportunities to learn about the many First Nations and Indigenous communities within whose traditional territory the SLRD operates, including culture, history, laws, rights, governance, roles, and responsibilities.

This will be pursued by exploring opportunities to implement cross cultural professional development training on relevant topics and skills, such as: the history of Indigenous peoples; including the history and legacy of residential schools; the United Nations Declaration on the Rights of Indigenous Peoples; Treaties and Aboriginal rights; and intercultural competency, conflict resolution, human rights and anti-racism.

Commented [CD59]: Truth and Reconciliation Commission report Call to Action #57 (endorsed by SLRD Board Spring 2016)

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GOAL 9 Improve Collaboration among Jurisdictions

Decision making over land use, health, safety, natural resources, environmental protection and many other issues of concern to residents within the regional district is a shared responsibility. The Regional Growth Strategy intends to improve collaboration between all levels of government within the region: municipal, regional, provincial, federal and First Nations. Better collaboration can lead to improved coordination and cooperation which in turn can reduce duplication and inefficiencies in local governance and improve service delivery. It also builds on the core competencies of existing jurisdictions so that limited resources are utilized efficiently.

The Regional Growth Strategy

(i) Supports expanding the opportunities for participation and communication in Regional District decision making.

Collaboration among jurisdictions will be improved by:

- Making decisions in ways that are inclusive, coordinated, and transparent, based on mutual respect, respect for the rights of others, and a culture of collaborative management.
- Promoting early and on-going communication, and collaborative dialogue among jurisdictions with an interest in the regional district.
- Continuing to develop a collaborative, multi-faceted approach to governance.

Strategic Directions

9.1 The SLRD and member municipalities agree to:

a) Continue using the round table format (i.e., RGS Elected Officials Forums) on a regular basis as a means for continued cross-regional communication and coordination.

This will be pursued through consultation activities related to a variety of regional issues.

b) Encourage SLRD and member municipality staff departments (~~administrators~~administration, ~~planners~~planning, finance, engineering, etc.) to develop mechanisms by which they may share information, collaborate and co-operate with their respective peers across the jurisdictions including, but not limited to: regular staff meetings~~;~~, referral systems~~;~~ working committees~~;~~ etc.

This will be pursued ~~by~~ through collaborative approaches to regional and trans-boundary issues.

c) Establish MOU's, protocol agreements and working committees between various jurisdictions (i.e., local, regional, First Nation, provincial and federal, health authorities) to improve collaboration and coordination.

This will be pursued through consultation activities related to a variety of regional issues.

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d) Utilize ground rules and other protocol measures established in advance to assist with inter-jurisdictional disputes and conflict resolution.

This will be pursued through consultation activities related to a variety of regional issues.

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GOAL 10 Protect and Enhance Food Systems

Commented [CD60]: This section is all new (NEW GOAL)

The Regional Growth Strategy endorses *Smart Growth Principles*, which includes ensuring the integrity of a productive agricultural land base. The highest and best use of agricultural land is for agriculture and the protection of agricultural land helps to promote the agricultural sector. Further, predicted changes in climate, energy costs, population growth, water availability and agricultural production suggest that protecting and enhancing the capacity of the regional food system is vital to community resilience. The ability to grow and access food is a key component of developing complete communities.

WHAT IS OUR FOOD SYSTEM?
An integrated view of the production, processing, distribution, consumption and waste management of food.

The SLRD and its partners acknowledge that local governments have the ability to undertake local and regional approaches benefiting community-based food systems, such as: the protection, acquisition and management of agricultural land; the development and implementation of policy/regulations to encourage ~~urban~~ agriculture, including urban agriculture, and neighbourhood-based food assets; agricultural economic development; management of problem wildlife and invasive species; watershed management; riparian protection; and provision of affordable water and irrigation services. The value of our food systems is recognized and celebrated as a strength and source of economic development within the region.

Commented [CD61]: Suggestion from Ministry of Ag

The Regional Growth Strategy:

i. *Supports a regional food system that is healthy, accessible and resilient.*
ii. *Promotes growth and development in the local agricultural sector.*
iii. *Supports the protection and preservation of farmland and sustainable agriculture as the highest and best use of the Agricultural Land Reserve.*

Food systems will be protected and enhanced by:

- Developing supportive policies and regulations for both rural/remote and urban settings.
- Maintaining the integrity of the Agricultural Land Reserve and agricultural resources, including water, land and knowledge.
- Developing mechanisms to preserve and enhance the agricultural land base for working agriculture.
- Improving the economic viability of the local agricultural sector within the region.
- Increasing community awareness of and support for agriculture.
- Strengthening regional connections, collaborations and partnerships around food systems.
- Fostering collaboration between Indigenous communities and the farming community.

- Supporting traditional and modern teachings about food preservation, seed saving, eating seasonally, and eating locally.
- Prioritizing a localized food system in support of *community food security*.
- Supporting sustainable agricultural and harvesting practices, including marine and aquaculture.
- Encouraging water conservation and climate change preparedness.

Commented [CD62]: Input from VCHA – *suggest inclusion of both traditional and modern teachings and possibly research about these issues. While there is much to be learned from tradition there are also improvements in both technology and understanding on times since the traditions were developed.*

Strategic Directions:

10.1 The SLRD and member municipalities agree to:

a) Implement Agricultural Plans in conjunction with ~~Indigenous partners~~Indigenous communities and First Nations, the Ministry of Agriculture and the Agricultural Land Commission.

This will be pursued by ensuring that local and regional land use policies and bylaws reflect and support the vision and priorities set forth in the Agricultural Plans, and by supporting local community groups, organizations and initiatives in their implementation efforts.

b) Preserve the agricultural land base for sustainable agriculture through the recognition that the highest and best use of agricultural land is for agriculture.

This will be pursued by supporting the management of the Agricultural Land Reserve (ALR) by the provincial government, encouraging the provincial government to protect the agricultural land base through the ALR, and utilizing appropriate Zoning Bylaw, OCP, and RGS policy tools to strictly regulate non-farm uses and the subdivision of farmland in accordance with the Agricultural Land Commission Act and Regulation.

c) Promote agricultural viability with an emphasis on food production and sustainable practices. This will be pursued by working with other levels of government to ensure all jurisdictional regulations are aligned and beneficial to producers and food production, including pursuing strategies and actions to increase actively farmed agricultural land, encourage sustainable land-based aquaculture, emphasize food production, support local food processing and distribution, and reduce barriers to the economic viability of agricultural activities. This will be pursued further by encouraging communities to set policies/targets for local and sustainable food procurement.

d) Strengthen regional connections with community-based food initiatives and organizations in support of an economically viable and ecologically sustainable food system.

This will be pursued by recognizing and supporting the efforts and visions of community-based food system initiatives, strategies and organizations, including Indigenous communities and First Nations – and by ensuring that urban and rural planning facilitates greater connectivity in the food systems, including decision-making. This may also involve the development of a Regional Food System Strategy

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e) Explore options for local governments to champion Agricultural Land Trusts, in which land is purchased for community food growing and protected in perpetuity as an investment in long-term food security.
This will be pursued by investigating the establishment of an Agricultural Land Trust Fund that could be used to purchase and/or lease agricultural land.

f) Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.
This will be pursued by expanding land regulations that encourage urban agriculture throughout the community and integrate food growing (gardens, small plot farming) on regional district and municipal lands and parks. This will be further pursued by encouraging innovation with regard to land use and policies that support the food system, ensuring all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses and community kitchens.

g) Support opportunities to educate, increase awareness and celebrate local food systems.
This will be pursued by continuing to support: farmers markets; festivals/events; school, youth and community-based education programs; farm-to-school/institution programs; community gardens and kitchens; and traditional foods initiatives and teachings about food preservation, seed saving, eating seasonally, and eating locally.

h) Seek input and advice from the local agricultural community on food system issues.
This will be pursued through maintaining and regularly engaging with the Agricultural Committees, Farmers Institutes/Societies and organizations, and by working with indigenous communities and First Nations.

i) Manage wildlife/human conflicts ~~problem wildlife~~ and invasive species.
This will be pursued by continuing to engage and partner with the regional Invasive Species Councils/Societies to control invasive species on farms, participating in management solution initiatives to passively and actively deter predator populations from damaging crops (urban and rural) and livestock (such as Bear Aware), and encouraging the use of best management practices to mitigate effects of wildlife and invasive species and maximize the efficient use of resources.

Commented [CD63]: From VCHA – may want to consider rephrasing – wildlife is rarely the problem.

j) Ensure sustainable watershed management to support food production.
This will be pursued by considering agricultural needs in all watershed, drought, stormwater management, groundwater management and floodplain management plans.

k) Collaborate with provincial agencies to prepare a regional agriculture climate adaptation strategy for the SLRD.

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This will be pursued by engaging the food system communities throughout the regional district to collaborate with provincial agencies.

l) Reduce potential farm/non-farm conflicts.

This will be pursued through proactive land use planning, regulations and development permit areas, as well as education and communications in collaboration with the Ministry of Agriculture and the ALC.

Commented [CD64]: Suggestion from Ministry of Ag

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GOAL 11 Take Action on Climate Change

Commented [CD65]: This section is all new (NEW GOAL)

The Regional Growth Strategy seeks to address climate change through the directions put forth in all ten SLRD RGS Goals. Additionally, the RGS recognizes the need for climate responsibility and a continued commitment to climate leadership. The Province of BC has identified the biggest sectoral contributors to *greenhouse gas (GHG) emissions* as transportation (37 percent), built environment (24 percent), industry & utilities (18 percent), and oil & gas (18 percent). Taking action on climate change will require provincial and federal leadership to support sector-based changes. It will also require local leadership and broad community commitment – by local governments, by community members, by business owners and entrepreneurs, and by visitors. Personal transport continues to be the most significant (over 50 percent of all estimated community-level emissions) contributor to local community-based GHG emissions and the single largest reason why communities are failing to maintain interim target reduction levels, suggesting that shifting the way we travel is critical.

The Regional Growth Strategy supports taking action on climate change through mitigation and adaptation. Mitigation strategies seek to reduce GHG emissions and energy consumption, with targets being critical motivators for action on mitigation. Adaptation strategies identify and address the potential local impacts of climate change, with intention of using various methods to build community *resilience*.

> A RESILIENT COMMUNITY is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change. (SLRD Energy Resilience Task Force Report)

The Regional Growth Strategy:

(i) Supports efforts to reduce inter and intra community-based GHG emissions and energy consumption.

(ii) Supports planning for climate change and building community resilience through adaptation strategies that prevent or minimize key potential impacts.

(iii) Prioritizes land use and transportation strategies as the foundation of our climate action.

Action on Climate Change will be achieved by:

- Reducing community-based GHG emissions and energy consumption.
- Preventing or minimizing potential local impacts.
- Supporting localized, *renewable energy* systems toward community resilience.
- Protecting the carbon sequestration value of natural systems.
- Engaging our communities on climate change.
- Ensuring climate change mitigation and adaptation planning is integrated in all community decision-making.

Strategic Directions:

11.1 The SLRD and member municipalities agree to:

a) Adopt Provincial GHG reduction targets.

This will be pursued by incorporating targets into SLRD and member municipality OCPs and establishing/maintaining corporate and community emissions inventories. Under the Greenhouse Gas Reduction Targets Act and reconfirmed through the Climate Leadership Plan (2016), the following targets are established for the purpose of reducing BC GHG emissions:

> (i) by 2020 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 33% less than the level of those emissions in 2007;
>
> (ii) by 2050 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 80% less than the level of those emissions in 2007.

Commented [CD66]: LGA requires the inclusion targets…
s. 429 (d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets

b) Maintain status as BC Climate Action Charter signatories.

The SLRD and member municipalities are signatories to the BC Climate Action Charter. Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: *(i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter. (ii) measuring and reporting on their community's GHG emissions profile; and (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)*

c) Explore the development of climate change adaptation and mitigation plans and options to measure, monitor, evaluate and report on community GHG emissions.

This will be pursued by developing/maintaining climate change adaptation and mitigation plans and/or monitoring and reporting programs, and by lobbying the province to re-establish the Community Energy and Emissions (CEEI) Inventory in support of community-level monitoring and meeting Climate Action Charter commitments.

d) Explore the feasibility of preparing a regional climate action strategy.

This will be pursued through discussions with federal and provincial agencies, community organizations and the Union of BC Municipalities.

e) Substantially reduce GHG emissions:

i. *from mobile sources*

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This will be pursued by limiting growth outside of established urban areas and prioritizing infrastructure development and policies that support *preferred modes of transportation* for inter and intra community travel.

ii. from stationary sources

This will be pursued through collective prioritization of energy efficient development and may include establishing Green Building Policies, creating incentive structures, encouraging retrofit programs, exploring development controls, exploring district energy systems, and lobbying the province for building code extensions. Additionally, the SLRD and member municipalities agree to explore the BC Energy Step Code.

BC ENERGY STEP CODE:
The Province brought the BC Energy Step Code into force in April 2017. The BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.
It establishes a set of incremental performance steps for new buildings that aims to communicate the future intent of the Building Code and improve consistency in building requirements across B.C. to transition to net zero energy ready buildings by 2032. It is a voluntary tool local governments across B.C. can use to encourage—or require—the construction of more energy-efficient buildings in their communities, and do so in a consistent, predictable way.

The BC Energy Step Code takes a new, performance-based approach rather than the traditional prescriptive approach. This means the BC Energy Step Code does not specify *how* to construct a building, but identifies an energy-efficiency target that must be met and lets the designer/builder decide how to meet it. In addition to being a voluntary standard for builders, the BC Energy Step Code may also be referenced in local government bylaws and policies as an 'unrestricted matter' under the Building Act.

iii. associated with solid waste management

This will be pursued by continuing to develop and implement policies, practices and targets toward achieving Zero Waste Goals.

f) Ensure regional/municipal decision-making is structured to achieve GHG reduction targets and energy goals.

This will be pursued by supporting compact, complete, efficient land use patterns and using an integrated asset management approach in which consideration is given to the full costs throughout an asset's life cycle (lifecycle costs), prioritizing opportunities for GHG and energy reduction. This may also involve expanding/updating corporate purchasing policies.

g) Utilize local third party accredited carbon offset programs and explore the creation of locally and/or regionally planned and managed third party accredited carbon credit/trading systems, with potential offsets going towards tangible local projects.

This will be pursued by working with community organizations, local governments and provincial agencies/authorities.

h) Protect the carbon sequestration value of natural systems, including forested lands and wetlands, and explore opportunities to strategically acquire protected areas that contribute to climate change mitigation.

This will be pursued by protecting forested lands and wetlands under local government jurisdiction, expanding protected areas where possible, and considering carbon sequestration values in provincial referral responses.

i) Consider impacts to local community GHG emissions in decision-making around GHG-intensive industries and utilities, LNG, and commercial recreation and leisure operators.

This will be pursued through development approval and environmental assessment processes and lobbying efforts with provincial and federal government.

j) Prioritize developing strategies and taking action to reduce personal transport emissions.

This will be pursued by developing compact, complete land use patterns and expanding the share of preferred modes of transportation.

k) Encourage the development and use of renewable energy across the region.

This will be pursued through partnerships and in consultation with communities, exploring options at both the building-level and grid or system level. It may include advancing opportunities to incent small-scale, renewable energy production and use, exploring new technologies through pilot projects, and supporting provincial building code extensions and other tools to facilitate renewable energy systems in local development and construction.

l) Build climate resilience.

This will be pursued through efforts to address the vulnerability that communities have to the environmental consequences of climate change and expand the capacity of citizens, institutions and infrastructure to respond to and influence change. Special consideration must be made for those in our communities who are most vulnerable and least able to respond or influence.

m) Plan for climate change.

This will be pursued by ensuring new land use, buildings and infrastructure are planned and designed with tomorrow's climate in mind.

n) Prepare for extreme weather events, natural hazards and other large-scale emergencies that may increase in frequency and intensity as a result of climate change.

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This will be pursued by expanding on emergency preparedness and management plans/strategies and enhancing community resiliency and self sufficiency – both human and physical infrastructure.

Commented [CD67]: Recommended additional Strategic Direction from VCHA.

on) Pursue community engagement and consultation opportunities around climate change – with a focus on mitigation and adaptation.

This will be pursued by collaborating with local organizations, agencies, and stakeholders to build awareness, empowerment and commitment to take local action on climate change.

pe) Ensure Climate Action is evidence-based.

This will be pursued by using data and modeling to inform climate action planning and decision-making.

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Part 4 Implementation ~~and Monitoring~~

The RGS is intended as a strategic guide to future land use development and services in accordance with the *Local Government Act*. The operational challenges will include: managing settlement growth in a manner that is consistent with the RGS *S~~s~~mart G~~g~~rowth P~~p~~rinciples*, while also preventing development sprawl in the rural and resource areas; ~~,~~ improving transportation systems in a way that enhances efficiency, safety and sustainability goals; ~~,~~ and developing the processes for communication and cooperation between local government, provincial and federal agencies and First Nations in a common commitment to responsible land use planning and management.

Commented [CD68]: This Implementation section, as shown here, was endorsed by the Steering Committee – no changes have been made since except the Regional Context Statement Amendments section has been moved to the end of the section (re-ordered by no content change)

Implementation Process

The RGS implementation process will involve the following tasks:

a) The development and adoption of Regional Context statements within Official Community Plans, as required by the Local Government Act;
b) Continued development of a RGS implementation program based on the directives contained in the RGS where the SLRD undertakes the required follow-up action;
c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations, where they can assist in addressing mutual concerns;
d) The preparation of Implementation Guidelines, provided as resources to support collective implementation of the RGS.
e) Annual progress reporting to the SLRD ~~Regional~~ Board on implementation of the RGS strategic directives presented in the preceding pages;
f) Annual monitoring of ~~key indicators (Table 3) and~~ Integrated SLRD RGS and ISP Goals & Indicators (Appendix A~~B~~).
g) Implementation of ~~the Northern Economic Development Study and~~ completed Economic Development Studies and Agricultural Plans, which may result in amendments to the RGS.

Regional Context Statements

Successful implementation of the RGS depends on cooperation between the SLRD and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. Regional Context Statements set out the relationship between the RGS and the member municipality Official Community Plans, and as such, they are the main implementation tool of the RGS.

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Section 446 of the *Local Government Act* establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between the Official Community Plan and the goals and strategic directions identified in the RGS. If applicable, Regional Context Statements will identify how the Official Community Plan will be made consistent with the RGS over time. Regional Context Statements are accepted by resolution, meaning a majority vote of the SLRD Board is needed. A regional public hearing is not required.

Regional Context Statements have been accepted for all four member municipalities.

Coordination with Other Governments and Agencies

The SLRD will work with neighbouring jurisdictions, namely the Fraser Valley Regional District, Cariboo Regional District, Metro Vancouver Regional District, Powell River Regional District, Sunshine Coast Regional District, Strathcona Regional District, and Thompson-Nicola Regional District to facilitate the compatibility of regional growth planning and initiatives.

The SLRD and member municipalities will work with the provincial and federal governments and their agencies on major investments in the regional transportation system, expansion of affordable housing choices, the location of public facilities, and any other initiatives that supports the goals and strategies specified in the RGS.

The SLRD and member municipalities will work with the Agricultural Land Commission to protect the region's agricultural land base.

The SLRD and member municipalities will seek to build relationships and to work with First Nations. (Refer to Goal 8).

Recognition of Aboriginal Title

First Nations have asserted/continue to exercise Aboriginal Title and rights to traditional territories within which the SLRD is located. The implementation of the RGS will proceed without prejudice to any Aboriginal Title or right that may currently exist, or be defined further through treaty or other processes.

Implementation Agreements

Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.

~~Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.~~

~~The implementation agreements will provide for the development of collaborative land use planning processes and relationships with a focus on the following implementation objectives:~~

~~• To resolve specific issues related to the application of the RGS including delineating the final settlement area boundaries where this may be required.~~

~~It is proposed to prepare a RGS Implementation Agreement on Growth Management – an MOU between SLRD and the member municipalities that further defines the manner in which long-term settlement growth and development will be encouraged consistent with the RGS. This will focus on preparation of Regional Context Statements to be included within Official Community Plans and the role of the RGS Settlement Planning Map in growth management and definition of regional significance.~~

~~• To further coordinate and harmonize local government planning and Crown land and resource management decision making.~~

~~It is proposed that a RGS Implementation Agreement on Crown Land – RGS Coordination be prepared – an MOU between SLRD and relevant provincial agencies that outlines the process for coordination of RGS directives with implementation of regional LRMPs and the application of Crown land adjudication processes in the context of RGS.~~

~~• To further develop effective dialogue and working relationships with First Nations regarding their economic development aspirations and best practices/sustainable land use strategies.~~

~~It is proposed to prepare RGS Implementation Agreements on First Nations Land Use Planning and Development – MOUs between SLRD and specified First Nations that establish an arrangement, without prejudice to ongoing treaty negotiations, for information exchange and coordination of land use planning of Crown land transfers and other land development initiatives in an effort to encourage cooperative approaches to long term development and sustainability.~~

Implementation Guidelines

The SLRD may periodically prepare guidelines to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

Legislative Requirements

Annual Monitoring and Reporting

Section 452 of the *Local Government Act* requires annual monitoring and reporting of regional growth strategies. Monitoring is the process of collecting information, analyzing trends and gauging progress toward goals. Monitoring of the RGS has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are

targeted by the RGS. Reporting includes evaluation and is the process of communicating the results of the monitoring.

To facilitate the monitoring and reporting process, Table X~~3~~, Appendix A presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Annual Monitoring reports. ~~More detailed monitoring may occur using a broader range of quality of life and environmental indicators as shown in Appendix B.~~ ~~**(Table 3 to go here, not at back of Part 4)**~~

Commented [CD69]: Table 3 to be deleted; only need table 4 (RGS and ISP Indicators) now

Five-year Review

To ensure that the Regional Growth Strategy continues to respond to current and future needs, at least once every five years the SLRD will consider whether the Regional Growth Strategy must be reviewed for possible amendment, pursuant to Section 452 of the *Local Government Act*.

Regional Growth Strategy Amendments

Commented [CD70]: This (RGS Amendments section) is what was endorsed by Elected Officials and RGS SC

Squamish-Lillooet Regional District and member municipalities will continue to work to ensure Official Community Plan policies are consistent with the RGS Settlement Planning Map, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, with particular attention to growth management that assists economic development in Pemberton and revitalization of the Lillooet area. The following outlines the criteria and process for considering minor amendments to the SLRD Regional Growth Strategy.

RGS Amendment Criteria and Process

a) The process to initiate amendments to the Regional Growth Strategy is by resolution of the SLRD Board. Member municipalities may, by Council resolution, request amendments; typically this will also involve a Regional Context Statement/OCP Amendment, with all amendments processed concurrently.
b) On receipt of a resolution from a member municipality or the SLRD Board to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. RGS Steering Committee comments and recommendations will be forwarded to the SLRD Board to assist in its decision on whether the application should be processed as a minor or major amendment.
c) The SLRD Board will assess the application in terms of the minor amendment criteria and determine if the amendment application should be treated as a minor or major amendment.

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~~**Criteria for a Minor Amendment**~~

~~Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:~~

~~1. Where a land use or development proposal is inconsistent with the Regional Growth Strategy, and, in the opinion of the Board:~~

~~a) is not considered to be of regional significance in terms of scale, impacts or precedence; and~~
~~b) contributes to achieving a compact, complete and sustainable community.~~

~~2. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the Board, the amendment is not of regional significance.~~

Table 6: Minor Amendment Criteria

MINOR Amendment Criteria
Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following: 1. Where a land use or development proposal requires an amendment to the Regional Growth Strategy, and, in the opinion of the Board: a) is not considered to be of regional significance in terms of scale, impacts or precedence; and b) is not inconsistent with the goals of the Regional Growth Strategy. 2. Those text and map amendments required to correct errors or as a result of more accurate information being received relative to existing information; 3. Those housekeeping amendments to population, dwelling unit and employment projections, housing demand estimates, performance measures, tables, figures, key indicators, grammar, or numbering, that do not alter the intent of the Regional Growth Strategy; 4. Anything that is determined to *not* be a minor amendment is to be treated as a major amendment. Although not considered an exhaustive list, the following types of amendments are considered regionally significant: • Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands; • Those that involve development of non-settlement lands that are not contiguous to existing designated settlement areas; • Those that would have significant impacts to the regional highway system and may negatively affect level of service; and, • Those that would have significant impacts to regional energy emissions and may negatively affect Climate Change reduction and/or adaptation.

d) An affirmative 2/3 vote of the SLRD Board members attending the meeting is required to proceed with a minor amendment process.

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Table 7: Minor & Major Amendment Process

MINOR Amendment Process	MAJOR Amendment Process
Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, the Board will: i. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the Board meeting at which the amending bylaw is to be considered for first reading; ii. consider any representations and written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw. The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under sections 212 and 437 of the *Local Government Act* and Squamish-Lillooet Regional District Procedure Bylaw No. 1260-2012, as amended from time to time. No public hearing is required for minor amendments to the RGS.	Where the SLRD Board resolves to not proceed with an amendment application as a minor amendment, the amendment becomes a major amendment and may only be adopted through the process outlined in section 436 of the *Local Government Act*.

Regional Context Statement Amendments

After a Regional Context Statement has been accepted by the SLRD Board there are three instances in which municipalities will be required to submit a revised or new Regional Context Statement:

1. When a new Official Community Plan is being developed.
2. When amendments to an existing Official Community Plan are proposed that are not consistent with the accepted Regional Context Statement.
3. Within five years of the Board's latest acceptance of the Regional Context Statement and/or in association with an RGS Review.

The process for amending an accepted Regional Context Statement is the same as the process for initial acceptance of the Regional Context Statement, as per Section 448 of the *Local Government Act. For Regional Context Statement revisions that trigger an RGS amendment, the SLRD requires these amendments to be processed concurrently, with the RGS amendment adopted prior to the revised Regional Context Statement being accepted.*

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Roles and Responsibilities

Squamish-Lillooet Regional District:

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the Agricultural Land Commission Act and Regulation~~regulations~~.
- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions*~~directives~~ within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS *Goals*~~directives~~ in accordance with RGS *Strategic Directions*~~an Implementation Agreement~~.
- Monitor and report on implementation of the RGS *Goals*~~directives~~.
- Monitor ~~Quality of Life & Environmental~~RGS and ISP Indicators.

Member Municipalities:

- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions*~~directives~~ within Official Community Plans.
- Assist and cooperate in the implementation of the RGS *Goals* and *Strategic Directions*~~directives.~~

Regional Growth Strategy Steering Committee:

- Guide the implementation of the RGS *Goal* and *Strategic Directions*. This includes: reviewing the annual monitoring report on progress made in achieving the goals of the RGS; reviewing all requested amendments to the RGS; and guiding the process of reviewing and updating the RGS;
- Advise the Board and member municipalities on Regional Growth Strategy issues/matters, including providing comments and recommendations to the Board/Councils on proposed Regional Growth Strategy amendments and development issues of regional, inter-municipal, and inter-agency significance.

Inter-Governmental Advisory Committee:

- ~~Assist and advise on implementation of RGS directives.~~
- Advise applicable local governments on the development and implementation of RGS, including RGS reviews, and to facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the RGS.

Commented [CD71]: From ALC

Commented [CD72]: From RGS Steering Committee ToR

Commented [CD73]: Language pulled from RGS Steering Committee ToR

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Glossary of Terms

Affordable housing means rental or ownership housing priced so that monthly payments are 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.~~

Commented [CD74]: To be consistent with language agreed upon in affordable housing goal chapter. Affordable housing is no longer tied to median income calculations.

Aging in Place Aging in place means having the health and social supports and services you need to live safely and independently in your home or your community for as long as you wish and are able (Government of Canada) OR The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level (US Centers for Disease Control and Prevention).

Backcountry Resort refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/ adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

BC Energy Step Code is a voluntary compliance path within the BCBC (via new Subsections 9.36.6. and 10.2.3. of Division B) that establishes progressive performance targets (or steps) to support transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy–ready buildings by 2032. Effective April 7, 2017, the BC Energy Step Code has been introduced as an amendment to the 2012 BC Building Code (BCBC).

Board means the Regional Board of the Squamish-Lillooet Regional District; for the purposes of the RGS only those Board members who participate in the RGS service may participate in RGS decision making.

Community means an identifiable or distinct settlement of people, living and interacting with one another in a defined geographic area, who may share a common culture, values and norms and similar environmental conditions.

Complete community means a type of settlement where necessary and desired services, features and attributes allow residents to live, work, play, shop, and learn within close proximity of their home. A more complete community is one where there is a range of opportunities for day-to-day activities, resulting in jobs closer to where people live, accessibility to transit, shops and services near home, and a wider range of housing types.

Community food security (CFS): is defined as a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice -(BC Provincial Health Services Society).

Co-operative (co-op) Housing means is a type of housing that residents own and operate as part of a membership.

FireSmart means structured and practical solutions or mitigative approaches to reduce the hazard posed by interface fires to communities and homes.

Flex Housing means a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time with a minimum of expense ~~(e.g. UniverCity Highlands neighbourhood in Burnaby; for further information http://www.cmhc-schl.gc.ca/en/co/buho/flho/_index.cfm).~~

Commented [CD75]: Link no longer works

Food Security exists when all people, at all times, have physical, social and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life (United Nations Food and Agriculture Organization (FAO)).

Food Systems a food system provides an integrated view of and includes the production, processing, distribution, consumption and waste management of food.

Greenhouse Gas Emissions are any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global climate change.

Healthy community is one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

Master Planned Communities means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.

Commented [CD76]: Was missing from definition list, so added for consistency

Natural Capital refers to living organisms (i.e., plants, animals, bacteria), water, air, land, and non-renewable stocks (i.e. oil and gas, minerals). The value of natural capital is based on the quantity & quality of the goods (timber, food, fuel, genetic resources, biochemicals) and services that flow from these stocks. Services are those that are essential, support all life and are extremely complex; they~~and~~ include climate regulation, water purification, waste treatment, erosion control, air quality management, nutrient recycling, photosynthesis, soil formation, pest and disease control, and protection from extreme weather damage. Natural capital is one approach to ecosystem valuation, an alternative to the traditional view of all non-human life as passive natural resources, and to the idea of ecological health.

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Neighbourhood means a local, identifiable area within a settlement area, either urban or non-urban, which has some quality or ~~character which~~character that distinguishes it from other areas.

Non-market housing means housing that is owned or controlled by a government or nonprofit entity and is rented to low or moderate income households at less than market rent, or made available for purchase at less than market value.

Non-settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.

Non-urban means any unincorporated or incorporated settlement areas, and includes small Rural Communities, Serviced Residential areas and Rural Residential areas.

Occupied Private Dwelling means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a **person or a group of persons live permanently**.

Preferred mode of transportation the SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

Private Dwelling means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside (includes all dwellings – vacant, occupied by temporary residents and occupied by permanent residents).

Region or Regional refers to the Squamish-Lillooet Regional District and its member municipalities.

Resilience means the ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change.

Resilient community is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health. A resilient community is one that takes intentional action to enhance the personal and

collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change.

Renewable Energy is generally defined as energy that is collected from resources which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.

Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels, which are not serviced by community water or sewer services.

Senior (housing) means an adult aged 55 years or older. Note housing programs, partners and housing providers may define senior by a different age.

Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.

Settlement Area means an area of predominantly residential use at varying densities. These may be either urban or non-urban.

Smart Growth means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.

Transportation Demand Management programs designed to reduce demand for transportation through various means, such as the use of transit and of alternative work hours.

Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses. Undeveloped land completely surrounded by developed areas, such as cemeteries, golf courses, and urban parks is recognized within urban areas. The extent of urban areas is determined by the existence of a dense systematic street pattern and the relative concentration of buildings.

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Urban Containment Boundary refers to a set of land-use regulations that prohibit urban level development outside a certain boundary; they are a regulatory tool used to shape the geographical pattern of urban growth.

Zero Waste means the goal of eliminating waste wherever possible by encouraging a systems approach to avoid the creation of waste in the first place. A Zero Waste Systems approach turns material outputs from one process into resources for other processes.

PLANNING TERMS:
Vision: an overall description of our desired future.
Goals: elements that collectively comprise the realization of our vision.
Strategic Directions: actions designed to guide RGS implementation.

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~~APPENDIX A~~

~~Consultation Process used to develop the RGS~~

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APPENDIX AB Integrated SLRD RGS and ISP Goals & Indicators

~~The following is the new rationale for using the more updated, streamlined and measurable ISP indicators as a realistic set of data for the RGS going forward.~~

Table 8 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *Ssmart Ggrowth Pprinciples* but align with the ~~proposed~~ indicators of the SLRD Integrated Sustainability Plan (ISP), thereby allowing collection of data to serve two monitoring programs within the SLRD.

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An important outcome of the RGS~~regional growth strategy~~ will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life of present and future generations.~~in communities.~~

Commented [CD78]: To tie back to...*Our Mission To enhance the quality of life of constituents through the facilitation of regional and community services for the benefit of present and future generations.*

Commented [CD79]: Delete and just have following Integrated RGS & ISP Monitoring table (currently table 4 in RGS bylaw) –Table 3 was an interim to table 4 and now redundant

~~KEY INDICATORS OF RGS GOALS~~	
~~GOAL 1 FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES~~	• ~~Regional Context Statements within OCPs conform with and assist the RGS implementation.~~ • ~~Major development applications are consistent with RGS directives and land use designations.~~ • ~~Increased population densities within Settlement Areas as a result of smart growth strategies.~~ • ~~Increased proportion of compact, mixed use developments in settlement growth.~~
~~GOAL 2 IMPROVE TRANSPORTATION LINKAGES AND OPTIONS~~	• ~~Highway safety and reliability improvements implemented as planned.~~ • ~~Decrease in fatalities per km travel.~~ • ~~Decreased intra and inter-region travel times between major centres for commercial transport.~~ • ~~Increased average number of occupants per vehicle.~~ • ~~Increased transit ridership and transit proportion of travel demand.~~ • ~~Transit authority or commission established and actively promoting transit.~~ • ~~Regional trails and bicycling network implemented and being used.~~
~~GOAL 3 GENERATE A RANGE OF QUALITY AFFORDABLE HOUSING~~	• ~~Diversity of housing stock including number of affordable units.~~ • ~~Affordable housing strategy established and actively assisting housing initiatives as viewed by participants.~~ • ~~Explicit affordable housing policies and regulations integrated into OCPs and zoning bylaws. Number of new initiatives by community organizations and the private sector to finance affordable housing.~~ • ~~Number of new affordable housing units established, including seniors housing.~~
~~GOAL 4 ACHIEVE A SUSTAINABLE ECONOMY~~	• ~~Northern development strategy established and resulting in increased economic investment.~~ • ~~Increased employment and income in the northern sub-region.~~ • ~~Increased proportion of urban population and development in Lillooet and Pemberton.~~ • ~~Increased number of tourists and tourism expenditures.~~

	• Increased agricultural investment, employment and income. • Increase in irrigated areas, and stable and secure sources of irrigation water
GOAL 5 **PROTECT NATURAL ECOSYSTEM FUNCTIONING**	• Area of representative ecosystem types under protection status. • Adoption and implementation of a regional water conservation strategy and rates of water consumption per capita. • Compliance with federal and provincial air and water quality standards and objectives. Achievement of waste reduction targets and implementation of the solid waste management plan. • Number of initiatives to conserve, restore or enhance natural habitats and ecosystems and areas under such initiatives.
GOAL 6 **ENCOURAGE THE SUSTAINABLE USE OF PARKS AND NATURAL AREAS**	• Area of parks and greenways and km of trails per capita. • Resident and visitor participation rates in outdoor recreation activities. • Community participation and stewardship initiatives for parks and green spaces. • Scope and range of recreation facilities.
GOAL 7 **CREATE HEALTHY AND SAFE COMMUNITIES**	• Decreased community crime rates. • Participation rates in sports, recreation and health-related activities. • Status of emergency preparedness plans.
GOAL 8 **ENHANCE RELATIONS WITH INDIGENOUS COMMUNITIES**	• MOU's and agreements adopted between the regional district and aboriginal communities. • Number of regional district meetings involving aboriginal representatives.
GOAL 9 **IMPROVE COLLABORATION**	• Number of participatory forums related to RGS implementation. • Status of RGS monitoring and reporting.
GOAL 10 **PROTECT AND ENHANCE FOOD SYSTEMS**	N/A – goal not developed at time
GOAL 11 **TAKE ACTION ON CLIMATE CHANGE**	N/A – goal not developed at time

Table 8: Integrated RGS and ISP Goals Monitoring

RGS & ISP GOAL	INDICATORS	DESCRIPTION
GOAL 1 **FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES**	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions
	Landfill WasteMaterial Use	Estimated amount of all materials used (includes landfilled, recycled, composted, etc.)Total amount of solid waste sent to landfills from SLRD communities.
	Population Density	Population per ha of developed land
	Mixed Use	Number of ha of mixed use where possible for new areas
GOAL 2 **IMPROVE TRANSPORTATION LINKAGES AND OPTIONS**	Highway Safety	Fatalities on certain highways
	Transit Commutes	Percent commuting to work via transit
	Number of Vehicles	ICBC vehicle ownership data
	Travel Time Between Key Centres	Length of trip time between major Sea to Sky Centres

Commented [CD80]: This is what has actually been monitored

Commented [CD81]: Has not been monitored to date - remove

Commented [CD82]: Has not been monitored to date – remove

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GOAL 3 **GENERATE A RANGE OF QUALITY AFFORDABLE HOUSING**	Housing Affordability	Ratio of median income to median assessed residential property value
	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas
GOAL 4 **ACHIEVE A SUSTAINABLE ECONOMY**	Diversity of ~~Primary~~ Industry	Labour force concentration in industries that bring in outside money to the region (export-like industries such as tourism, logging, building homes, etc.)~~breakdown by primary industry~~
	Median Income	Real median income of SLRD based tax filers
	Total Income	Total income reported by SLRD based tax filers
	Room Revenue	Room Revenue for the SLRD tourism Communities
	~~Active Farms~~	~~Total ha of active farms~~
	Population	Population and Sustainable Population Ratios
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology
GOAL 5 **PROTECT NATURAL ECOSYSTEM FUNCTIONING**	Species at Risk	Number of vascular species at risk within the SLRD
	Water Use	Total amount of water extracted then delivered from municipal and SLRD water plants to end users in the SLRD.
	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is below ~~worse than~~ low
GOAL 6 **ENCOURAGE THE SUSTAINABLE USE OF PARKS AND NATURAL AREAS**	Recreation Facilities	Recreation facilities and parks/ fields area.
	Commercial Recreation Operators~~Participants~~	~~Number of commercial recreation participant trips.~~ The number of commercial operators in the region (indicator aims to represent the commercial recreation activity in the SLRD)
GOAL 7 **CREATE HEALTHY AND SAFE COMMUNITIES**	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index
	Leisure Activity ~~Recreation Activities by Residents~~	The population aged 12 and over who reported an active or moderately active

Commented [CD83]: Description from monitoring reports

Commented [CD84]: Moved below under Food Systems

Commented [CD85]: This is what has actually been monitored

Commented [CD86]: This is the revised indicator currently being monitored

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		level of physical activity on Canadian Community Health Survey
	Trail Length	The length of official commuter trails as well as recreation trails that are generally accessible to a large segment of the population (lower grade, wider, gravel or paved).
GOAL 8 **ENHANCE RELATIONS WITH INDIGENOUS~~ABORIGINAL~~ COMMUNITIES AND FIRST NATIONS**	SLRD-Indigenous Meetings~~First Nations Referral Response Rate~~	~~Proportion of SLRD referrals that receive a response from First Nations governments~~ The number of meetings held between the SLRD and Indigenous communities and First Nations on an annual basis.
GOAL 9 **IMPROVE COLLABORATION**	Voter turnout	Proportion of the registered voters voting in SLRD Community/ Electoral Area elections
	RGS Collaboration	Number of RGS steering committee meetings
GOAL 10 **PROTECT AND ENHANCE FOOD SYSTEMS**	Active Farms	Total ha of active farms
	Status of the ALR	Number of subdivisions; number of non-farm use applications approved; amount of land removed from the ALR; amount of land included in the ALR.
	Urban Agriculture	Total ha of urban agriculture (community gardens, greenhouses, small plots, etc.) Number of people participating in community garden programs.
GOAL 11 **TAKE ACTION ON CLIMATE CHANGE**	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions

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REGIONAL GROWTH STRATEGY MAPPING

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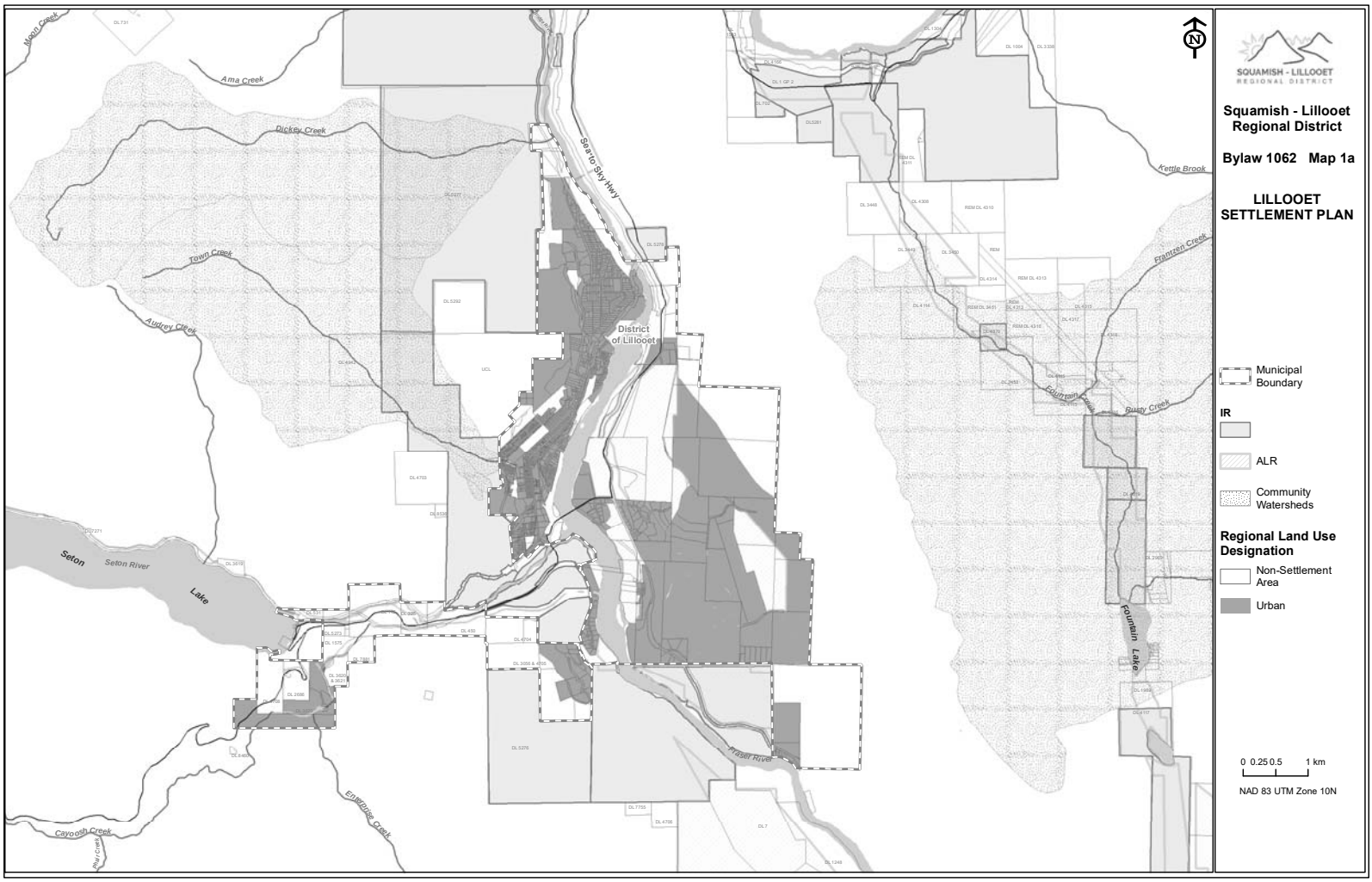
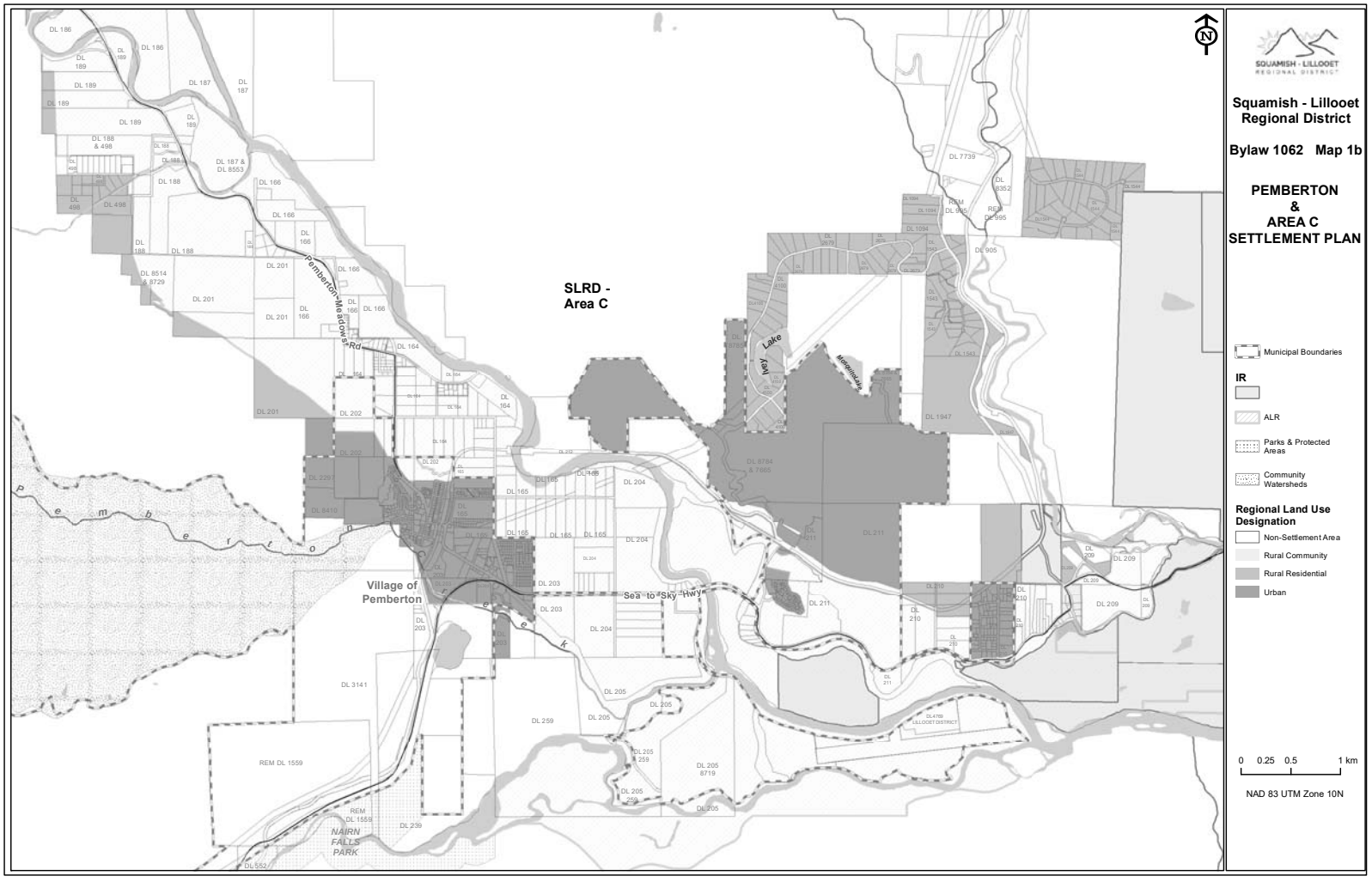
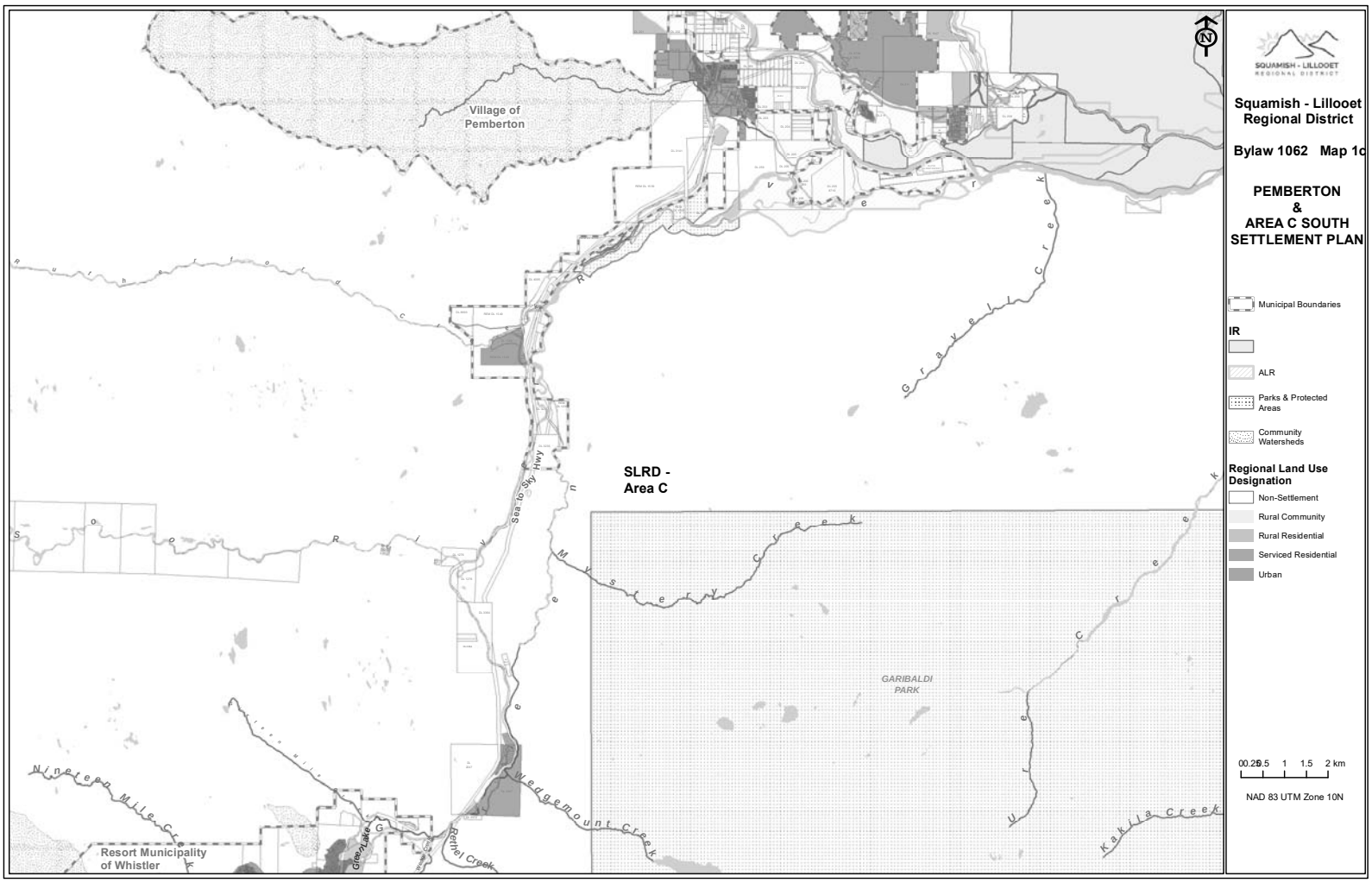

Mount Creek
Ama Creek
Dickey Creek
Sea to Sky Hwy
Town Creek
Audrey Creek
District of Lillooet
Krettle Brook
Franzen Creek
Fountain Creek
Rusty Creek
Seton
Seton River
Lake
Fountain Lake
Fraser River
Cayoosh Creek
Portage Creek
Pur Creek
N
SQUAMISH - LILLOOET REGIONAL DISTRICT
Squamish - Lillooet Regional District
Bylaw 1062 Map 1a
LILLOOET SETTLEMENT PLAN
Municipal Boundary
IR
ALR
Community Watersheds
Regional Land Use Designation
Non-Settlement Area
Urban
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N

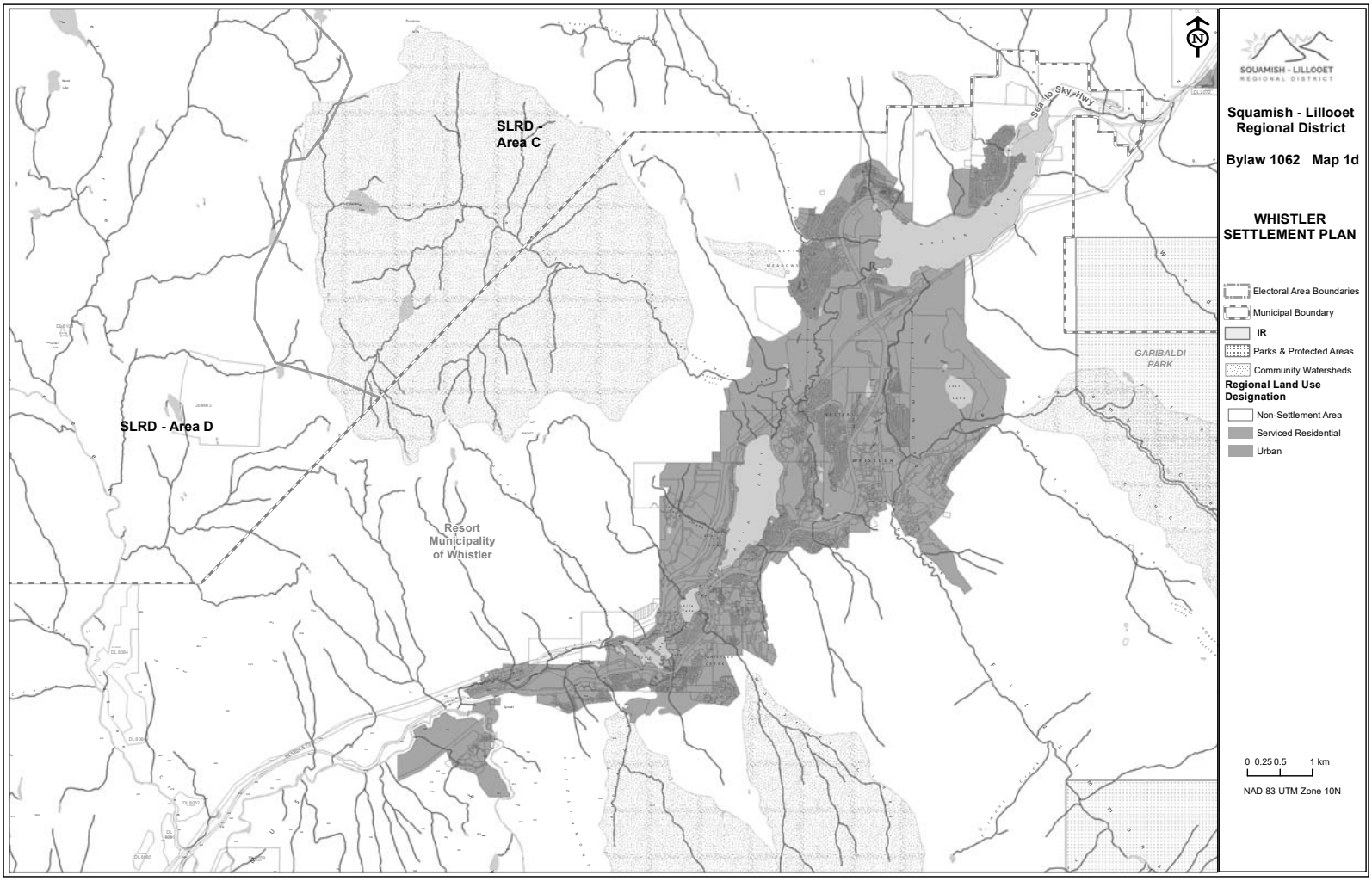


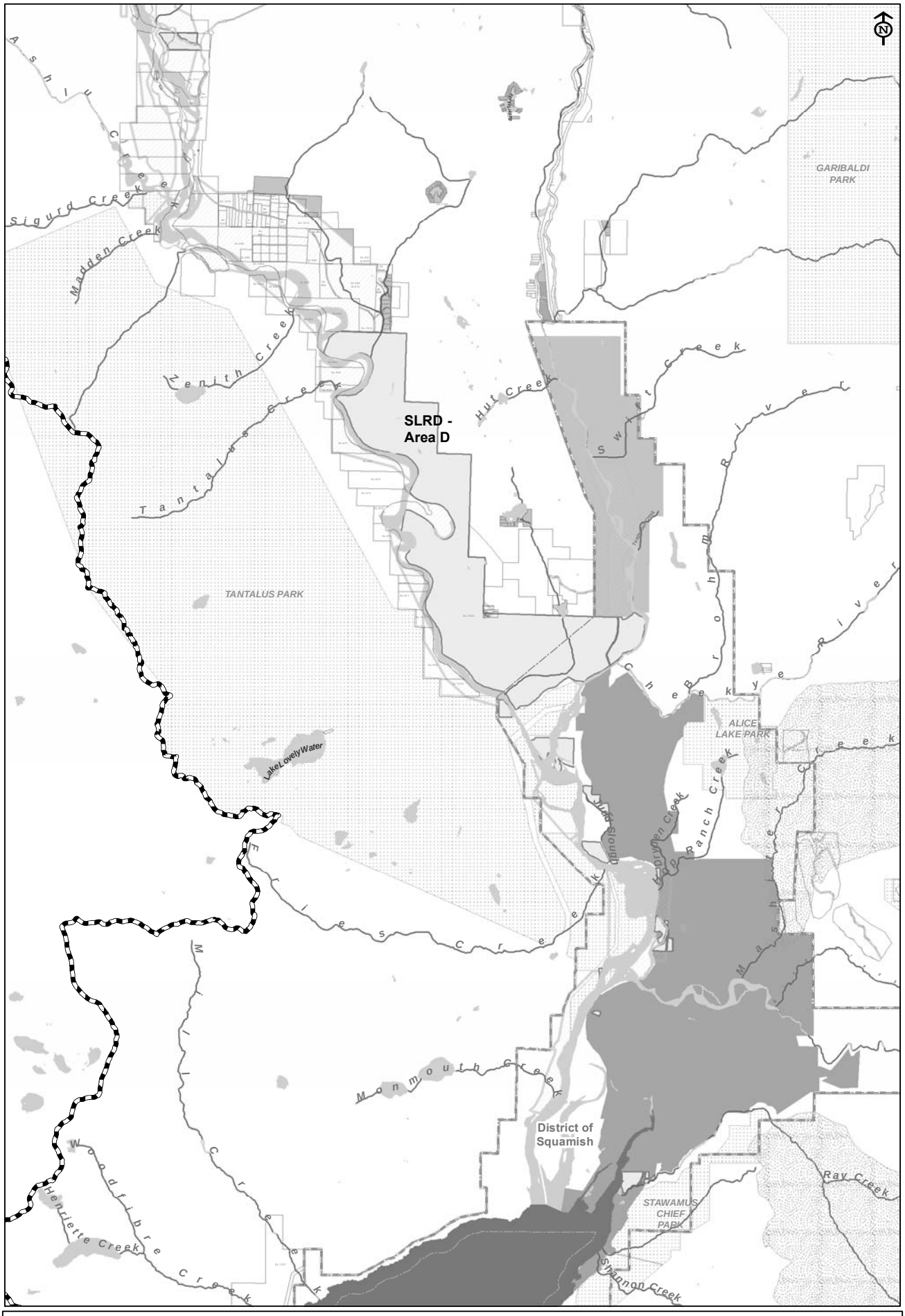
Squamish - Lillooet Regional District

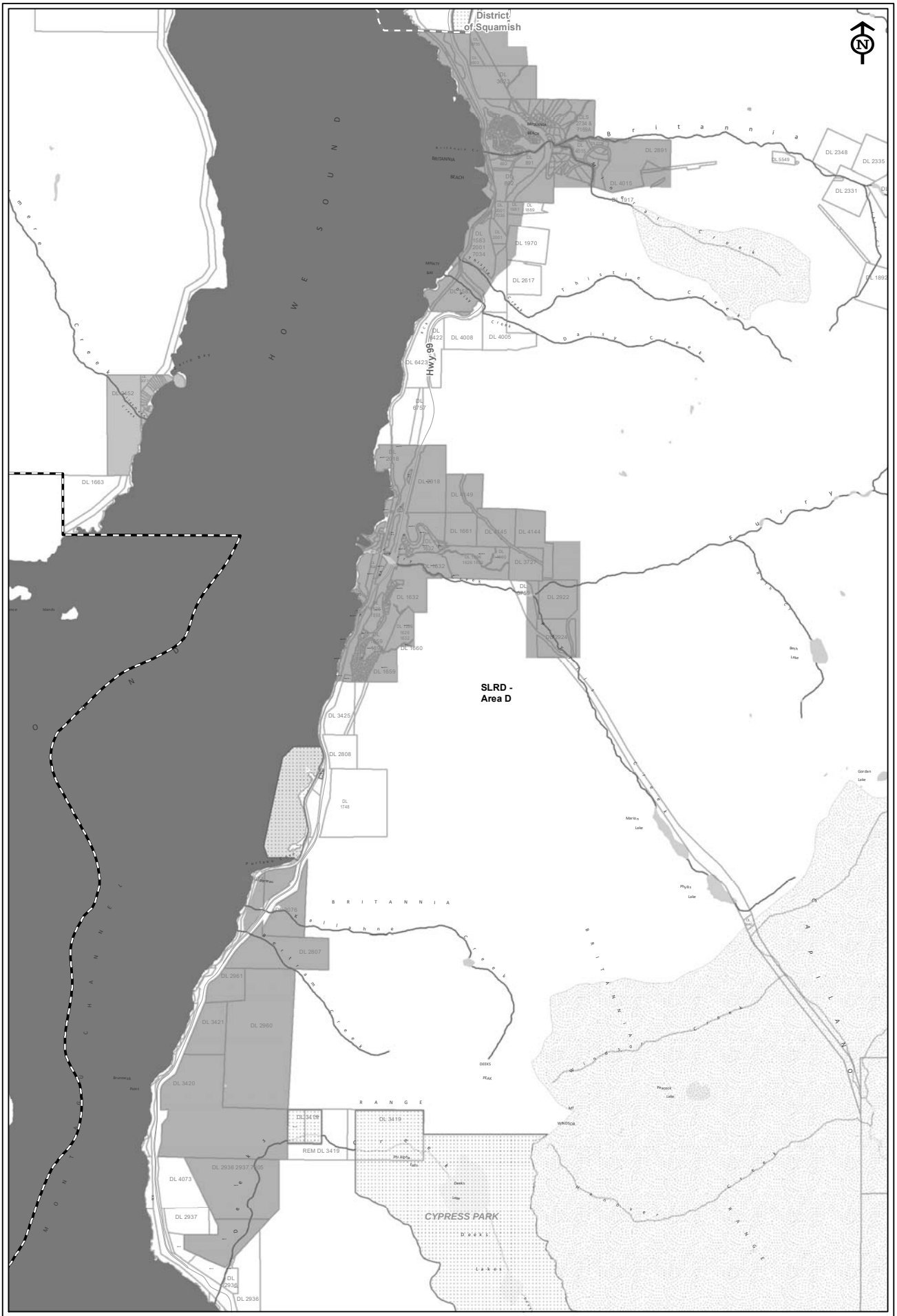
Bylaw 1062 Map 1b

PEMBERTON & AREA C SETTLEMENT PLAN


Village of Pemberton
SLRD - Area C
Sea to Sky Hwy
Gravel Creek
Mystery Creek
Wedgemount Creek
Ure Creek
Kakila Creek
GARIBALDI PARK
Nineteen Mile Creek
Resort Municipality of Whistler
Green Lake
Rethel Creek
N
Squamish - Lillooet Regional District
Bylaw 1062 Map 1c
PEMBERTON & AREA C SOUTH SETTLEMENT PLAN
Municipal Boundaries
IR
ALR
Parks & Protected Areas
Community Watersheds
Regional Land Use Designation
Non-Settlement
Rural Community
Rural Residential
Serviced Residential
Urban
0 0.25 0.5 1 1.5 2 km
NAD 83 UTM Zone 10N


SLRD - Area C
SLRD - Area D
Resort Municipality of Whistler
Sea to Sky Hwy
GARIBALDI PARK
WHISTLER
N
SQUAMISH - LILLOOET REGIONAL DISTRICT
Squamish - Lillooet Regional District
Bylaw 1062 Map 1d
WHISTLER SETTLEMENT PLAN
Electoral Area Boundaries
Municipal Boundary
IR
Parks & Protected Areas
Community Watersheds
Regional Land Use Designation
Non-Settlement Area
Serviced Residential
Urban
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N


Ashlu Creek
Sigurd Creek
Madden Creek
Zenith Creek
Tantalus Creek
Hut Creek
SLRD - Area D
GARIBALDI PARK
Swift Creek
Squamish River
TANTALUS PARK
Lake Lovely Water
Cheekye River
ALICE LAKE PARK
Brennen Creek
Ranch Creek
Mashiter Creek
Mamquam Slough
Ashlu Creek
Miles Creek
Monmouth Creek
District of Squamish
Woodfibre Creek
Henriette Creek
Ray Creek
STAWAMUS CHIEF PARK
Shannon Creek
N
SLRD Boundary
Municipal Boundaries
IR
ALR
Community Watersheds
Parks & Protected Areas
Regional Land Use Designation
Non-Settlement Area
Rural Residential
Urban
Squamish - Lillooet Regional District
Bylaw 1062 Map 1e
SQUAMISH & AREA D
SETTLEMENT PLAN
SQUAMISH - LILLOOET
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N



Squamish - Lillooet Regional District
Bylaw 1062 Map 1f

HOWE SOUND SETTLEMENT PLAN

- SLRD Boundary
- Electoral Area Boundaries
- Municipal Boundary
- IR
- Community Watershed
- Parks and Protected Areas

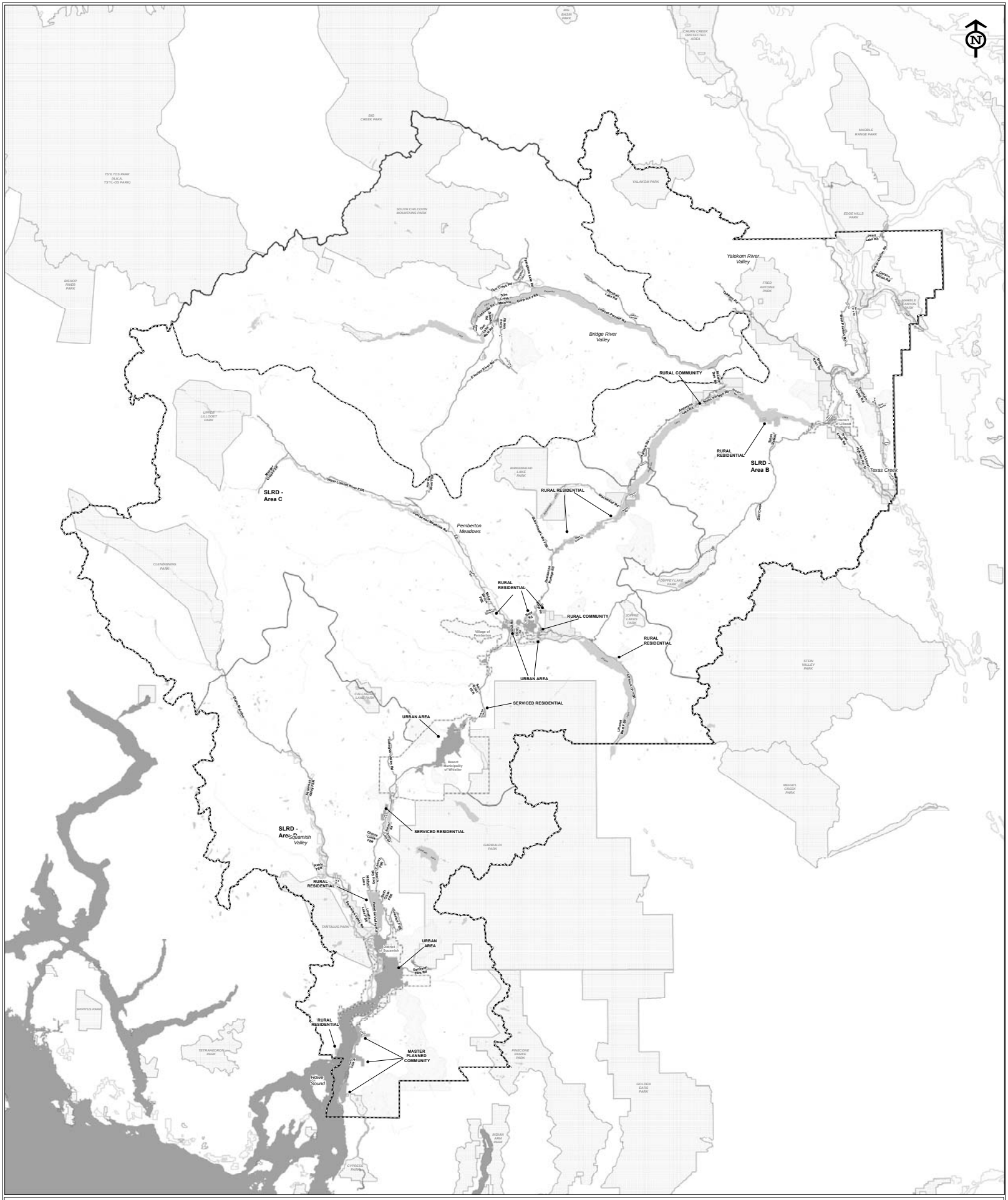
Regional Land Use Designation

- Master Planned Community
- Non-Settlement Area

0 0.25 0.5 1 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT



Squamish - Lillooet Regional District
Bylaw 1062 Map 1

REGIONAL SETTLEMENT PLAN

IR
Municipal Boundaries
Electoral Area Boundaries
RGS Boundary
SLRD Boundary
ALR
Community Watersheds
Parks & Protected Areas

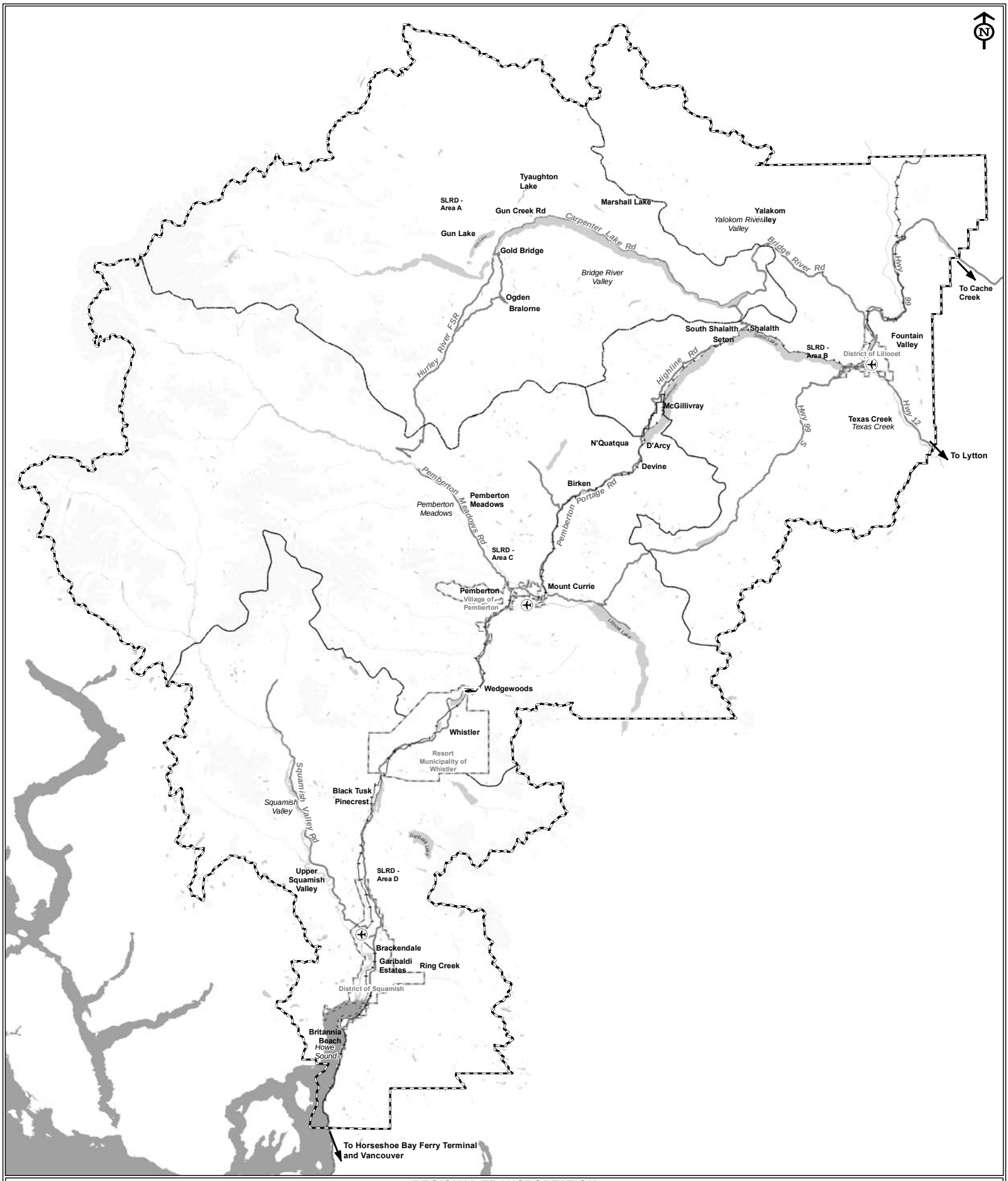
Regional Land Use Designation

Master Planned Community
Non-Settlement Area
Rural Community
Rural Residential
Serviced Residential
Urban

0 5 10 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT



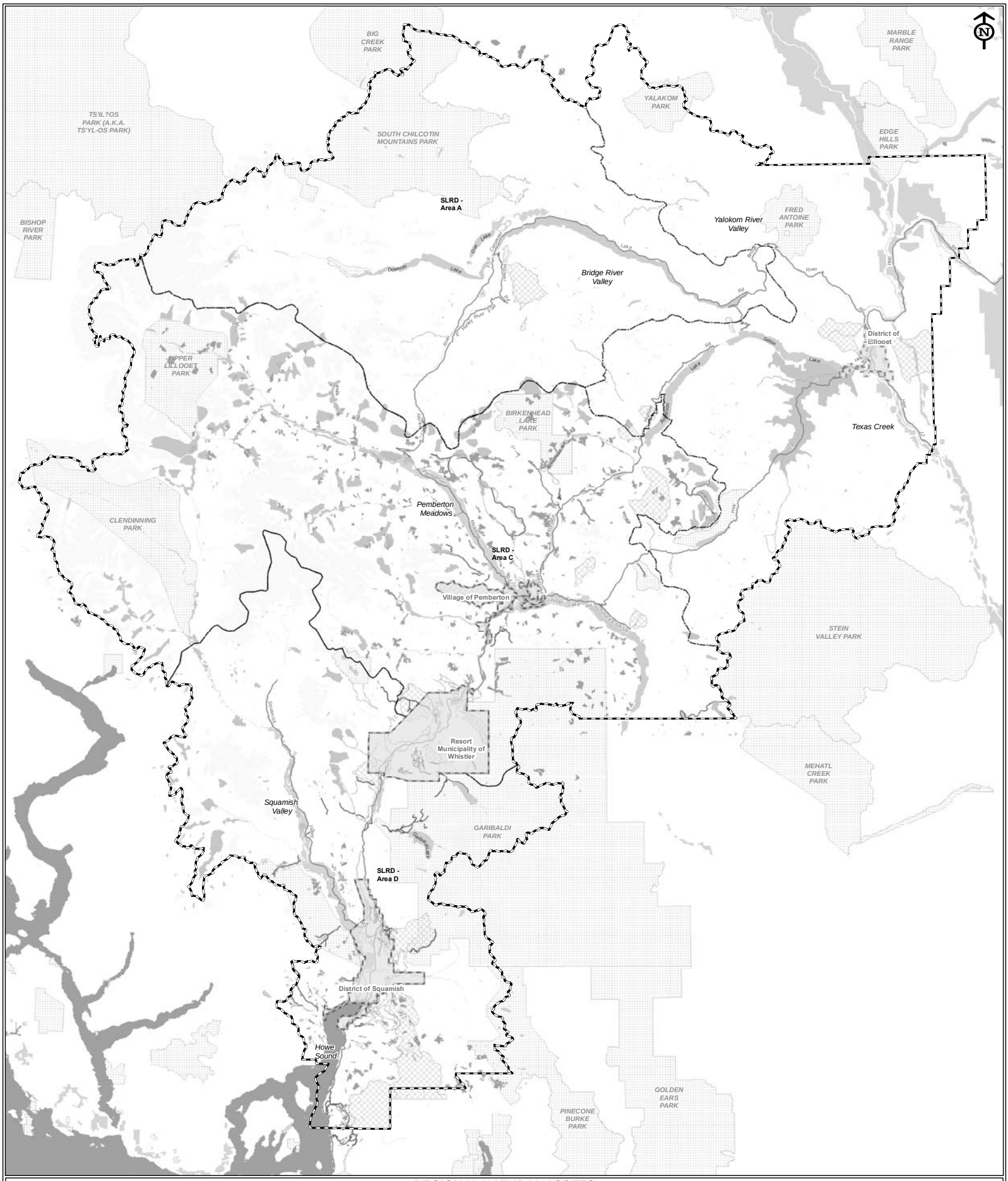
Squamish - Lillooet Regional District
Bylaw 1062 Map 2

REGIONAL TRANSPORTATION

Municipal Boundaries
Electoral Area Boundaries
SLRD Boundary
Heliport
Airstrip
Railway
Road
Ocean
Lakes & Rivers

0 5 10 km

NAD 83 UTM Zone 10N



Squamish - Lillooet Regional District
Bylaw 1062 Map 3

REGIONAL NATURAL ASSETS

- SLRD Boundary
- Municipal Boundaries
- Electoral Area Boundaries
- Community Watersheds
- Ice Masses
- Ocean
- Lakes & Rivers
- Agricultural Land Reserve
- Wildlife Habitat Areas
- Old Growth Managment Areas
- Recreation Trails
- Parks & Protected Areas
- Forest Tenure Rec Trails

0 5 10 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1562-2018

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. 1562-2018".
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) Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule A, as attached.

WRITTEN NOTICE GIVEN TO AFFECTED LOCAL GOVERNMENTS on the 2nd day of May 2016.

READ A FIRST TIME this 28th day of MARCH, 2018.

READ A SECOND TIME this day of , 2018.

UNANIMOUS ACCEPTANCE RECEIVED BY AFFECTED LOCAL GOVERNMENTS as of the day of 2018.

READ A THIRD TIME this day of , 2018.

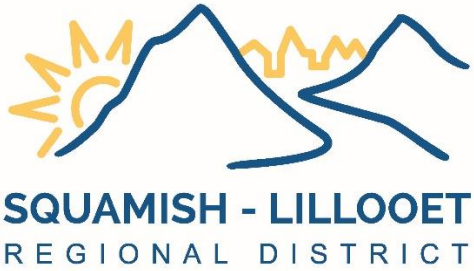
ADOPTED this day of , 2018.

_____
Jack Crompton
Chair

_____
Kristen Clark
Corporate Officer

Squamish-Lillooet Regional District Regional Growth Strategy

Schedule "A" to Bylaw 1062, 2008



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Our Mission

To enhance the quality of life of constituents through the facilitation of regional and community services for the benefit of present and future generations.

SUMMARY OF AMENDMENTS

CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

BYLAW NO.	SUMMARY OF BYLAW AMENDMENTS	**DATE OF ADOPTION**
1356 – 2014	Regional Growth Strategy Housekeeping Amendment Bylaw	January 28, 2015
1367 - 2014	Text Amendment	March 18, 2015
1514 - 2017	Growth Management Text Amendments	February 28, 2018
1562 - 2018	Regional Growth Strategy Review	

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PART 1

Introduction

The Regional Growth Strategy for the Squamish-Lillooet Regional District (SLRD) is an initiative of the SLRD, the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet. The purpose of a regional growth strategy under Part 13 of the *Local Government Act* is to

"promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources."

The Regional Growth Strategy provides a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services that are sustainable, 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 acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long-term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps that will take us closer to our vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the Smart Growth Principles that form the basis of the Regional Growth Strategy.

The Regional Growth Strategy will assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long-term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

The SLRD Regional Growth Strategy supports collaborative planning and consensus-based problem solving across the region. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus is to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region. Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, social and health needs of our communities.

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PART 2

Context

Overview

The Squamish-Lillooet Regional District (SLRD) is a complex region, comprising a wide range of landscapes and lifestyles and covering a total area of 16,500 square kilometers of land. Straddling the southern Pacific Ranges of the Coast Mountains, the SLRD encompasses a diversity of ecosystems and biogeoclimatic zones, from the wet Coastal Western Hemlock zone along Howe Sound, to the drier Interior Douglas Fir zone of the Lillooet River watershed. The land is varied and includes steep mountainous terrain, heavily forested areas, glaciers, river valleys and floodplains. Approximately 20 percent of the SLRD landscape is located within parks and protected areas, yet the least protection is afforded to the biologically diverse, lower elevation areas that are also most desirable for human settlement. The SLRD contains a range of settlement types from rural farming neighbourhoods like Pemberton Meadows and Texas Creek, to small, historic mining towns like Bralorne, to the international mountain destination resort municipality of Whistler. There are four incorporated municipalities and four electoral areas in the SLRD, as shown on Figure 1 – SLRD RGS Context Map. The four municipalities are: the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish. The four electoral areas are: Area A (Upper Bridge River Valley), Area B (Pavilion Lake / Yalakom Valley / Texas Creek), Area C (Pemberton Valley / Mount Currie to D'Arcy corridor) and Area D (Howe Sound East / Upper Squamish Valley / Squamish to Whistler corridor). All four municipalities and three electoral areas (Areas B, C and D) participated in the development and continue to support the implementation of the RGS. The Regional Growth Strategy does not apply to Electoral Area A, which was permitted to opt out of the RGS.

The SLRD is found within the traditional territories of several First Nations, including the Skwxwú7mesh (Squamish), St'át'imc and Líl'wat, which is a distinct Nation with linguistic, cultural, familial and political ties to the St'át'imc Nation. Each Nation is independent and self-governing. Small parts of the SLRD also overlap with the traditional territories of the Stó:lō, Tsleil-Waututh, Nlaka'pamux, Tsilhqot'in, and Secwepemc Nations.

Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. The northern part of the SLRD, including Lillooet and surrounding Electoral Areas A and B, is challenged by slow population growth and economic change, while the southern communities of the Sea-to-Sky Corridor face population growth pressures and escalating housing costs. The diversity in contexts creates challenges for regional planning, as the needs and goals of these sub-regions vary significantly.

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Figure 1: SLRD RGS Context Map

RGS Projections – Population, Dwelling Unit & Employment Projections

The RGS population projections estimate the likely path of population growth in the Region and can provide valuable information for evaluating long-term housing and employment goals. The dwelling unit projections are based on the population projections and look at shifts in composition of housing across the Region as well as the location of the bulk of housing growth. The employment projections highlight important and potential growth industries related to the provincial economy.

Table 1: RGS Projections Summary - Population, Dwelling Units & Employment

Population (2016-2036)	14,069 additional people (medium growth scenario)	Total projected population: 56,864 (medium growth scenario)
Dwelling Units (2016-2036)	5,518 additional dwelling units (occupied private dwellings)	Total projected dwelling units: 21,899 (occupied private dwellings)
Employment (2011- 2026)	5,442 additional jobs	Total projected labour force: 28,098

Population Projections

The Region has and continues to experience considerable growth. The SLRD grew from 29,401 people in 1996 to 42,665 by 2016, at an average annual growth rate of 2.28 percent – a total increase of 13,394 people or 670 people per year. Under a medium growth scenario, the population of the SLRD is expected to grow from 42,795 in 2016 to 56,864 in 2036; this represents an average annual growth rate of 1.5 percent. During the same period, Metro Vancouver is also expected to have an average annual growth rate of 1.5 percent, while the Province is expected to experience an average annual growth rate of 1.2 percent.

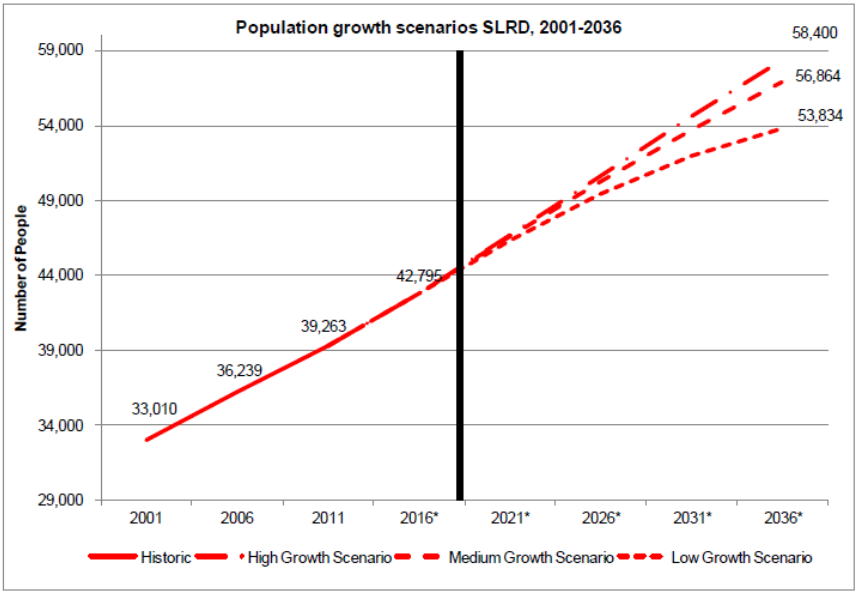

Figure 2: Population Projection, Three Scenarios for SLRD, 2001-2036; Source Urbanics Consultants Ltd. 2017

The population projections include several important implications for the Region over the next 20 years:

- The SLRD will see a significant increase in population.
- The bulk of the population resides in the "working-age" segments between the ages 15 and 64 which are expected to incur the largest rates of population growth, though a slight decrease in percent of population (from 73 percent (31,256) to 67 percent (37,965)). In spite of the overall decline in population share, this age-cohort is expected to add 6,709 people from 2016 - 2036.
- The under 15 segment is expected to decrease from 17 percent of the population (7,240) to 16 percent (9,349). In spite of the overall decline in population share, this age-cohort is expected to add roughly 2,109 residents from 2016 - 2036.
- The 65 and older segment is expected to grow from 10 percent of the population (4,299) to 17 percent (9,550). This suggests an increase of some 5,251 people 65 years and over, from 2016 - 2036.

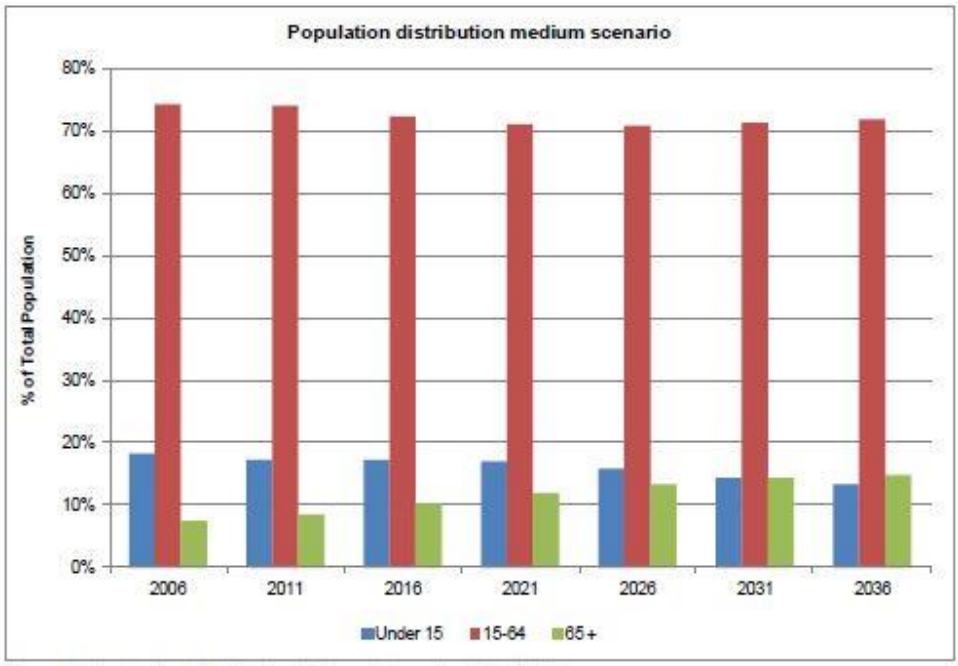

Figure 3: Population Distribution, Medium Scenario, 2001-2036; Source Urbanics Consultants Ltd. 2017

Changing demographics are a reality for the SLRD, as well as most parts of BC. Notably, the proportion of the senior population is growing and will have a greater share of the overall population, resulting in greater demands for health care, housing, recreation and other services. Yet, the younger age demographic (under 15 segment) will still hold about the same overall population share as seniors (around 17 percent) and the working age demographic will continue to make up the bulk of the population in the SLRD (67 percent). Therefore, while the goals of the RGS

have import across demographics, implementation of the RGS to achieve these goals will require balancing the sometimes diverse needs of our communities.

Dwelling Unit Projections

The Region is expected to add a total of 5,518 dwellings between 2016 and 2036, at an average growth rate of 276 dwellings per year. Important to note is the term "dwelling" in this context only refers to *occupied private dwellings* and does not include vacant dwellings.

> PRIVATE DWELLINGS VS OCCUPIED PRIVATE DWELLINGS
> For the purposes of the RGS Projections, private dwellings are differentiated from occupied private dwellings. The analyses and projections focus on occupied private dwellings as it provides a more accurate measure of the housing needs of the community; i.e. housing stock which is occupied by permanent residents and does not include vacant dwellings or dwellings occupied by temporary residents. Thus, the use of the term "dwelling" refers to and highlights occupied private dwellings only. Vacant dwellings make up 32 percent of the dwellings in the SLRD; this number has remained consistent since 2006.

Additionally, major shifts in the composition of housing within the Region are expected. Most notably, the single-detached dwellings segment is expected to decline in share from 43 percent to 33 percent and significant gains are anticipated in the semi-detached category that is expected to increase in share from 34 percent to 43 percent.

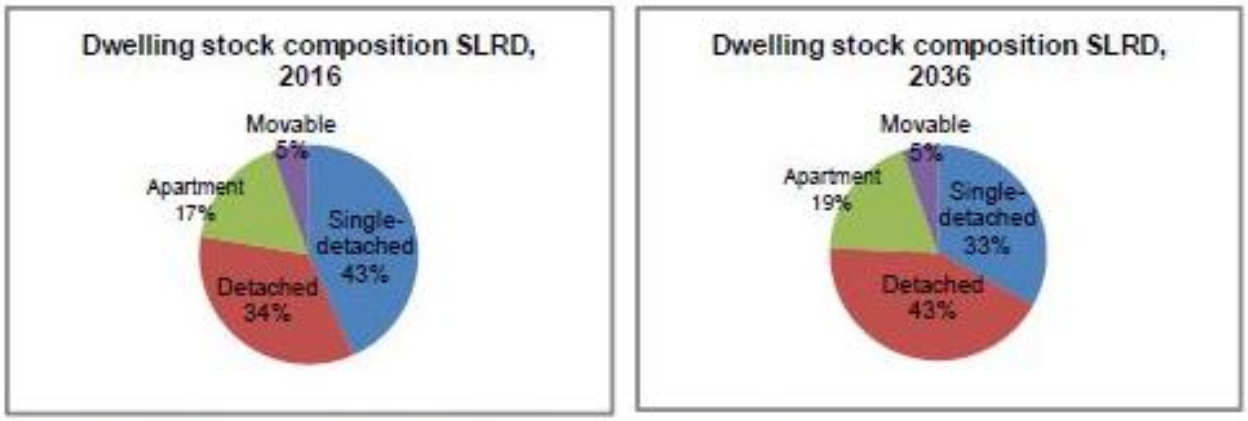

Figure 4: SLRD Dwelling Unit Composition, 2016 vs 2036; Source Urbanics Consultants Ltd. 2016

The bulk of housing growth during 2016-2036 is expected to occur in Squamish (42 percent) followed by Whistler (26 percent) and Pemberton (10 percent). Lillooet and the electoral areas are expected to display limited to no growth in terms of their housing stock over the next 20 years.

As illustrated in Table 2 below, projected housing growth is closely aligned to the projected population growth and populations share by area.

Table 2: Projected Population and Dwellings by Area, 2016 -2036

	2016 (Actual)		2036 (Projected)		Population Share	
	Population	**Dwellings**	**Population**	**Dwellings**	**2016**	**2036**
Squamish	19,512	7,260	25,674	9,089	49.4%	50.3%
Whistler	11,854	4,612	15,358	5,395	30%	30.1%
Pemberton	2,574	964	4,297	1,510	6.5%	8.4%
Lillooet	2,275	1,074	2,530	1,126	5.8%	5.0%
Area D	1,057	439	948	402	2.7%	1.9%
Area C	1,663	655	1,697	776	4.2%	3.3%
Area B	363	183	329	156	0.9%	0.64%
Area A	187	112	209	110	0.5%	0.4%
TOTAL	39,485	15,299	51,041	18,563	100%	100%
TOTAL (including reserve lands)	42,665	16,416	56,864	21,899		

Note: 2016 data is sourced from the 2016 Census. Indigenous community populations are included in the 2016 Census population count of 42,665 for the SLRD (2016). Total Population Share numbers above only include incorporated municipalities and electoral areas, not reserve lands.

Employment Projections

SLRD employment projections are based on forecast employment trends by industry for BC. The Region is expected to add roughly 5,442 new jobs between 2011 and 2026, primarily in the following industries:

- Accommodation and Foods Services (818 jobs);
- Public Administration (644 jobs);
- Retail Trade (632 jobs);
- Health Care and Social Assistance (601 jobs);
- Professional Services (486 jobs); and
- Construction (398 jobs).

Between 2001-2011, the Region's employment base grew substantially and diversified in its concentration of industrial segments. In particular, four industry sectors realized significant gains in terms of overall share of the labour force: Construction (rose from 9 percent to 13 percent); Retail

Trade (rose from 10 percent to 11 percent); Professional, Scientific and Technical Services (rose from 4 percent to 6 percent); and Public Administration (rose from 6 percent to 8 percent).

These trends are expected to continue. Overall the goods-producing industries are projected to add a total 603 workers. The construction industry is expected to increase at the fastest rate by 398 workers to a total of 3,362 workers by 2026. The services-producing industries are expected to maintain steady growth throughout the study period adding a total of 4,839 workers.

A more detailed analysis of trends and projections is found in the *2017 SLRD Regional Growth Strategy Population, Employment and Dwelling Unit Projections* report.

What type of growth is desirable?

The SLRD and its partners recognize the importance of planning for a sustainable future based on a long-term vision and the intermediate steps required to take us to our vision. The vision of a sustainable future includes:

- Living within the limits imposed by natural systems;
- Reducing our dependence on nonrenewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Protecting and managing land, water and air wisely and efficiently;
- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society, health and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

Sustaining the region's exceptional quality of life and stunning natural beauty while managing projected increases in population in the south and stimulating economic recovery in the north is a key priority. Determining what constitutes positive growth for the SLRD and the many communities and rural areas within its boundaries is not a simple matter, as the goals for the diverse parts of the SLRD differ:

For urban areas, there is the need to plan for compact, complete and sustainable communities, to accommodate expected growth over the next 30 years, and to ensure that urban densities are being achieved in the designated growth areas.

For rural areas, there is a need to plan for resilient, innovative and adaptive rural communities, including planning for a strong agricultural sector and supporting traditional rural lifestyles and economic transitions - while at the same time protecting environmental values and resources on which both the urban and rural areas depend and preventing sprawl and extension of urban services into the rural land base.

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RGS Smart Growth Principles

The Squamish-Lillooet Regional District and member municipalities collaboratively developed and endorsed Smart gGrowth Principles that are included within a Memorandum of Understanding (2006) established to guide the preparation and implementation of the RGS. These include:

1. Direct urban development towards existing communities (avoiding urban and rural sprawl);
2. Build compact, complete, mixed-use neighbourhoods;
3. Create walkable communities;
4. Promote a variety of low impact transportation options;
5. Advocate a range of affordable housing options;
6. Foster distinct, attractive, economically sustainable communities with a strong sense of place;
7. Protect and promote responsible stewardship of green spaces and sensitive areas;
8. Ensure the integrity of a productive agricultural and forestry land base;
9. Endorse energy efficient infrastructure;
10. Ensure early and ongoing public involvement that respects community values and visions;
11. Cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and First Nations.

THE RGS SMART GROWTH PRINCIPLES summarize the core values that guided the development of the SLRD RGS and that continue to guide its implementation throughout the region.

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PART 3
The Strategy

Vision

Our vision of the Squamish-Lillooet Regional District in 2038 and beyond is of a region comprised of diverse, distinct and liveable communities that share a commitment to:

- Practice economic, social and environmental sustainability;
- Protect the region's natural beauty;
- Enhance the region's world-class outdoor recreation;
- Foster balanced and equitable economic growth; and
- Make decisions that engage local, provincial, federal and First Nation governments, and reflect the values of communities.

Goals

The SLRD and its members will strive to achieve the following eleven goals. These broad statements provide the strategic directions that will be used to address growth management challenges over the next 20 years.

GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

GOAL 2 Improve Transportation Linkages and Options

GOAL 3 Generate a Range of Quality Affordable Housing

GOAL 4 Achieve a Sustainable Economy

GOAL 5 Protect Natural Eco-system Functioning

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

GOAL 7 Create Healthy and Safe Communities

GOAL 8 Enhance Relations with Indigenous Communities and First Nations

GOAL 9 Improve Collaboration among Jurisdictions

GOAL 10 Protect and Enhance Food Systems

GOAL 11 Take Action on Climate Change

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GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

The Regional Growth Strategy aims to encourage compact, complete sustainable communities as the basis for land use planning throughout the region. 'Compact, Complete, Sustainable Communities' refers to settlement that takes a long-term view of the quality of life for future generations, promotes the efficient use of land at higher population densities with greater transportation choices, protects agriculture, natural areas and open spaces, and provides an opportunity to live and work in the same community. Focussing settlements into compact, complete, sustainable communities or nodes moves us toward a vision of sustainable, highly liveable communities with accessible services, public spaces, parks, and cultural and recreation amenities.

The Regional Growth Strategy:

(i) Provides a Smart Growth Framework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path.

(ii) Directs population growth and settlement development primarily to compact Urban Areas and Master Planned Communities on the basis of Smart Growth Principles. New urban communities will not be considered outside of the established settlement areas.

(iii)Protects Non-Settlement Areas that have important agricultural, environmental, back-country recreational, aesthetic and natural resource values.

iv) Encourages economic development, urban growth and revitalization in the Northern area.

Compact, complete, sustainable communities will be achieved by:

- Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- Delineating the existing and future settlement areas and, in accordance with *Smart Growth* Principles, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- Maintaining Nodal Development in the Sea to Sky Corridor, with well-planned centres separated by natural resource and rural land uses, and avoiding the potential for continuous or dispersed linear development.
- Encouraging urban growth and revitalization of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.
- Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete

communities.

- Maintaining the integrity of 'non-settlement' lands that have particular physical constraints or values, and ensuring rural residential or resource development is compatible with the rural landscape.
- Protecting the integrity and productivity of the agricultural land base through the Agricultural Land Reserve and agricultural planning.

Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The *Settlement Planning Maps* 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.

Official Community Plans should:

(i) establish policies that are consistent with the Regional Settlement Planning Map;
(ii) direct major settlement growth to the Urban Areas and Master Planned Communities;
(iii) prevent major settlement growth in Non-Settlement Areas; and
(iv) encourage Smart Growth strategies appropriate to the settlement types and local circumstances.

Member municipalities shall:

(i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);
(ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 446 of the Local Government Act; and
(iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.

b) Land Use Designations will be used in conjunction with the Settlement Planning Maps, and include:

- **Urban Areas**, as shown on the *Regional Settlement Planning Map 1, the Squamish Settlement Planning Map 1a, the Whistler Settlement Planning Map 1b, the Pemberton/Mount Currie Settlement Planning Map 1c,* and *the Lillooet Settlement Planning Map 1d* will accommodate most of the future population growth, consistent with *Smart Growth* Principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and the District of Lillooet. The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.

- **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*.
    - 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.

  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.

- **Rural Communities** are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.

- **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgeWoods Estates as shown on the *Regional Settlement Planning Map*. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.

- **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map.* These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term,

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except in exceptional circumstances where they may be in transition to Urban Areas, as set out in Official Community Plans and in a manner consistent with *Smart Growth* Principles.

- **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 in accordance with the Agricultural Land Commission Act and Regulation, (including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation) 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.

c) Settlement Planning Map Amendments, including proposed changes to designation boundaries through RGS revision – must be based on clearly defined *Smart Growth Principles* and demonstrate a commitment to the concept of 'Compact, Complete, Sustainable Communities' as described in the RGS.

d) Growth and transportation will be addressed concurrently.

This will be pursued by developing a regional multi-modal transportation plan that addresses current and proposed growth.

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Settlement Planning Maps

A *Regional Settlement Planning Map (*attached as Map 1*)* as well as Settlement Planning Maps for each Member Municipality and Howe Sound (attached as Maps 1a – 1e) identifies the settlement types and provides the spatial context for growth management strategies. The purpose of this mapping within the RGS is to guide the land use and community planning processes by defining the long-term urban boundaries where they are known and assisting in delineating the defined non-settlement areas within the region. As such, there are two main settlement types – Settlement Areas (Urban and Non-Urban) and Non-Settlement Areas. Land use designations fall into these settlement types, as outlined below, and have been mapped to assist the implementation of Goal 1 of the RGS. These include:

- ***Settlement Areas***
    - ***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. Table 1 lists the identified Urban Areas.
    - ***Non-Urban Areas*** – areas designated in Official Community Plans or otherwise identified as Master Planned Community, Rural Community and Serviced Residential settlements and for long-term low density Rural Residential land uses, excluding areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints. Table 1 lists the Non-Urban Areas: Master Planned Community, Serviced Residential, Rural Community, and Rural Residential Areas.
- ***Non-Settlement Areas*** – lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, water shed and drinking water aquifers, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged. This designation allows for non-farm uses, as permitted by the ALC in accordance with the Agricultural Land Commission Act and Regulation.

The Settlement Planning Maps (*Regional Settlement Planning Map* (Map 1) and Settlement Planning Maps for each Member Municipality and Howe Sound (Maps 1a – 1e)) provide a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. **This mapping is conceptual with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.** Settlement Planning Maps are submitted to the SLRD by Member Municipalities to support collaborative planning; they are not submitted as part of Regional Context Statements.

A description of the Settlement Planning Maps and corresponding regional land use designations and areas are provided in the following Table 3: Description of Settlement Planning Maps.

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Table 3: Description of Settlement Planning Maps

Regional Land Use Designation	Area Descriptions	Map
SETTLEMENT AREAS		
URBAN AREAS	**Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses.**	
	District of Squamish As per Map 1e.	**Map 1e**
	Resort Municipality of Whistler As per Map 1d.	**Map 1d**
	Village of Pemberton As per Map 1b and Map 1c	**Map 1b and Map 1c**
	District of Lillooet As per Map 1d	**Map 1a**
NON-URBAN AREAS	**Non-urban includes any unincorporated or incorporated settlement area, and includes small Rural Communities, Serviced Residential areas, Rural Residential areas, and Master Planned Communities.**	
Serviced Residential	**Black Tusk Village, Pinecrest Estates and WedgeWoods Estates** Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	**Map 1 and Map 1c**
Master Planned Communities	**Furry Creek, Porteau Cove, Britannia Beach** Master Planned Community means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.	**Map 1f**
Rural Communities	**Mount Currie, D'Arcy, Seton Portage/Shalalth** Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.	**Map 1**
Rural Residential	**Non-ALR outskirts of Pemberton, Seton Lake, D'Arcy, Seton Portage/Shalalth, Mount Currie, Ivey Lake, Walkerville, Owl Ridge, Poole Creek, Lillooet Lake Estates, Birken and Devine, Pavillion Lake, Paradise Valley, Squamish Valley, Ring Creek, 5 Coves** Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.	**Map 1**
NON-SETTLEMENT AREAS		
All other areas, including all ALR lands. **Non-Settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.**		

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GOAL 2 Improve Transportation Linkages and Options

The Regional Growth Strategy intends to promote transportation choices across the region and to support an improved regional transportation system that sustains compact, liveable communities, economic vibrancy and a healthy environment. Expanding preferred modes of transportation linkages and options will be particularly important to accommodate aging and growing populations.

> WHAT ARE OUR PREFERRED MODES OF TRANSPORTATION?
> The SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

Highway 99 is the backbone to regional inter-community connectivity and significant to the economic success of each community. Recognizing alternative transportation solutions needs to be a priority.

The Regional Growth Strategy:

(i) Encourages the development of neighbourhoods and communities that are compact with a mix of land uses, well-connected streets and trails, and a pedestrian/bicycle friendly environment to encourage active forms of transportation.

(ii) Supports minimizing auto-dependency where possible, and increasing transportation choices and connectivity within the region and between the region and the Lower Mainland and the Interior.

(iii) Supports the development of a regional transit system that is convenient, efficient, integrated with land uses and other transportation modes, and is financially sustainable.

(iv) Supports improving the efficiency and effectiveness of the regional road network (access, mobility, safety, reliability), making better use of capacity and managing issues such as traffic volumes, speed, noise, air quality, and share the road.

(v) Supports expanding preferred modes of transportation within and between communities, with a focus on safety, health, enjoyment and accessibility.

Transportation needs in the regional growth strategy have been identified as an expression of local priorities for improvements. Where the province has responsibility for local roads, improvement decisions will be based on a proper evaluation that considers cost and benefits and impact on safety.

In the northern part of the region, safety concerns, the need for highway service improvement, and the lack of public and/ or private transportation options are the primary transportation issues. Ongoing improvements to the Duffey Lake Road segment of Highway 99 and other northern routes [Hurley Forest Service Road (FSR), In-Shuck-CH FSR, Highway 40, Highway 12, and the Highline

Road / Douglas Trail] are suggested in order to improve accessibility, enhance safety and support economic development.

In the southern part of the region, safety concerns and level of service/capacity constraints are the primary transportation issues. Ongoing improvements to Highway 99 between Pemberton and Lions Bay are suggested, as well as a focus to integrate land uses in a way that minimizes auto-dependency, to maintain and further improve current levels of transit ridership, active modes of transportation and car-pooling, and to facilitate the development of an efficient regional approach to transit service. Ensuring compact land use patterns with high quality pedestrian environments and a mix of land uses will increase transport options, reduce air pollution and lower the risk of accidents.

Map 2: Regional Transportation illustrates the various transportation networks - including road, rail and air - within the Region.

Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *Smart Growth Principles* to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM is an alternative to increasing capacity) approach in the Sea to Sky Corridor that supports an integrated and viable transportation system.
- Prioritizing preferred modes of transportation choices/ options to reduce reliance on single-occupant vehicle travel within neighbourhoods and between communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of service across the region that will move more people, goods and services efficiently, with travel times and key measures.

Strategic Directions:

2.1 The SLRD and member municipalities agree to:

a) Strongly encourage compact, mixed use developments that allow for minimized use of vehicles and encourage walking, cycling and the use of public transit.

This will be pursued by implementing Goal 1: Focus Development into Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant,

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and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected and maintained according to the seasons, reducing distance and time needed to get from one place to another.

b) Consider a model for the provision of regional transit services that will:

- assess opportunities to develop regular bus services between the major centres;
- initiate further transit studies and initiatives with the aim of increasing transit ridership;
- undertake long range transit planning, implementing transit improvements and integrating transit facilities within updated Official Community Plans;
- improve connectivity of ferry/rail/bus infrastructure, especially in downtown Squamish;
- consider marine transportation opportunities between Squamish and Vancouver/Richmond; and
- encourage transportation improvements and transit opportunities in regional tourism development, including tourism operators promoting transit use by their employees and customers.

c) Work with the Ministry of Transportation and Infrastructure and other agencies to improve the safety and reliability of the regional road network, taking account of priorities identified by the member councils of the regional district and First Nations.

Table 2: Regional Road Network Improvement Priorities identifies regional priorities. These will be pursued by encouraging priority road improvements that reflect safety and reliability needs in the region. Particular note is made of the Duffey Lake – Lillooet – Highway 12 route improvements that will enhance economic development and urban growth opportunities in the Lillooet area, the potential upgrades in the Whistler-Pemberton corridor, and long range planning of southern alternative routes. Discussions with Ministry of Forests are also proposed to address road access and maintenance issues in certain rural areas.

d) Support the development, implementation and integration of member municipality Active/Alternative/Preferred Modes of Transportation Plans.

This will be pursued by encouraging priority preferred modes of transportation improvements (as identified in Table 3: Regional Preferred Modes of Transportation Priorities) and collaborating/coordinating to facilitate linkages between communities. It is recognized that these efforts will require support from other levels of government and that a collective regional vision and lobby is advantageous.

e) Encourage the continued development of trails and bicycle routes that provide for safe walking/hiking and biking in the region.

This will be pursued through discussions with community organizations, Sea to Sky Trail and Friendship Trail (Pemberton to Mount. Currie) participants, the Ministry of Transportation and Infrastructure, the Ministry of Community, Sport and Cultural Development, CN Rail and property

owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

f) Approach the issue of regional air service in a coordinated manner that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

This will be pursued in conjunction with Goal 4 – Achieve a Sustainable Economy.

g) Continue to support region-wide 911 and cell phone service to enhance the safety of the public in remote areas in the event of an accident or emergency situation through improved communication with emergency responders.

h) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reduce travel needs.

These will both be pursued in conjunction with economic development functions of the regional district and discussions with service providers to enhance region-wide cell phone service for better travel safety in remote areas, and broadband internet services that promote economic development / local employment opportunities close to home.

2.2 Transportation system improvement priorities at the regional level are summarized in the Regional Road Network Improvement Priorities on Table 4 and the Preferred Modes of Transportation Priorities on Table 5. These are presented as a guide for gradual long-term upgrading of the transportation system recognizing that provincial funding allocations are based on cost-benefit evaluations.

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Table 4: Regional Road Network Improvement Priorities

Capital Improvements	Rehabilitation Improvements
Southern Routes (south of Pemberton)	
• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route • Construct a Highway #99 "Suicide Hill" solution to switchback turns, erosion and excessive grade • Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road • Highway capacity and safety improvements in accordance with a Sea to Sky Corridor Sustainable Transportation Plan • Britannia Beach traffic flow upgrade • Connect Highway 99 to Downtown and Squamish Terminals via Clarke Dr. intersection and a new Pemberton Ave. bridge. • Improve connectivity of future neighbourhoods north of Garibaldi Way to Highway 99.	• Improve vehicle/pedestrian safety and connectively at Highway 99 intersections with Darrel Bay Rd., Alice Lake Rd. and Cleveland Ave. • Single lane bridges on Garibaldi Park Rd (Ring Creek) • Upgrade Upper Cheakamus Road to MOTI specifications. • Upgrade the Site B access/egress to Highway 99.
Northern Routes (north and east of Pemberton)	
• Upgrade all single lane bridges on Duffey Lake Road • Address the slide area 15 km south of Lillooet on Highway 12 "The Big Slide" possibly through construction of a tunnel • Upgrade the Hurley from Forest Service Road to MOTI Road classification to ensure better/more maintenance, supporting the development of tourism opportunities and providing a vital link to the Bridge River Valley • Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn • Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving • Fountain Slide (10 Mile Slide) Area (works underway) • Five Nations Highway • Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road	• Address erosion and undermining of highways throughout the sub-region • Expedite subsurface rehabilitation and repaving of all highways in the sub-region including Highway #97 – Lillooet to Cache Creek, Pemberton Valley Road, Pemberton to Anderson Lake • Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet • Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage • Replace all one lane bridges in the subregion including Devine and Birken • Provide parking facilities for boats/trailers at Anderson Lake 'end of road'

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Table 5: Regional Preferred Modes of Transportation Priorities

Capital Improvements	**Rehabilitation Improvements**
Region Wide Improvements	
• Explore high-speed passenger rail service • Seek opportunities to implement pedestrian/bicycle infrastructure in conjunction with other capital projects • Develop Regional Design Guidelines to support Preferred Modes of Transportation • Install Share the Road Signage along highways and busy roadways • Expand bicycle storage facilities	
Southern Routes (south of Pemberton)	
• Highway 99 Cycling Infrastructure Enhancements • Sea-to-Sky Regional Transit Service • Maintain and enhance Sea-to-Sky Trail • Explore marine transportation options between Squamish and Metro Vancouver • Develop Commuter/Car Pool/Park and Ride Lots to support Highway 99 transportation system • Support Safe Routes to School programming	• Widen shoulders and/or provide dedicated routes required between Pemberton and Whistler to accommodate the significant volume of cyclists. • Encourage *Complete Streets* designs in all new development and road projects
Northern Routes (north and east of Pemberton)	
• Complete Friendship Trail connecting Pemberton and Mount Currie • Re-establish passenger rail service to Lillooet and beyond • Highway 99 Cycling Infrastructure Enhancements	• Widen shoulders and/or provide dedicated routes required between Whistler and D'Arcy to accommodate the significant volume of bicyclists and pedestrians

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GOAL 3 Generate a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region. Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income. Securing housing availability and affordability in perpetuity is of particular importance – for both ownership and rental. Access to stable and affordable housing is critical to our quality of life, contributing to economic development while supporting diversity and community well-being. Changing demographics will also require particular attention to the generation of housing that facilitates *aging in place*.

Affordable housing is recognized as a regional issue, needing collaborative approaches that build upon common tools and techniques to support a range of quality affordable housing across the region. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality.

The Regional Growth Strategy:

(i) Supports an ongoing regional collaboration on affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.

(ii) Prioritizes higher-density and mixed use neighbourhoods close to where residents work and play as part of the solution to the affordability issue. This could involve incentives and/or requirements for targeted affordable units, infill housing, density bonusing, inclusionary zoning, acquisition of community housing land banks, requiring units above commercial space and mixed use developments that address the needs of employees, seniors and people in need.

Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.
- Adhering to *Smart Growth Principles* to create communities that advocate a range of affordable housing options within Official Community Plans.
- Expanding the diversity of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.
- Increasing the rental housing supply, including purpose-built rental housing.
- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

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Strategic Directions:

3.1 The SLRD and member municipalities agree to:

a) Establish collaborative and consistent affordable housing policies, targets and tools to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region.

This will be pursued by requiring a description of affordable housing policies, targets and tools within member municipality Regional Context Statements and SLRD Official Community Plans. Specifically, statements/descriptions should include the following:

- Inclusionary zoning requirements with aggressive targets, preferably at a minimum of 15 % affordable housing in perpetuity (e.g. purpose built rental, cooperative housing, etc.);
- Tools to secure affordable housing in perpetuity through deed/title restrictions and price controls;
- Strategies for the acquisition of community land banks for housing;
- Incentives and/or targets for affordable rental housing.

b) Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flexhousing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability.

This will be pursued in the review and updating of Official Community Plans and the overall development of collaborative approaches on affordable housing within the region.

c) Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).

This will be pursued in discussions with these organizations and in the review and updating of Official Community Plans to identify affordable housing land supply options, and by maximizing the use of existing provincial and federal government housing programs and advocating for increased funding for affordable housing.

d) Adopt financial tools that will assist in the delivery of accessible family housing and *seniors* housing, such as cash-in-lieu of social housing contributions, waiving development cost charges, property tax exemptions, and lands grants.

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This will be pursued as part of decision making by the Regional Board and Member Municipality Councils in regard to social housing proposals.

e) Adopt, as appropriate, deed-restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing and create housing that remains affordable in perpetuity.

This will be pursued as a region through the implementation of Official Community Plans and the collaborative, consistent affordable housing approaches committed to therein, and through the sharing of best practices learned by the Whistler Housing Authority and the affordable housing experiences in Squamish and Pemberton.

f) Encourage cooperation with community service groups and private developers to supply low-cost housing options for seniors with the aim of maximizing independence and self-reliance and promoting continued socialization and the ability to age in place.

This will be pursued in the review of residential and commercial development proposals and in the review and updating of Official Community Plans in regard to congregate care and independent living developments for seniors.

g) Encourage housing models that provide security of tenure and support infill priorities, such as *cooperative housing*, cohousing, pocket neighbourhoods, etc.

This will be pursued in the review of residential and commercial development proposals, in the review and updating of Official Community Plans, and through sub-area/neighbourhood level planning.

h) Work collaboratively to address impacts of short-term nightly rentals and home "sharing" on housing supply.

This will be pursued through bylaw enforcement, business licences, exploring the use of property rental programs matching business owners with property owners for workforce housing and targeted communications and outreach efforts.

i) Work together as a region on initiatives with the Province to deliver affordable resident housing, such as: acquisition of community land banks for housing; authority to levy employee housing works and services charges; and project funding and financing.

This will be pursued through collaborative lobbying efforts with the Province.

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GOAL 4 Achieve a Sustainable Economy

The Regional Growth Strategy supports the development of a healthy economy as a vital component of a liveable, sustainable region. Fostering economic development throughout the regional district where social, economic, environmental, and community values are addressed in a balanced and sustainable manner is of particular importance. Sustainable economic development will contribute to the liveability of the region, helping to sustain the quality of life we all desire and will help reverse the economic decline in the northern part of the region. Throughout the region, economic development efforts need to be proactive and collaborative, identifying economic partnerships and opportunities and implementing workable strategies to achieve them.

The Regional Growth Strategy:

(i) Promotes northern development initiatives that contribute to a wider geographic balancing of economic growth throughout the region.

(ii) Supports strengthening transportation linkages within the region and with the Interior and the Lower Mainland that support new investment.

(iii) Supports undertaking various investment strategies (industrial, tourism, agriculture, etc.) at a regional and sub-regional level that complement sustainable economic development and diversification and assist the transition from traditional resource industries.

(iv) Supports balancing the creation of housing with employment opportunities to contribute to the development of complete communities.

A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *Smart Growth Principles* to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the importance of agriculture to the region's economy.
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with Indigenous communities and First Nations.
- Improving regional transportation infrastructure.
- Increasing the supply of affordable housing for people living in the region, and addressing the affordability of goods and services for local residents, particularly for those with low or moderate incomes to increase residents' ability to remain in the region and add to its social fabric.

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- Protecting farmland for agricultural purposes.

Strategic Directions:

4.1 The SLRD and member municipalities agree to:

a) Implement the recommendations of the Northern SLRD Economic Development Assessment, Strategy and Action Plan and the Northern SLRD Economic Development Governance Model Feasibility Study, including working to establish an inclusive, multi-party regional economic development committee.

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the reports that will guide future investment in the Lillooet area economy in collaboration with the St'át'imc.

b) Support urban growth and revitalization efforts in Lillooet to expand the range of opportunities for community development beyond the Sea to Sky corridor, and to further encourage smart growth policies adopted in RGS Goal 1 -'Compact, Complete, Sustainable Communities'.

This will be pursued by sub-regional economic development initiatives and updating of the Lillooet Official Community Plan and transportation improvements in conjunction with the Ministry of Transportation and the St'át'imc.

c) Support the downtown of each member municipality as the priority area for commercial uses.

This will be pursued by encouraging revitalization and densification of the downtown of each member municipality (the member municipality's commercial and social hub), directing new commercial development to the downtown of each member municipality, protecting commercial lands, and planning for the future commercial needs of communities by setting aside lands for future downtown growth and expansion.

d) Provide for land development patterns that maintain an adequate supply of employment land, industrial land, transportation infrastructure and services to support a diverse regional economy.

This will be pursued by ensuring plans and policies prioritize such land development patterns, by working with provincial and federal governments to ensure fiscal measures are in place to reinforce investment, and by undertaking economic development planning where necessary.

e) Support the preservation of waterfront facilities and port lands, including Site B (of the Squamish Estuary Management Plan), Watts Point, Squamish Terminals and Darrell Bay, which are strategic land resources for port functions and for the regional forestry industry.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations and by ensuring Official Community Plans and Zoning Bylaws work to preserve the identified and potential strategic land resources

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f) Strengthen the multi-modal transportation systems as a key component of economic diversification.

This will be pursued as described under RGS Goal 2 – Improve Transportation Linkages and Options.

g) Work together to enhance the national and international awareness of the SLRD and its member municipalities as welcoming environments for sustainable business investments.

This will be pursued by re-establishing a SLRD economic development function and recognizing the economic development opportunities associated with providing adequate supply of industrial land with good access to the Interior and the Lower Mainland.

h) Further the work undertaken by the SLRD to advance a regional Independent Power Production (IPP) development strategy in context with integrated watershed management that provides a framework for long term IPP development.

This will be pursued by the regional district in collaboration with UBCM.

i) Support the economic viability of the local agricultural sector.

This will be pursued by developing regulations that strengthen the capacity of local farmers to produce and reach their markets and highlighting/recognizing the importance of agriculture to the region's economy in decision-making.

j) Support the development of a comprehensive, locally relevant/place-based approach to agritourism.

This will be pursued by consulting with the local agricultural community, Indigenous communities and First Nations, Ministry of Agriculture and the Agricultural Land Commission to ensure local government plans, policies and strategies reflect the provincial regulations and local needs/opportunities.

k) Work together to encourage outdoor recreation, recognizing its importance to the regional economy, while at the same time working to ensure growth in this sector is aligned with the regional carrying capacity.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations.

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GOAL 5 Protect Natural Ecosystem Functioning

The Regional Growth Strategy seeks to protect ecosystem functioning and to conserve and steward its natural assets. These assets include both renewable and non-renewable resources including living organisms, water, air, land, vegetation and the habitats and ecological processes that support living organisms. The quality of life in the region is directly dependent on maintaining our natural assets. Population growth in the SLRD is based in large part on the quality of life offered by the region, and with future opportunities in the tourism industry dependent on the natural environment, the Regional Growth Strategy intends to protect environmental quality and retain its spectacular natural assets.

The Regional Growth Strategy embraces *Smart Growth Principles* to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards. Map 3 Regional Natural Assets shows the geographic locations and extent of natural assets within the Region.

The Regional Growth Strategy:

(i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced/diverted and how resources are managed; and

(ii) Supports promoting ecological restoration and enhancement opportunities.

Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Protecting and enhancing healthy air and water quality throughout the region.
- Promoting best management practices in water conservation and surface/ground water management.
- Implementing the SLRD Solid Waste and Resource Management Plan (SWRMP).
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.

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Strategic Directions

5.1 The SLRD and member municipalities agree to:

a) Consolidate existing information into an inventory (data set) of regional ecologically-sensitive areas and biodiversity values, and further develop the Sea to Sky Sensitive Habitat Atlas as a planning tool (or coarse filter) for determining significant ecologically sensitive areas (ESA's) and natural biodiversity of the region that will assist in land use decision-making.

This will be pursued through collaboration with federal and provincial agencies, regional districts and local conservation organizations.

b) Promote Best Management Practices, including bylaws that encourage development design that limits environmental impact and promotes integrated storm water management, to manage surface water, drainage and groundwater to protect the supply and quality of water resources.

This will be pursued by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.

c) Investigate the need for a regional or sub-regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption and introduction of tools for water conservation and demand management (e.g., metering, pricing incentives).

This will be pursued through ongoing drinking water improvement plans and review of community water service operations.

d) Strive for continuous improvement of regional air quality.

This will be pursued through implementation of the Sea to Sky Air Quality Management Plan and the region-wide use of good planning principles such as smart growth, the promotion of a carbon-neutral region, support of new technologies, and the use of clean energy sources.

e) Strive toward achieving the SLRD SWRMP goal of reducing waste to 350kgs per person per year and further progress towards Zero Waste.

This will be pursued by implementation of the SLRD SWRMP.

f) Take an active approach to responsible vegetation management, including, where appropriate, consideration of alternatives to herbicides in rights-of-way maintenance, and cost-effective measures to control the spread of noxious weeds and alien invasive species.

This will be pursued by: promoting alternatives to chemical treatments; enforcing SLRD and member municipality Soil Deposit and Removal bylaws; supporting the works of the Sea to Sky

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Invasive Species Council and Lillooet Regional Invasive Species Society; and investigating the introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

g) Encourage community involvement and stewardship efforts, including the adoption of Bear Smart programs at the local level, and habitat conservation, restoration and enhancement.

This will be pursued through discussions with federal and provincial agencies and local conservation organizations.

h) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform internal and external policy direction, organizational decision making, and implementation of the RGS.

i) Protect Drinking Water Supplies (quality and quantity).

This will be pursued through proactive land use management and planning, in conjunction with provincial agencies, health authorities and First Nations, and including the identification of future potential sources and maintenance of existing sources.

j) Promote best practices in the development and maintenance of on-site sewerage systems in un-serviced rural areas.

This will be pursued through collaboration with provincial agencies and health authorities and by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.

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GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation. Natural area conservation is a priority throughout the Region. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

The Regional Growth Strategy:

(i) Supports maintaining the designated non-settlement areas for rural, agricultural and forestry land uses (including agricultural development in the Agricultural Land Reserve in accordance with the Agricultural Land Commission Act and Regulation, and the protection of ecological and recreational values.

(ii) Supports the establishment of a regional district 'Green Plan' network of local and regional parks and greenways for the purpose of recreational activities, wildlife habitats and natural ecological functions, consistent with the Provincial LRMP.

Sustainable use of parks and natural areas will be encouraged by:

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces, marine/aquatic and sensitive areas.
- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations land use plans.
- Harmonizing local, provincial & First Nations land use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

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Strategic Directions

6.1 The SLRD and member municipalities agree to:

a) Support the retention and continued operation of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long term goals of the park.

This will be pursued by supporting the provincial government in their management of existing parks and recreational areas, by advocating for increased management in high-use parks and natural areas, and through input to Crown land referral applications.

b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

This will be pursued by investigating the potential for a regional parks system and region-wide conservation strategy. A 'no net loss' policy for important natural areas will also be considered as part of a Conservation Strategy.

c) Support the creation (and management) of an inter-connected network of regional green spaces / corridors to serve as recreation and wildlife corridors, growth boundaries and wildfire interface areas.

This will be pursued by considering preparation of a regional district 'Green Plan' in collaboration with local conservation and recreation organizations, Indigenous communities and First Nations and in conjunction with actions to implement RGS Goal 5 and relevant provisions of the Provincial LRMPs.

d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, and continue advancing the goals of the Sea to Sky Recreation Trails Program. As trails are developed, they will be designed to be compatible with farm and ranching operations.

This will be pursued in collaboration with provincial, regional and local land managers including the Agricultural Land Commission, land owners in the ALR, clubs and stakeholders to preserve and maintain existing trails and plan new trails for the future.

f) Continue to support local, voluntary organizations in stewardship of recreational areas and natural assets.

This will be pursued in conjunction with federal, provincial and private sector environmental conservation and restoration programs.

GOAL 7 Create Healthy and Safe Communities

The Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. A healthy community approach is one that is continually improving the physical and social environments that people live, learn, work and play in. They are mutually supportive and allow individuals the opportunity to live in a healthy, safe and meaningful society.

The SLRD and its partners acknowledge that local governments have the ability to influence many of the determinants of community health and safety, given the interaction between land use and design, transportation planning, food systems, environmental protection, multi-hazard mitigation and recreation. The healthy communities approach includes community involvement, political commitment, volunteerism, partnerships among different community interests, and public policy that supports community health. Building complete communities with compact development can promote healthy lifestyles, including walking or cycling to work and services, and will improve environmental sustainability. The Regional Growth Strategy:

(i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*

(ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.
- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.
- Building community resilience through emergency management, preparedness and response.
- Considering conflicting land uses and promoting building design that minimizes exposure to environmental contaminants and nuisances.

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Strategic Directions

7.1 The SLRD and member municipalities agree to:

a) Work in conjunction with regional health authorities, local social development organizations, School Districts, RCMP and Tribal Police to promote healthy public policy. Encourage a regional strategic plan, in conjunction with the RCMP and Tribal Police, which focuses on crime prevention, harm reduction, rehabilitation and reintegration, and restorative justice.

This will be pursued through collaboration with provincial and federal agencies and First Nations.

b) Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *Smart Growth Principles*, natural hazards and environmental contaminants protection and FireSmart principles, and provisions for seniors and universal, accessible design.

This will be pursued in the review and updating of Official Community Plans and master planning processes.

c) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management, extreme weather events, other large-scale emergencies, and expanding 911 emergency services.

This will be pursued by a Regional District committee and staff.

d) Encourage a well-functioning system of volunteerism that recognizes and acknowledges the ongoing contributions of those who improve our communities' well-being.

This will be pursued by engaging community organizations and citizens in the planning and delivery of appropriate social and community support services.

e) Work in conjunction with appropriate local agencies and vulnerable, at-risk populations to address short-term solutions and long-term strategies.

This will be pursued through discussions with provincial and federal agencies.

f) Support the development of infrastructure / recreational trail and greenway systems that link communities with regional parks.

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GOAL 8 Enhance Relations with Indigenous Communities and First Nations

The Regional Growth Strategy seeks to enhance our working relationships with the Skwxwú7mesh (Squamish), Líl'wat and St'át'imc Nations. There is significant opportunity to build constructive and enduring relationships with Indigenous communities and First Nations through the implementation of the RGS. The SLRD Board has declared itself to be a Regional District of Reconciliation and will continue to work towards turning these words into actions. The organization has adopted several calls to action from the Truth and Reconciliation Commission of Canada 2015 Summary Report, *Honouring the Truth, Reconciling for the Future*, and has endorsed in principle Call to Action #43, which calls upon all levels of government to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) as the framework for reconciliation.

The UNDRIP was adopted by the United Nations General Assembly in September 2007, and endorsed by the Government of Canada without qualification in May 2016 and by the Province of British Columbia in September 2017. The UNDRIP recognizes Indigenous Peoples' rights to their lands, and rights to self-determination, to maintain and strengthen their political, legal, economic, social and cultural institutions, to participate in decisions that could affect their rights, to maintain and strengthen their distinct spiritual relationships with their territories, to revitalize, use, develop and transmit to future generations their histories and language, and to designate and retain their own names for communities, places and persons, and to uphold their responsibilities to future generations and to conservation and protection of their territories. With mutual respect, recognition, reciprocity, and responsibility as overarching principles for stronger relationships, the SLRD and its partners acknowledge the important role local governments have in enhancing relationships between Indigenous and non-Indigenous communities and governments.

Building strong, respectful and effective working relationships with Indigenous communities and First Nations is especially important given the many growth pressures and challenges in the region and the complexity of issues facing all levels of government. While the Skwxwú7mesh, Líl'wat and St'át'imc are not signatories to a RGS under the *Local Government Act*, there are benefits in improved communication, information sharing and coordinated planning and servicing in areas of mutual interest. Engagement with Indigenous communities and First Nations will be pursued in the spirit of enhancing relationships and exploring opportunities for cooperation, collaboration and learning. The strategic direction under the RGS does not prejudice or affect any inherent Aboriginal Title, right or interest, recognizing that the legal context within which Aboriginal Title, rights and interests exist continues to evolve and change, thus impacting the ways in which Title, rights and interests are exercised.

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The Regional Growth Strategy:

(i) Supports expanding the means of dialogue, learning and cooperation with Indigenous communities and First Nations.

(ii) Supports establishing MOU's, Implementation Agreements, and/or Protocol Agreements between First Nations and local governments that address issues of mutual interest/concern.

(iii) Recognizes Indigenous communities and First Nations have existing and distinctive Aboriginal rights, including Aboriginal Title, flowing from the ongoing and organized occupation of their traditional territories and recognized and affirmed in Section 35 of the Constitution Act (1982); implementation of the RGS will proceed without prejudice to any Aboriginal Title or rights that may currently exist, or be defined further through treaty or other processes.

Relations with Indigenous communities and First Nations will be enhanced by:

- Acknowledging and respecting cultural differences, while recognizing that Indigenous and non-Indigenous governments have overlapping and mutual interests, that their decisions impact one another, and that the residents in the entire region are best served by Indigenous and non-Indigenous governments working together in a spirit of cooperation.
- Formalizing communication and information sharing protocols.
- Supporting collaboration on economic development, land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and First Nations.
- Exploring and encouraging cross-cultural learning opportunities within our governments and communities.
- Building trust and shared understanding by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Advocating resolution and accommodation of Aboriginal Title and rights.
- Acknowledging that establishing and maintaining mutually respectful and effective relationships is a shared responsibility that requires political will, joint leadership, mutual trust, accountability, transparency and an investment of resources.

Strategic Directions

8.1 The SLRD and member municipalities agree to:

a) Support processes that advocate the fair and timely resolution of Aboriginal Title and rights for all Indigenous communities and First Nations within whose traditional territory the SLRD is located. This will be pursued through ongoing engagement with Indigenous communities, First Nations and senior levels of government.

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b) Continue to support the creation of SLRD-Indigenous Liaison Committees to work on information sharing protocols, learning resources, and engagement tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with Indigenous communities, First Nations and relevant member municipalities.

c) Engage with Indigenous communities and First Nations on the development and implementation of official community plans, zoning bylaws and the RGS shall be encouraged and proceed without prejudice to any Aboriginal Title and rights that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referrals to adjacent Indigenous communities and First Nations and by pursuing engagement that is meaningful and timely.

d) Encourage First Nations to engage with local governments on the development of their land use plans.

This will be pursued through discussions with First Nations and referral processes to encourage coordinated land use planning and to jointly improve servicing efficiency and community liveability.

e) Continue using tools, such as Protocol / Implementation Agreements and Memorandums of Understanding, with all interested First Nations in the Region to assist with improving relationships.

f) Support an ongoing process of information sharing and mutual learning to increase understanding, build trust, and foster collaboration.

This will be pursued by supporting community-to-community forums and other opportunities for mutual dialogue and discovery.

g) Encourage opportunities to learn about the many First Nations and Indigenous communities within whose traditional territory the SLRD operates, including culture, history, laws, rights, governance, roles, and responsibilities.

This will be pursued by exploring opportunities to implement cross cultural professional development training on relevant topics and skills, such as: the history of Indigenous peoples; including the history and legacy of residential schools; the United Nations Declaration on the Rights of Indigenous Peoples; Treaties and Aboriginal rights; and intercultural competency, conflict resolution, human rights and anti-racism.

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GOAL 9 Improve Collaboration among Jurisdictions

Decision making over land use, health, safety, natural resources, environmental protection and many other issues of concern to residents within the regional district is a shared responsibility. The Regional Growth Strategy intends to improve collaboration between all levels of government within the region: municipal, regional, provincial, federal and First Nations. Better collaboration can lead to improved coordination and cooperation which in turn can reduce duplication and inefficiencies in local governance and improve service delivery. It also builds on the core competencies of existing jurisdictions so that limited resources are utilized efficiently.

The Regional Growth Strategy

(i) Supports expanding the opportunities for participation and communication in Regional District decision making.

Collaboration among jurisdictions will be improved by:

- Making decisions in ways that are inclusive, coordinated, and transparent, based on mutual respect, respect for the rights of others, and a culture of collaborative management.
- Promoting early and on-going communication, and collaborative dialogue among jurisdictions with an interest in the regional district.
- Continuing to develop a collaborative, multi-faceted approach to governance.

Strategic Directions

9.1 The SLRD and member municipalities agree to:

a) Continue using the round table format (i.e., RGS Elected Officials Forums) on a regular basis as a means for continued cross-regional communication and coordination.

This will be pursued through consultation activities related to a variety of regional issues.

b) Encourage SLRD and member municipality staff departments (administration, planning, finance, engineering, etc.) to develop mechanisms by which they may share information, collaborate and co-operate with their respective peers across the jurisdictions including, but not limited to: regular staff meetings; referral systems; working committees; etc.

This will be pursued through collaborative approaches to regional and trans-boundary issues.

c) Establish MOU's, protocol agreements and working committees between various jurisdictions (i.e., local, regional, First Nation, provincial and federal, health authorities) to improve collaboration and coordination.

This will be pursued through consultation activities related to a variety of regional issues.

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d) Utilize ground rules and other protocol measures established in advance to assist with inter-jurisdictional disputes and conflict resolution.

This will be pursued through consultation activities related to a variety of regional issues.

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GOAL 10 Protect and Enhance Food Systems

The Regional Growth Strategy endorses *Smart Growth Principles*, which includes ensuring the integrity of a productive agricultural land base. The highest and best use of agricultural land is for agriculture and the protection of agricultural land helps to promote the agricultural sector. Further, predicted changes in climate, energy costs, population growth, water availability and agricultural production suggest that protecting and enhancing the capacity of the regional food system is vital to community resilience. The ability to grow and access food is a key component of developing complete communities.

WHAT IS OUR FOOD SYSTEM?
An integrated view of the production, processing, distribution, consumption and waste management of food.

The SLRD and its partners acknowledge that local governments have the ability to undertake local and regional approaches benefiting community-based food systems, such as: the protection, acquisition and management of agricultural land; the development and implementation of policy/regulations to encourage agriculture, including urban agriculture, and neighbourhood-based food assets; agricultural economic development; management of problem wildlife and invasive species; watershed management; riparian protection; and provision of affordable water and irrigation services. The value of our food systems is recognized and celebrated as a strength and source of economic development within the region.

The Regional Growth Strategy:

i. *Supports a regional food system that is healthy, accessible and resilient.*
ii. *Promotes growth and development in the local agricultural sector.*
iii. *Supports the protection and preservation of farmland and sustainable agriculture as the highest and best use of the Agricultural Land Reserve.*

Food systems will be protected and enhanced by:

- Developing supportive policies and regulations for both rural/remote and urban settings.
- Maintaining the integrity of the Agricultural Land Reserve and agricultural resources, including water, land and knowledge.
- Developing mechanisms to preserve and enhance the agricultural land base for working agriculture.
- Improving the economic viability of the local agricultural sector within the region.
- Increasing community awareness of and support for agriculture.
- Strengthening regional connections, collaborations and partnerships around food systems.
- Fostering collaboration between Indigenous communities and the farming community.

- Supporting traditional and modern teachings about food preservation, seed saving, eating seasonally, and eating locally.
- Prioritizing a localized food system in support of *community food security*.
- Supporting sustainable agricultural and harvesting practices, including marine and aquaculture.
- Encouraging water conservation and climate change preparedness.

Strategic Directions:

10.1 The SLRD and member municipalities agree to:

a) Implement Agricultural Plans in conjunction with Indigenous communities and First Nations, the Ministry of Agriculture and the Agricultural Land Commission.

   This will be pursued by ensuring that local and regional land use policies and bylaws reflect and support the vision and priorities set forth in the Agricultural Plans, and by supporting local community groups, organizations and initiatives in their implementation efforts.

b) Preserve the agricultural land base for sustainable agriculture through the recognition that the highest and best use of agricultural land is for agriculture.

   This will be pursued by supporting the management of the Agricultural Land Reserve (ALR) by the provincial government, encouraging the provincial government to protect the agricultural land base through the ALR, and utilizing appropriate Zoning Bylaw, OCP, and RGS policy tools to strictly regulate non-farm uses and the subdivision of farmland in accordance with the Agricultural Land Commission Act and Regulation.

c) Promote agricultural viability with an emphasis on food production and sustainable practices. This will be pursued by working with other levels of government to ensure all jurisdictional regulations are aligned and beneficial to producers and food production, including pursuing strategies and actions to increase actively farmed agricultural land, encourage sustainable land-based aquaculture, emphasize food production, support local food processing and distribution, and reduce barriers to the economic viability of agricultural activities. This will be pursued further by encouraging communities to set policies/targets for local and sustainable food procurement.

d) Strengthen regional connections with community-based food initiatives and organizations in support of an economically viable and ecologically sustainable food system.

   This will be pursued by recognizing and supporting the efforts and visions of community-based food system initiatives, strategies and organizations, including Indigenous communities and First Nations – and by ensuring that urban and rural planning facilitates greater connectivity in the food systems, including decision-making. This may also involve the development of a Regional Food System Strategy.

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e) Explore options for local governments to champion Agricultural Land Trusts, in which land is purchased for community food growing and protected in perpetuity as an investment in long-term food security.
This will be pursued by investigating the establishment of an Agricultural Land Trust Fund that could be used to purchase and/or lease agricultural land.

f) Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.
This will be pursued by expanding land regulations that encourage urban agriculture throughout the community and integrate food growing (gardens, small plot farming) on regional district and municipal lands and parks. This will be further pursued by encouraging innovation with regard to land use and policies that support the food system, ensuring all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses and community kitchens.

g) Support opportunities to educate, increase awareness and celebrate local food systems.
This will be pursued by continuing to support: farmers markets; festivals/events; school, youth and community-based education programs; farm-to-school/institution programs; community gardens and kitchens; and traditional foods initiatives and teachings about food preservation, seed saving, eating seasonally, and eating locally.

h) Seek input and advice from the local agricultural community on food system issues.
This will be pursued through maintaining and regularly engaging with the Agricultural Committees, Farmers Institutes/Societies and organizations, and by working with indigenous communities and First Nations.

i) Manage wildlife/human conflicts and invasive species.
This will be pursued by continuing to engage and partner with the regional Invasive Species Councils/Societies to control invasive species on farms, participating in management solution initiatives to passively and actively deter predator populations from damaging crops (urban and rural) and livestock (such as Bear Aware), and encouraging the use of best management practices to mitigate effects of wildlife and invasive species and maximize the efficient use of resources.

j) Ensure sustainable watershed management to support food production.
This will be pursued by considering agricultural needs in all watershed, drought, stormwater management, groundwater management and floodplain management plans.

k) Collaborate with provincial agencies to prepare a regional agriculture climate adaptation strategy for the SLRD.

This will be pursued by engaging the food system communities throughout the regional district to collaborate with provincial agencies.

l) Reduce potential farm/non-farm conflicts.

This will be pursued through proactive land use planning, regulations and development permit areas, as well as education and communications in collaboration with the Ministry of Agriculture and the ALC.

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GOAL 11 Take Action on Climate Change

The Regional Growth Strategy seeks to address climate change through the directions put forth in all ten SLRD RGS Goals. Additionally, the RGS recognizes the need for climate responsibility and a continued commitment to climate leadership. The Province of BC has identified the biggest sectoral contributors to *greenhouse gas (GHG) emissions* as transportation (37 percent), built environment (24 percent), industry & utilities (18 percent), and oil & gas (18 percent). Taking action on climate change will require provincial and federal leadership to support sector-based changes. It will also require local leadership and broad community commitment – by local governments, by community members, by business owners and entrepreneurs, and by visitors. Personal transport continues to be the most significant (over 50 percent of all estimated community-level emissions) contributor to local community-based GHG emissions and the single largest reason why communities are failing to maintain interim target reduction levels, suggesting that shifting the way we travel is critical.

The Regional Growth Strategy supports taking action on climate change through mitigation and adaptation. Mitigation strategies seek to reduce GHG emissions and energy consumption, with targets being critical motivators for action on mitigation. Adaptation strategies identify and address the potential local impacts of climate change, with intention of using various methods to build community *resilience*.

> A RESILIENT COMMUNITY is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change. (SLRD Energy Resilience Task Force Report)

The Regional Growth Strategy:

(i) Supports efforts to reduce inter and intra community-based GHG emissions and energy consumption.

(ii) Supports planning for climate change and building community resilience through adaptation strategies that prevent or minimize key potential impacts.

(iii) Prioritizes land use and transportation strategies as the foundation of our climate action.

Action on Climate Change will be achieved by:

- Reducing community-based GHG emissions and energy consumption.
- Preventing or minimizing potential local impacts.
- Supporting localized, *renewable energy* systems toward community resilience.
- Protecting the carbon sequestration value of natural systems.
- Engaging our communities on climate change.
- Ensuring climate change mitigation and adaptation planning is integrated in all community decision-making.

Strategic Directions:

11.1 The SLRD and member municipalities agree to:

a) Adopt Provincial GHG reduction targets.

This will be pursued by incorporating targets into SLRD and member municipality OCPs and establishing/maintaining corporate and community emissions inventories. Under the Greenhouse Gas Reduction Targets Act and reconfirmed through the Climate Leadership Plan (2016), the following targets are established for the purpose of reducing BC GHG emissions:

> (i) by 2020 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 33% less than the level of those emissions in 2007;
>
> (ii) by 2050 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 80% less than the level of those emissions in 2007.

b) Maintain status as BC Climate Action Charter signatories.

The SLRD and member municipalities are signatories to the BC Climate Action Charter. Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: *(i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter. (ii) measuring and reporting on their community's GHG emissions profile; and (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)*

c) Explore the development of climate change adaptation and mitigation plans and options to measure, monitor, evaluate and report on community GHG emissions.

This will be pursued by developing/maintaining climate change adaptation and mitigation plans and/or monitoring and reporting programs, and by lobbying the province to re-establish the Community Energy and Emissions (CEEI) Inventory in support of community-level monitoring and meeting Climate Action Charter commitments.

d) Explore the feasibility of preparing a regional climate action strategy.

This will be pursued through discussions with federal and provincial agencies, community organizations and the Union of BC Municipalities.

e) Substantially reduce GHG emissions:

i. from mobile sources

This will be pursued by limiting growth outside of established urban areas and prioritizing infrastructure development and policies that support *preferred modes of transportation* for inter and intra community travel.

ii. from stationary sources

This will be pursued through collective prioritization of energy efficient development and may include establishing Green Building Policies, creating incentive structures, encouraging retrofit programs, exploring development controls, exploring district energy systems, and lobbying the province for building code extensions. Additionally, the SLRD and member municipalities agree to explore the BC Energy Step Code.

BC ENERGY STEP CODE:

The Province brought the BC Energy Step Code into force in April 2017. The BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.
It establishes a set of incremental performance steps for new buildings that aims to communicate the future intent of the Building Code and improve consistency in building requirements across B.C. to transition to net zero energy ready buildings by 2032. It is a voluntary tool local governments across B.C. can use to encourage—or require—the construction of more energy-efficient buildings in their communities, and do so in a consistent, predictable way.

The BC Energy Step Code takes a new, performance-based approach rather than the traditional prescriptive approach. This means the BC Energy Step Code does not specify *how* to construct a building, but identifies an energy-efficiency target that must be met and lets the designer/builder decide how to meet it. In addition to being a voluntary standard for builders, the BC Energy Step Code may also be referenced in local government bylaws and policies as an 'unrestricted matter' under the Building Act.

iii. associated with solid waste management

This will be pursued by continuing to develop and implement policies, practices and targets toward achieving Zero Waste Goals.

f) Ensure regional/municipal decision-making is structured to achieve GHG reduction targets and energy goals.

This will be pursued by supporting compact, complete, efficient land use patterns and using an integrated asset management approach in which consideration is given to the full costs throughout an asset's life cycle (lifecycle costs), prioritizing opportunities for GHG and energy reduction. This may also involve expanding/updating corporate purchasing policies.

g) Utilize local third party accredited carbon offset programs and explore the creation of locally and/or regionally planned and managed third party accredited carbon credit/trading systems, with potential offsets going towards tangible local projects.

This will be pursued by working with community organizations, local governments and provincial agencies/authorities.

h) Protect the carbon sequestration value of natural systems, including forested lands and wetlands, and explore opportunities to strategically acquire protected areas that contribute to climate change mitigation.

This will be pursued by protecting forested lands and wetlands under local government jurisdiction, expanding protected areas where possible, and considering carbon sequestration values in provincial referral responses.

i) Consider impacts to local community GHG emissions in decision-making around GHG-intensive industries and utilities, LNG, and commercial recreation and leisure operators.

This will be pursued through development approval and environmental assessment processes and lobbying efforts with provincial and federal government.

j) Prioritize developing strategies and taking action to reduce personal transport emissions.

This will be pursued by developing compact, complete land use patterns and expanding the share of preferred modes of transportation.

k) Encourage the development and use of renewable energy across the region.

This will be pursued through partnerships and in consultation with communities, exploring options at both the building-level and grid or system level. It may include advancing opportunities to incent small-scale, renewable energy production and use, exploring new technologies through pilot projects, and supporting provincial building code extensions and other tools to facilitate renewable energy systems in local development and construction.

l) Build climate resilience.

This will be pursued through efforts to address the vulnerability that communities have to the environmental consequences of climate change and expand the capacity of citizens, institutions and infrastructure to respond to and influence change. Special consideration must be made for those in our communities who are most vulnerable and least able to respond or influence.

m) Plan for climate change.

This will be pursued by ensuring new land use, buildings and infrastructure are planned and designed with tomorrow's climate in mind.

n) Prepare for extreme weather events, natural hazards and other large-scale emergencies that may increase in frequency and intensity as a result of climate change.

This will be pursued by expanding on emergency preparedness and management plans/strategies and enhancing community resiliency and self sufficiency – both human and physical infrastructure.

o) Pursue community engagement and consultation opportunities around climate change – with a focus on mitigation and adaptation.

This will be pursued by collaborating with local organizations, agencies, and stakeholders to build awareness, empowerment and commitment to take local action on climate change.

p) Ensure Climate Action is evidence-based.

This will be pursued by using data and modeling to inform climate action planning and decision-making.

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Part 4 Implementation

The RGS is intended as a strategic guide to future land use development and services in accordance with the *Local Government Act*. The operational challenges will include: managing settlement growth in a manner that is consistent with the RGS *Smart Growth Principles*, while also preventing development sprawl in the rural and resource areas; improving transportation systems in a way that enhances efficiency, safety and sustainability goals; and developing the processes for communication and cooperation between local government, provincial and federal agencies and First Nations in a common commitment to responsible land use planning and management.

Implementation Process

The RGS implementation process will involve the following tasks:

a) The development and adoption of Regional Context statements within Official Community Plans, as required by the Local Government Act;
b) Continued development of a RGS implementation program based on the directives contained in the RGS where the SLRD undertakes the required follow-up action;
c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations, where they can assist in addressing mutual concerns;
d) The preparation of Implementation Guidelines, provided as resources to support collective implementation of the RGS.
e) Annual progress reporting to the SLRD Board on implementation of the RGS strategic directives presented in the preceding pages;
f) Annual monitoring of Integrated SLRD RGS and ISP Goals & Indicators (Appendix A).
g) Implementation of completed Economic Development Studies and Agricultural Plans, which may result in amendments to the RGS.

Regional Context Statements

Successful implementation of the RGS depends on cooperation between the SLRD and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. Regional Context Statements set out the relationship between the RGS and the member municipality Official Community Plans, and as such, they are the main implementation tool of the RGS.

Section 446 of the *Local Government Act* establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between the Official Community Plan and the goals and strategic directions identified in the RGS. If applicable, Regional Context Statements will identify how the Official Community Plan will be made consistent with the RGS over time. Regional Context Statements are accepted by resolution, meaning a majority vote of the SLRD Board is needed. A regional public hearing is not required.

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Regional Context Statements have been accepted for all four member municipalities.

Coordination with Other Governments and Agencies

The SLRD will work with neighbouring jurisdictions, namely the Fraser Valley Regional District, Cariboo Regional District, Metro Vancouver Regional District, Powell River Regional District, Sunshine Coast Regional District, Strathcona Regional District, and Thompson-Nicola Regional District to facilitate the compatibility of regional growth planning and initiatives.

The SLRD and member municipalities will work with the provincial and federal governments and their agencies on major investments in the regional transportation system, expansion of affordable housing choices, the location of public facilities, and any other initiatives that supports the goals and strategies specified in the RGS.

The SLRD and member municipalities will work with the Agricultural Land Commission to protect the region's agricultural land base.

The SLRD and member municipalities will seek to build relationships and to work with First Nations. (Refer to Goal 8).

Recognition of Aboriginal Title

First Nations have asserted/continue to exercise Aboriginal Title and rights to traditional territories within which the SLRD is located. The implementation of the RGS will proceed without prejudice to any Aboriginal Title or right that may currently exist, or be defined further through treaty or other processes.

Implementation Agreements

Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.

Implementation Guidelines

The SLRD may periodically prepare guidelines to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

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Legislative Requirements

Annual Monitoring and Reporting

Section 452 of the *Local Government Act* requires annual monitoring and reporting of regional growth strategies. Monitoring is the process of collecting information, analyzing trends and gauging progress toward goals. Monitoring of the RGS has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS. Reporting includes evaluation and is the process of communicating the results of the monitoring.

To facilitate the monitoring and reporting process, Table X, Appendix A presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Annual Monitoring reports.

Five-year Review

To ensure that the Regional Growth Strategy continues to respond to current and future needs, at least once every five years the SLRD will consider whether the Regional Growth Strategy must be reviewed for possible amendment, pursuant to Section 452 of the *Local Government Act*.

Regional Growth Strategy Amendments

Squamish-Lillooet Regional District and member municipalities will continue to work to ensure Official Community Plan policies are consistent with the RGS Settlement Planning Map, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, with particular attention to growth management that assists economic development in Pemberton and revitalization of the Lillooet area. The following outlines the criteria and process for considering minor amendments to the SLRD Regional Growth Strategy.

RGS Amendment Criteria and Process

a) The process to initiate amendments to the Regional Growth Strategy is by resolution of the SLRD Board. Member municipalities may, by Council resolution, request amendments; typically this will also involve a Regional Context Statement/OCP Amendment, with all amendments processed concurrently.
b) On receipt of a resolution from a member municipality or the SLRD Board to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. RGS Steering Committee comments and recommendations will be forwarded to the SLRD Board to assist in its decision on whether the application should be processed as a minor or major amendment.
c) The SLRD Board will assess the application in terms of the minor amendment criteria and determine if the amendment application should be treated as a minor or major amendment.

Table 6: Minor Amendment Criteria

MINOR Amendment Criteria
Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following: 1. Where a land use or development proposal requires an amendment to the Regional Growth Strategy, and, in the opinion of the Board: a) is not considered to be of regional significance in terms of scale, impacts or precedence; and b) is not inconsistent with the goals of the Regional Growth Strategy. 2. Those text and map amendments required to correct errors or as a result of more accurate information being received relative to existing information; 3. Those housekeeping amendments to population, dwelling unit and employment projections, housing demand estimates, performance measures, tables, figures, key indicators, grammar, or numbering, that do not alter the intent of the Regional Growth Strategy; 4. Anything that is determined to *not* be a minor amendment is to be treated as a major amendment. Although not considered an exhaustive list, the following types of amendments are considered regionally significant: • Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands; • Those that involve development of non-settlement lands that are not contiguous to existing designated settlement areas; • Those that would have significant impacts to the regional highway system and may negatively affect level of service; and, • Those that would have significant impacts to regional energy emissions and may negatively affect Climate Change reduction and/or adaptation.

d) An affirmative 2/3 vote of the SLRD Board members attending the meeting is required to proceed with a minor amendment process.

Table 7: Minor & Major Amendment Process

MINOR Amendment Process	MAJOR Amendment Process
Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, the Board will: i. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the Board meeting at which the amending bylaw is to be considered for first reading; ii. consider any representations and written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw. The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under sections 212 and 437 of the *Local Government Act* and Squamish-Lillooet Regional District Procedure Bylaw No. 1260-2012, as amended from time to time. No public hearing is required for minor amendments to the RGS.	Where the SLRD Board resolves to not proceed with an amendment application as a minor amendment, the amendment becomes a major amendment and may only be adopted through the process outlined in section 436 of the *Local Government Act*.

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Regional Context Statement Amendments

After a Regional Context Statement has been accepted by the SLRD Board there are three instances in which municipalities will be required to submit a revised or new Regional Context Statement:

1. When a new Official Community Plan is being developed.
2. When amendments to an existing Official Community Plan are proposed that are not consistent with the accepted Regional Context Statement.
3. Within five years of the Board's latest acceptance of the Regional Context Statement and/or in association with an RGS Review.

The process for amending an accepted Regional Context Statement is the same as the process for initial acceptance of the Regional Context Statement, as per Section 448 of the *Local Government Act. For Regional Context Statement revisions that trigger an RGS amendment, the SLRD requires these amendments to be processed concurrently, with the RGS amendment adopted prior to the revised Regional Context Statement being accepted.*

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Roles and Responsibilities

Squamish-Lillooet Regional District:

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the Agricultural Land Commission Act and Regulation.
- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions* within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS *Goals* in accordance with RGS *Strategic Directions*.
- Monitor and report on implementation of the RGS *Goals*.
- Monitor RGS and ISP Indicators.

Member Municipalities:

- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions* within Official Community Plans.
- Assist and cooperate in the implementation of the RGS *Goals* and *Strategic Directions*.

Regional Growth Strategy Steering Committee:

- Guide the implementation of the RGS *Goal* and *Strategic Directions*. This includes: reviewing the annual monitoring report on progress made in achieving the goals of the RGS; reviewing all requested amendments to the RGS; and guiding the process of reviewing and updating the RGS;
- Advise the Board and member municipalities on Regional Growth Strategy issues/matters, including providing comments and recommendations to the Board/Councils on proposed Regional Growth Strategy amendments and development issues of regional, inter-municipal, and inter-agency significance.

Inter-Governmental Advisory Committee:

- Advise applicable local governments on the development and implementation of RGS, including RGS reviews, and to facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the RGS.

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Glossary of Terms

Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.

Aging in Place Aging in place means having the health and social supports and services you need to live safely and independently in your home or your community for as long as you wish and are able.

Backcountry Resort refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/ adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

BC Energy Step Code is a voluntary compliance path within the BCBC (via new Subsections 9.36.6. and 10.2.3. of Division B) that establishes progressive performance targets (or steps) to support transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy–ready buildings by 2032. Effective April 7, 2017, the BC Energy Step Code has been introduced as an amendment to the 2012 BC Building Code (BCBC).

Board means the Regional Board of the Squamish-Lillooet Regional District; for the purposes of the RGS only those Board members who participate in the RGS service may participate in RGS decision making.

Community means an identifiable or distinct settlement of people, living and interacting with one another in a defined geographic area, who may share a common culture, values and norms and similar environmental conditions.

Complete community means a type of settlement where necessary and desired services, features and attributes allow residents to live, work, play, shop, and learn within close proximity of their home. A more complete community is one where there is a range of opportunities for day-to-day activities, resulting in jobs closer to where people live, accessibility to transit, shops and services near home, and a wider range of housing types.

Community food security (CFS): is defined as a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice (BC Provincial Health Services Society).

Co-operative (co-op) Housing means is a type of housing that residents own and operate as part of a membership.

FireSmart means structured and practical solutions or mitigative approaches to reduce the hazard posed by interface fires to communities and homes.

Flex Housing means a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time with a minimum of expense

Food Security exists when all people, at all times, have physical, social and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life (United Nations Food and Agriculture Organization (FAO)).

Food Systems a food system provides an integrated view of and includes the production, processing, distribution, consumption and waste management of food.

Greenhouse Gas Emissions are any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global climate change.

Healthy community is one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

Master Planned Communities means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.

Natural Capital refers to living organisms (i.e., plants, animals, bacteria), water, air, land, and non-renewable stocks (i.e. oil and gas, minerals). The value of natural capital is based on the quantity & quality of the goods (timber, food, fuel, genetic resources, biochemicals) and services that flow from these stocks. Services are those that are essential, support all life and are extremely complex; they include climate regulation, water purification, waste treatment, erosion control, air quality management, nutrient recycling, photosynthesis, soil formation, pest and disease control, and protection from extreme weather damage. Natural capital is one approach to ecosystem valuation, an alternative to the traditional view of all non-human life as passive natural resources, and to the idea of ecological health.

Neighbourhood means a local, identifiable area within a settlement area, either urban or non-urban, which has some quality or character that distinguishes it from other areas.

Non-market housing means housing that is owned or controlled by a government or nonprofit entity and is rented to low or moderate income households at less than market rent, or made available for purchase at less than market value.

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Non-settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.

Non-urban means any unincorporated or incorporated settlement areas, and includes small Rural Communities, Serviced Residential areas and Rural Residential areas.

Occupied Private Dwelling means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a **person or a group of persons live permanently**.

Preferred mode of transportation the SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

Private Dwelling means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside (includes all dwellings – vacant, occupied by temporary residents and occupied by permanent residents).

Region or Regional refers to the Squamish-Lillooet Regional District and its member municipalities.

Resilience means the ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change.

Resilient community is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health. A resilient community is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change.

Renewable Energy is generally defined as energy that is collected from resources which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.

Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels, which are not serviced by community water or sewer services.

Senior (housing) means an adult aged 55 years or older. Note housing programs, partners and housing providers may define senior by a different age.

Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.

Settlement Area means an area of predominantly residential use at varying densities. These may be either urban or non-urban.

Smart Growth means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.

Transportation Demand Management programs designed to reduce demand for transportation through various means, such as the use of transit and of alternative work hours.

Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses. Undeveloped land completely surrounded by developed areas, such as cemeteries, golf courses, and urban parks is recognized within urban areas. The extent of urban areas is determined by the existence of a dense systematic street pattern and the relative concentration of buildings.

Urban Containment Boundary refers to a set of land-use regulations that prohibit urban level development outside a certain boundary; they are a regulatory tool used to shape the geographical pattern of urban growth.

Zero Waste means the goal of eliminating waste wherever possible by encouraging a systems approach to avoid the creation of waste in the first place. A Zero Waste Systems approach turns material outputs from one process into resources for other processes.

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PLANNING TERMS:

Vision: an overall description of our desired future.

Goals: elements that collectively comprise the realization of our vision.

Strategic Directions: actions designed to guide RGS implementation.

APPENDIX A Integrated SLRD RGS and ISP Goals & Indicators

Table 8 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *Smart Growth Principles* but align with the indicators of the SLRD Integrated Sustainability Plan (ISP), thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the RGS will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life of present and future generations.

Table 8: Integrated RGS and ISP Monitoring

RGS & ISP GOAL	INDICATORS	DESCRIPTION
GOAL 1 **FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES**	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions
	Landfill Waste	Total amount of solid waste sent to landfills from SLRD communities.
	Population Density	Population per ha of developed land
GOAL 2 **IMPROVE TRANSPORTATION LINKAGES AND OPTIONS**	Highway Safety	Fatalities on certain highways
	Transit Commutes	Percent commuting to work via transit
	Number of Vehicles	ICBC vehicle ownership data
GOAL 3 **GENERATE A RANGE OF QUALITY AFFORDABLE HOUSING**	Housing Affordability	Ratio of median income to median assessed residential property value
	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas
GOAL 4 **ACHIEVE A SUSTAINABLE ECONOMY**	Diversity of Industry	Labour force concentration in industries that bring in outside money to the region (export-like industries such as tourism, logging, building homes, etc.)
	Median Income	Real median income of SLRD based tax filers
	Total Income	Total income reported by SLRD based tax filers

	Room Revenue	Room Revenue for the SLRD tourism Communities
	Population	Population and Sustainable Population Ratios
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology
GOAL 5 **PROTECT NATURAL ECOSYSTEM FUNCTIONING**	Species at Risk	Number of vascular species at risk within the SLRD
	Water Use	Total amount of water extracted then delivered from municipal and SLRD water plants to end users in the SLRD.
	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is below low
GOAL 6 **ENCOURAGE THE SUSTAINABLE USE OF PARKS AND NATURAL AREAS**	Recreation Facilities	Recreation facilities and parks/ fields area.
	Commercial Recreation Operators	The number of commercial operators in the region (indicator aims to represent the commercial recreation activity in the SLRD)
GOAL 7 **CREATE HEALTHY AND SAFE COMMUNITIES**	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index
	Leisure Activity	The population aged 12 and over who reported an active or moderately active level of physical activity on Canadian Community Health Survey
	Trail Length	The length of official commuter trails as well as recreation trails that are generally accessible to a large segment of the population (lower grade, wider, gravel or paved).
GOAL 8 **ENHANCE RELATIONS WITH INDIGENOUS COMMUNITIES AND FIRST NATIONS**	SLRD-Indigenous Meetings	The number of meetings held between the SLRD and Indigenous communities and First Nations on an annual basis.
GOAL 9 **IMPROVE COLLABORATION**	Voter turnout	Proportion of the registered voters voting in SLRD Community/ Electoral Area elections
	RGS Collaboration	Number of RGS steering committee meetings
GOAL 10	Active Farms	Total ha of active farms

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PROTECT AND ENHANCE FOOD SYSTEMS	Status of the ALR	Number of subdivisions; number of non-farm use applications approved; amount of land removed from the ALR; amount of land included in the ALR.
	Urban Agriculture	Total ha of urban agriculture (community gardens, greenhouses, small plots, etc.) Number of people participating in community garden programs.
GOAL 11 TAKE ACTION ON CLIMATE CHANGE	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions

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REGIONAL GROWTH STRATEGY MAPPING

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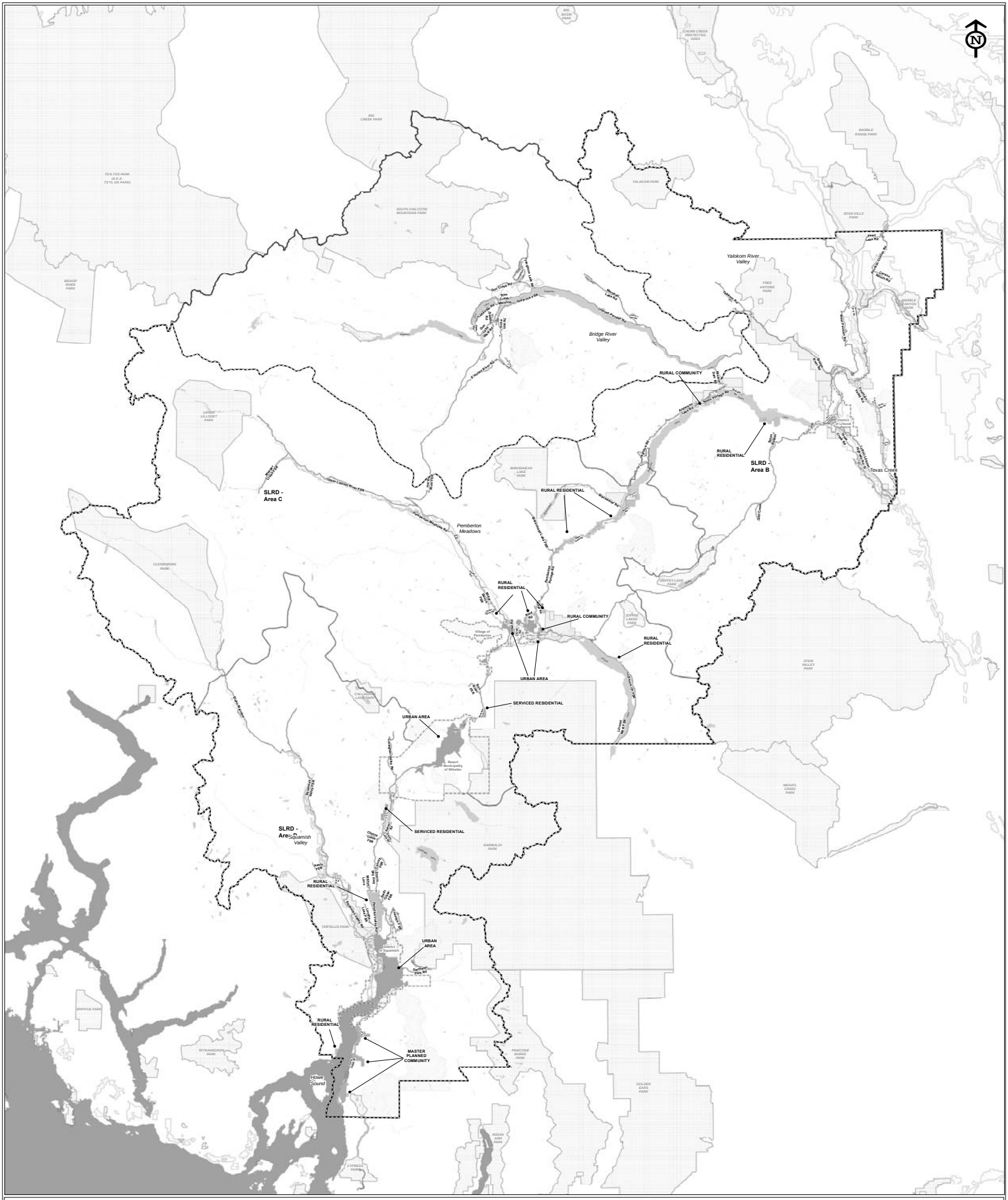


Squamish - Lillooet Regional District
Bylaw 1062 Map 1

REGIONAL SETTLEMENT PLAN

IR
Municipal Boundaries
Electoral Area Boundaries
RGS Boundary
SLRD Boundary
ALR
Community Watersheds
Parks & Protected Areas

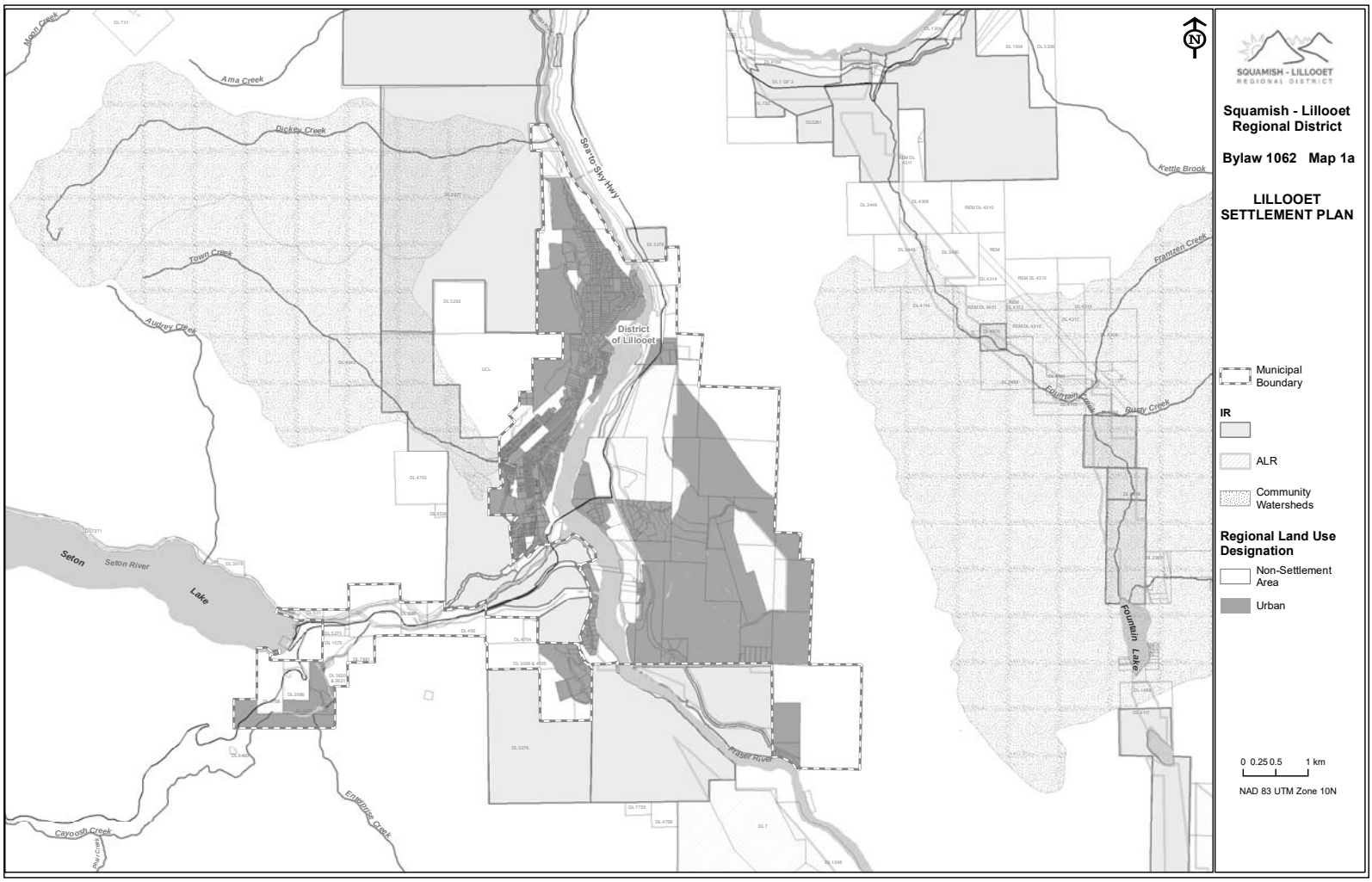
Regional Land Use Designation

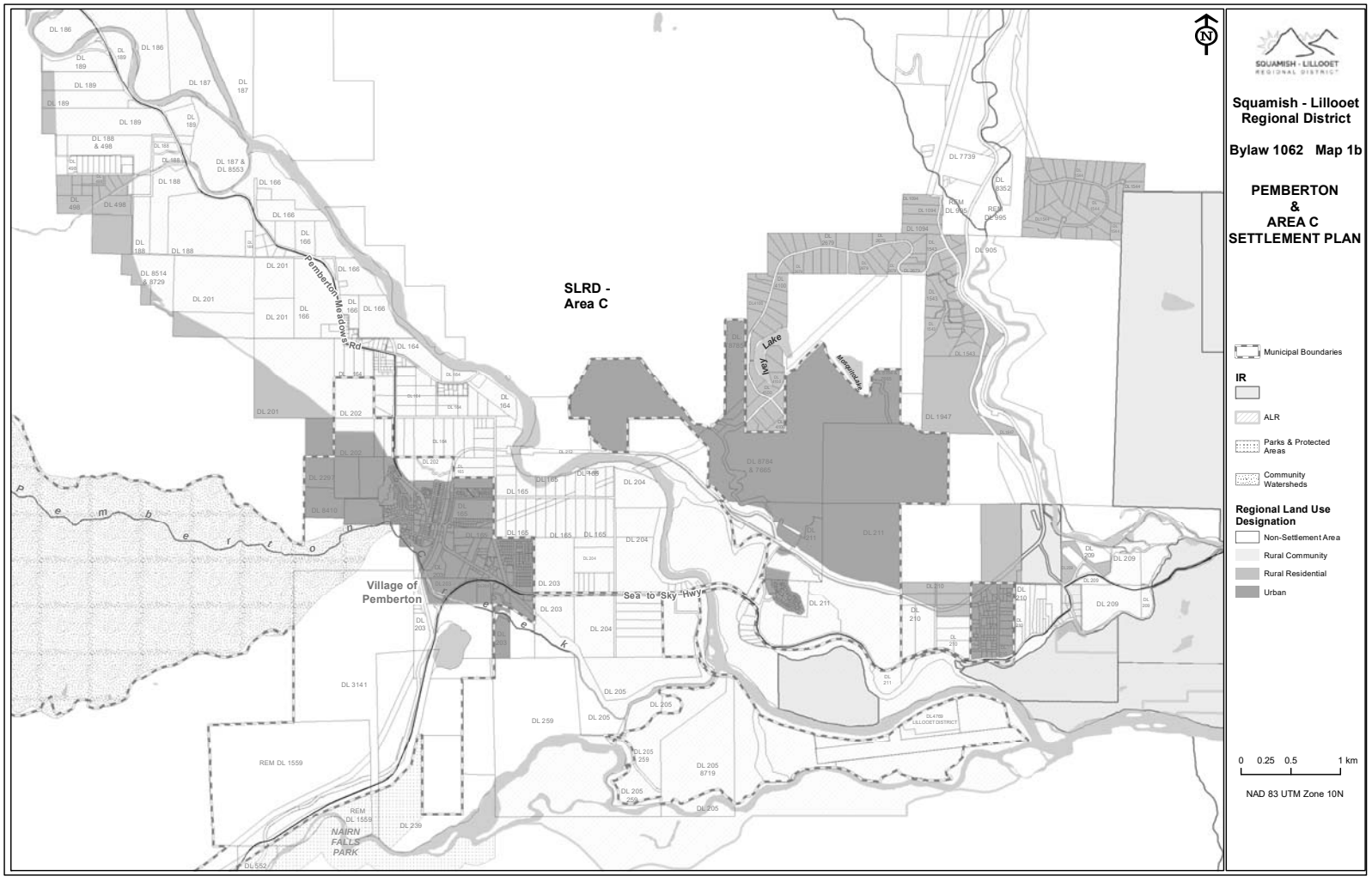
Master Planned Community
Non-Settlement Area
Rural Community
Rural Residential
Serviced Residential
Urban

0 5 10 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT

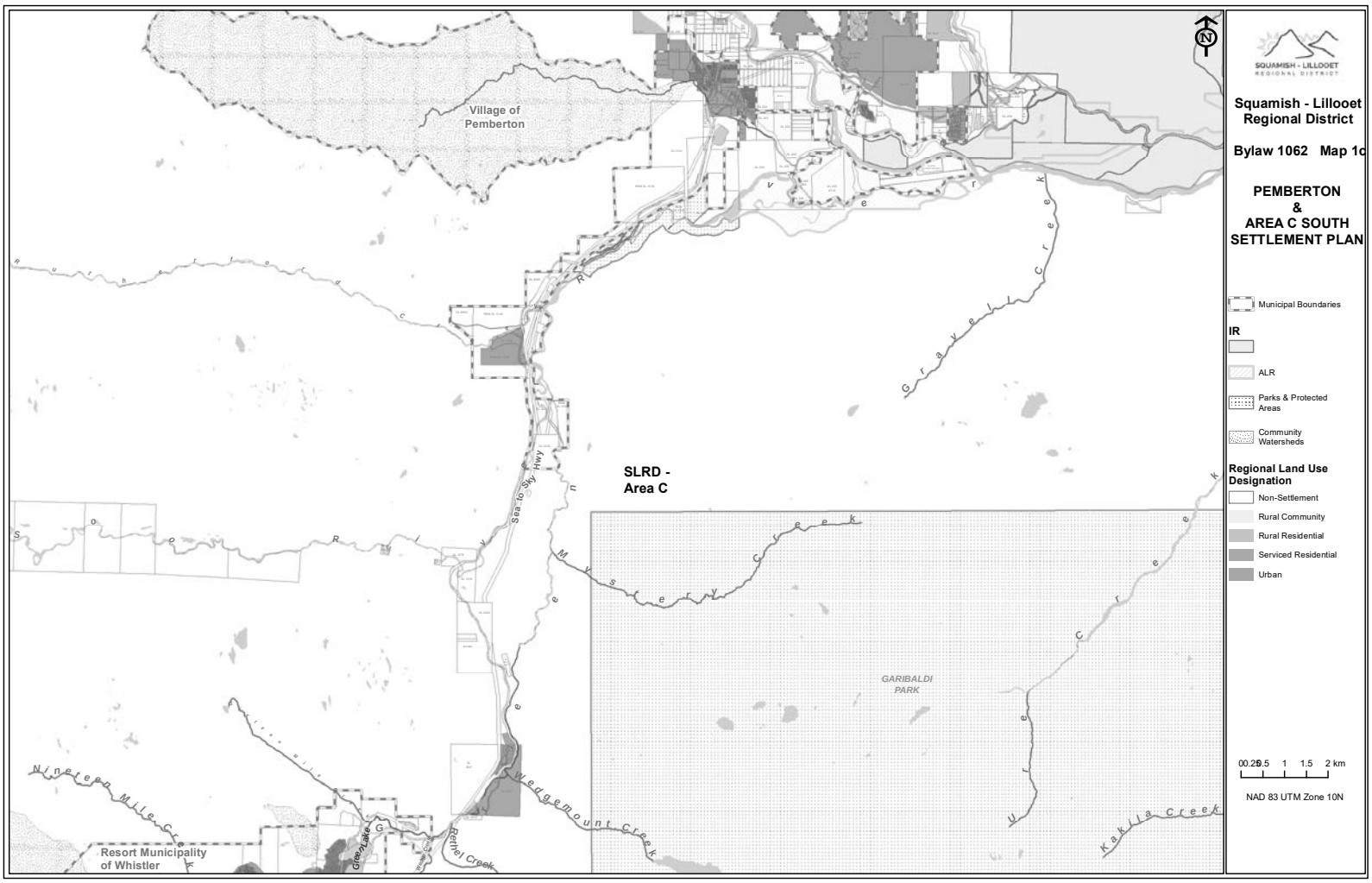

Mount Creek
Ama Creek
Dickey Creek
Sea to Sky Hwy
Town Creek
Audrey Creek
District of Lillooet
Krettle Brook
Franzen Creek
Fountain Creek
Rusty Creek
Seton
Seton River
Lake
Fountain Lake
Fraser River
Cayoosh Creek
Portage Creek
Pur Creek
N
SQUAMISH - LILLOOET REGIONAL DISTRICT
Squamish - Lillooet Regional District
Bylaw 1062 Map 1a
LILLOOET SETTLEMENT PLAN
Municipal Boundary
IR
ALR
Community Watersheds
Regional Land Use Designation
Non-Settlement Area
Urban
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N

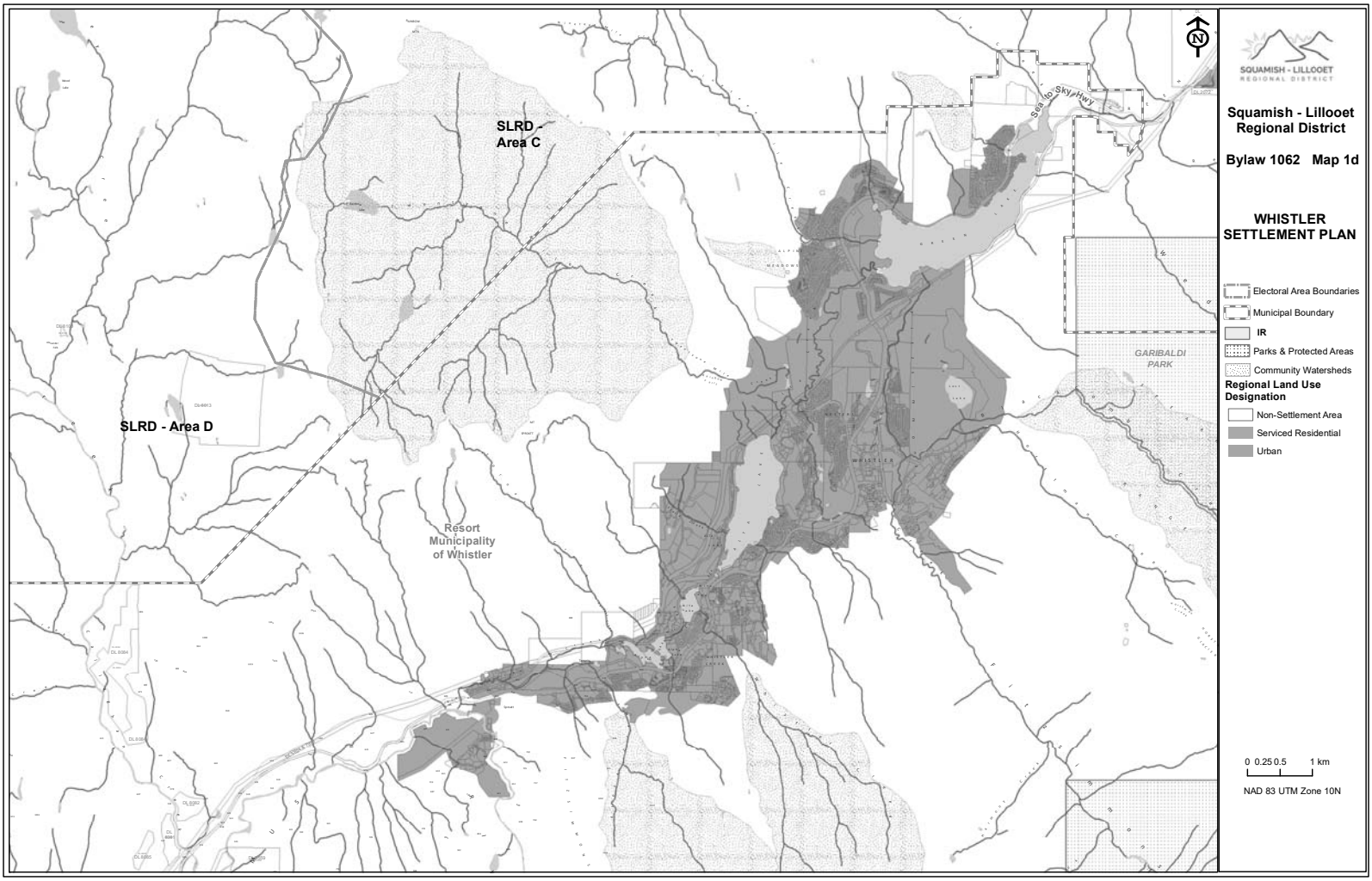


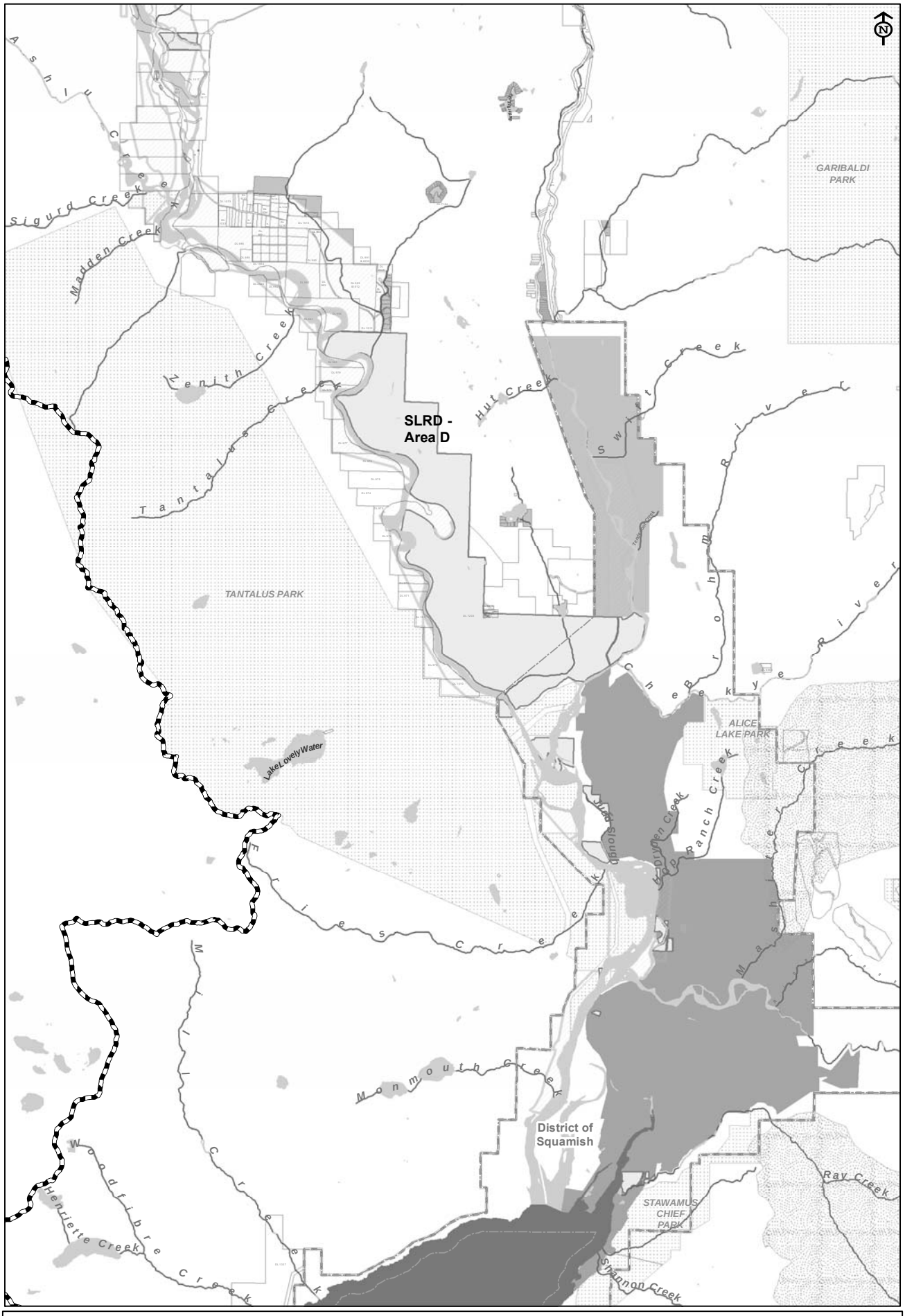
Squamish - Lillooet Regional District

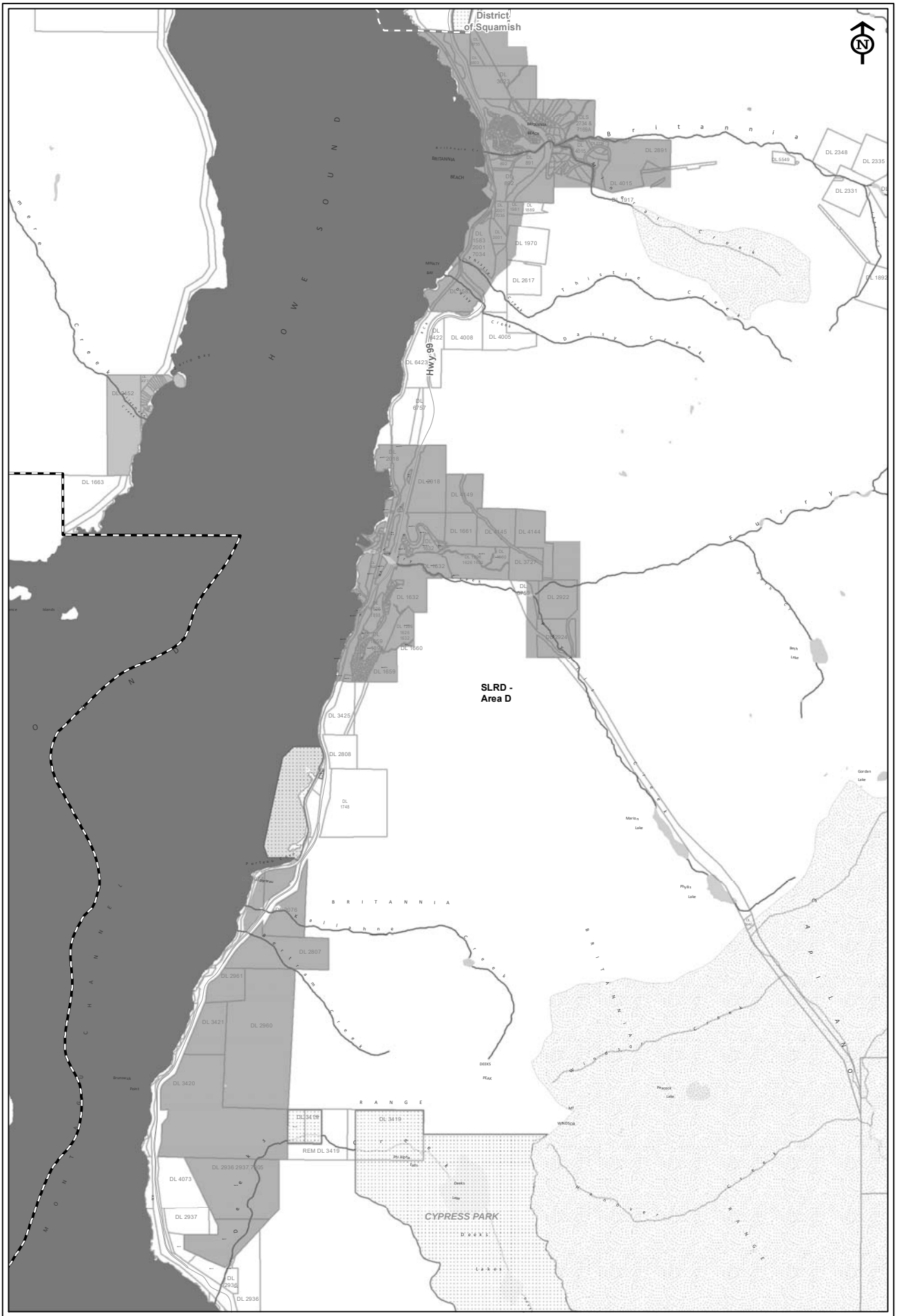
Bylaw 1062 Map 1b

PEMBERTON & AREA C SETTLEMENT PLAN


Village of Pemberton
SLRD - Area C
Sea to Sky Hwy
Gravel Creek
Mystery Creek
Wedgemount Creek
Ure Creek
Kakila Creek
GARIBALDI PARK
Nineteen Mile Creek
Resort Municipality of Whistler
Green Lake
Rethel Creek
N
Squamish - Lillooet Regional District
Bylaw 1062 Map 1c
PEMBERTON & AREA C SOUTH SETTLEMENT PLAN
Municipal Boundaries
IR
ALR
Parks & Protected Areas
Community Watersheds
Regional Land Use Designation
Non-Settlement
Rural Community
Rural Residential
Serviced Residential
Urban
0 0.25 0.5 1 1.5 2 km
NAD 83 UTM Zone 10N


SLRD - Area C
SLRD - Area D
Resort Municipality of Whistler
Sea to Sky Hwy
GARIBALDI PARK
WHISTLER
N
SQUAMISH - LILLOOET REGIONAL DISTRICT
Squamish - Lillooet Regional District
Bylaw 1062 Map 1d
WHISTLER SETTLEMENT PLAN
Electoral Area Boundaries
Municipal Boundary
IR
Parks & Protected Areas
Community Watersheds
Regional Land Use Designation
Non-Settlement Area
Serviced Residential
Urban
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N


Ashlu Creek
Sigurd Creek
Madden Creek
Zenith Creek
Tantalus Creek
Hut Creek
SLRD - Area D
GARIBALDI PARK
Swift Creek
Squamish River
TANTALUS PARK
Lake Lovely Water
Cheekye River
ALICE LAKE PARK
Brennen Creek
Ranch Creek
Mashiter Creek
Mamquam Slough
Ashlu Creek
Miles Creek
Monmouth Creek
District of Squamish
Woodfibre Creek
Henriette Creek
Ray Creek
STAWAMUS CHIEF PARK
Shannon Creek
N
SLRD Boundary
Municipal Boundaries
IR
ALR
Community Watersheds
Parks & Protected Areas
Regional Land Use Designation
Non-Settlement Area
Rural Residential
Urban
Squamish - Lillooet Regional District
Bylaw 1062 Map 1e
SQUAMISH & AREA D
SETTLEMENT PLAN
SQUAMISH - LILLOOET
0 0.25 0.5 1 km
NAD 83 UTM Zone 10N



Squamish - Lillooet Regional District
Bylaw 1062 Map 1f

HOWE SOUND SETTLEMENT PLAN

- SLRD Boundary
- Electoral Area Boundaries
- Municipal Boundary
- IR
- Community Watershed
- Parks and Protected Areas

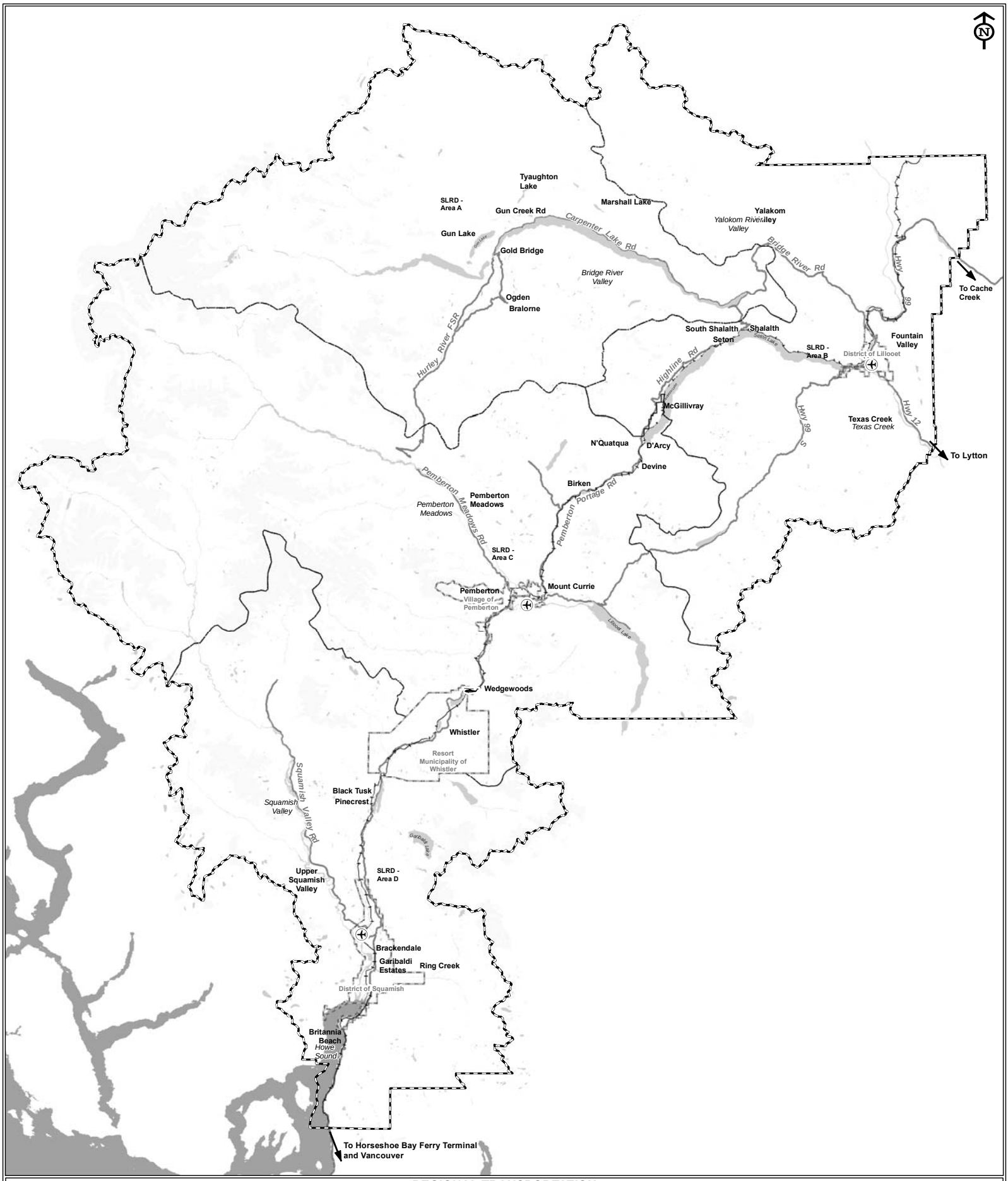
Regional Land Use Designation

- Master Planned Community
- Non-Settlement Area

0 0.25 0.5 1 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT



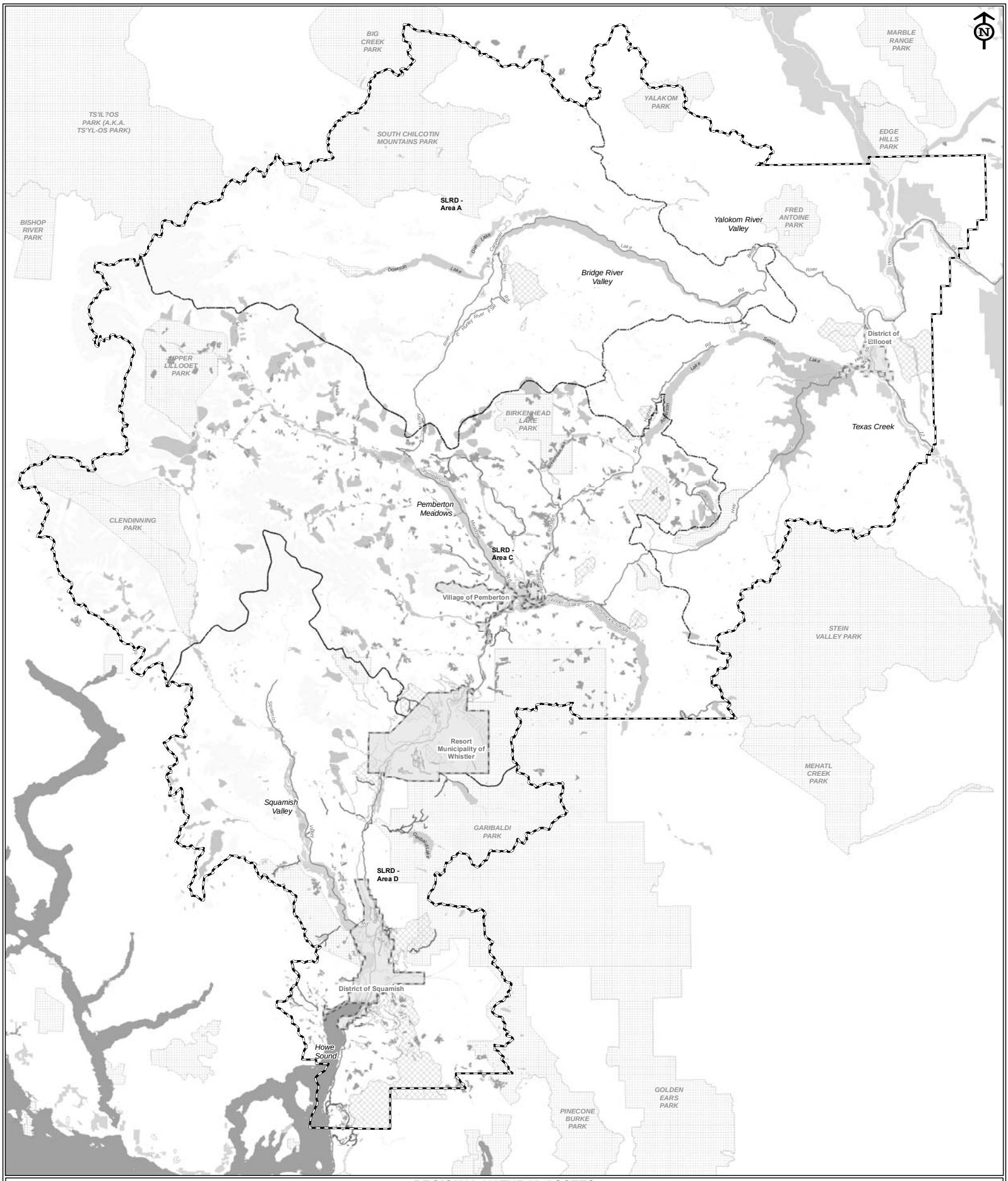
Squamish - Lillooet Regional District
Bylaw 1062 Map 2

REGIONAL TRANSPORTATION

Municipal Boundaries
Electoral Area Boundaries
SLRD Boundary
Heliport
Airstrip
Railway
Road
Ocean
Lakes & Rivers

0 5 10 km

NAD 83 UTM Zone 10N



Squamish - Lillooet Regional District
Bylaw 1062 Map 3

REGIONAL NATURAL ASSETS

- SLRD Boundary
- Municipal Boundaries
- Electoral Area Boundaries
- Community Watersheds
- Ice Masses
- Ocean
- Lakes & Rivers
- Agricultural Land Reserve
- Wildlife Habitat Areas
- Old Growth Managment Areas
- Recreation Trails
- Parks & Protected Areas
- Forest Tenure Rec Trails

0 5 10 km

NAD 83 UTM Zone 10N

SQUAMISH - LILLOOET REGIONAL DISTRICT

Appendix B

TIMELINE OF EVENTS TO DATE: RGS AMENDMENT BYLAW 1562-2018

INITIATION

Scoping Period (April 2015 – February 2016)

- Referral sent to all affected local governments on the need for review, with opportunity to provide input (May 13, 2015)

Board Resolution to Initiate RGS Review (February 18, 2016)
Board Resolution to Adopt Consultation Plan and provide Notifications (April 27, 2016)

- Consultation Plan & Terms of Reference: developed by SLRD staff with input from the Steering Committee; adopted by the SLRD Board.
- Notification of Initiation: to affected local governments and minister and First Nations (May 2, 2016 to FNs and affected local governments, CAO referrals; November 17, 2016 to FNs more peripheral (i.e. no reserve lands within SLRD)
- Intergovernmental Advisory Committee (IAC): letter to the minister regarding the formation of an IAC (IAC appointments).

Elected Officials Forum #1: Kick Off (June 9, 2016)
The purpose of this forum was to convene all member municipality and SLRD Elected Officials, Chief Administrative Officers, and Directors of Planning and Development to kick-off the SLRD RGS Review process – establishing a collaborative understanding in support of an effective, efficient and productive review process.
Key objectives for the forum were:
1. Establish common ground and understanding of regional growth strategies in general and the goals, principles and framework of the SLRD RGS.
2. Share RGS Review proposed revisions and discuss options.
3. Enhance communication and collaboration among all SLRD member Elected Officials as part of the RGS review process.

REVIEW & REVISE

Elected Officials Forum #2: Growth Management (November 10, 2016)
The purpose of this forum was to convene all member municipality and SLRD Elected Officials, Chief Administrative Officers, and Directors of Planning and Development to explore growth management tools and the desire to work together to directly address growth) within the updated Regional Growth Strategy (RGS).
Key objectives for the forum were:
1. Discuss and receive feedback on Growth Management Idea Recommendations; and
2. Discuss options/approaches to work together to directly address growth within the updated RGS.

Elected Officials Forum #3: Affordable Housing (December 1, 2016)
The purpose of this forum was to convene all member municipality and SLRD Elected Officials, Chief Administrative Officers, and Directors of Planning and Development to explore affordable housing tools, techniques and opportunities for regional approaches and collaboration.
Key objectives for the forum were:
1. Information sharing (trends/issues and tools/techniques); and
2. Exploring opportunities for regional approaches and collaboration (coordinated efforts).

Content Development (May – September 2017)
SLRD staff and the RGS Steering Committee worked to revise the RGS, based on input received at the Elected Officials Forums. Revisions and content development largely reflect member municipality and SLRD Official Community Plan (OCP) objectives and policies as well as other community plans such as agricultural plans, climate action plans, transportation plans, etc.

SHARE

Draft Amendment Bylaw
Discussion Draft Preliminary Referral to IAC (September 15, 2017 – October 15, 2017). SLRD staff worked to incorporate recommendations. RGS Steering Committee reviewed and endorsed recommendations.

ADOPT

First Reading of RGS Amendment Bylaw 1562-2018 (draft RGS Review) (March 28, 2018)
SLRD staff to present the RGS Review draft (RGS Amendment Bylaw 1562-2018) to the SLRD Board for review and input. Should first reading be received, refer the RGS Review draft (RGS Amendment Bylaw 1562-2018) to member municipalities for comment.

Community Information Sessions
SLRD to host a community information session/open house in each member municipality to provide information and seek input on the RGS Review draft (RGS Amendment Bylaw 1562-2018) (tentative – dependent on SLRD Board resolution).

Advisory Meetings
Advisory meetings were held throughout the RGS Review process (10 during the scoping period, 12 during the review/revise phase), with the RGS Steering Committee guiding the process and the Intergovernmental Advisory Committee (IAC) providing input. Key input from the IAC came through the Discussion Draft Preliminary Referral, though opportunities to provide input were extended earlier in the process.

Appendix C

CONSULTATION SCHEDULE -- *RGS REVIEW*

(Checklist)

	WHO	WHEN		HOW
	STAKEHOLDERS	**ITEM**	**TIMELINE**	**CONSULTATION ACTIVITIES**
	INITIATION			
✓	RGS Steering Committee	Scoping Period	April 2015 - December 2015	The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 10 scoping period sessions held in total.
✓	Affected Local Governments	Scoping Period	April 2015	Provide an opportunity for input on the need for review of the RGS, as per s. 452(3) of the LGA. (SLRD Board Report and Resolution were forwarded to affected local govts/agencies)
✓	SLRD Staff	Scoping Period	February 2016	Report back to the Board on the need for review and provide recommendations regarding the RGS *Review* process and content, as identified by the RGS Steering Committee during the *Scoping Period* .
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Review	February 2016	As per s.433 of the LGA, preparation of a regional growth strategy [including a review] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Terms of Reference	March 2016	SLRD Staff to prepare Consultation Plan and Terms of Reference.
✓	RGS Steering Committee	Advisory Meeting	April 2016	RGS Steering Committee to review and provide input on the RGS *Review* Consultation Plan and Terms of Reference.
✓	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan and approve Terms of Reference	April 2016	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. Terms of Reference to include proposed budget and project timeline. Note the SLRD Board resolved to not include the holding of a public hearing as part of this Consultation Plan.
✓	SLRD Board, Affected Local Governments, Minister*	Notification of Initiation	April 2016	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, First Nations	Notification of Initiation	April 2016	As a courtesy, provide notice of initiation to First Nations, including information regarding the RGS *Review* process and engagement opportunities.
✓	SLRD Board Chair*	Letter to minister (MCSCD) re IAC membership	April 2016	As required by s. 450 of the LGA, form an Intergovernmental Advisory Committee based on Minister recommendations for membership.
✓	RGS Steering Committee	Council Reports	May 2016	RGS Steering Committee to bring Information Report to respective Councils to inform of the RGS Review and receive any input on process and content of the review, as well as potential Intergovernemental Advisory Committee (IAC) membership (CAOs) and upcoming Elected Officials Forum.
✓	RGS Steering Committee (including CAOs)	Advisory & Planning Meeting	May 2016	Discuss Input received from CAOs/Councils on RGS *Review* ; develop agenda and content for Elected Officials Forum.
✓	Elected Officials, CAOs, RGS Steering Committee	Elected Officials' Forum #1: Kick-off	June 2016	RGS Review Kick-Off event; present key findings and recommendations from scoping period; discuss implementation of RGS and the need to develop Implementation Guidelines (to live outside RGS Bylaw)

	REVIEW & REVISE			
✓	First Nations	Engagement	June - September 2016	Meet with First Nations, as requested. Note no requests were made from First Nations to meet.
✓	Public	Engagement	June - September 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
✓	RGS Steering Community, IAC, Affected Agencies/Organizations	Advisory Meeting	July - December 2016	Meet as necessary to "workshop" areas requiring additional discussions.
✓	Elected Officials, CAOs, RGS Steering Committee	Elected Officials' Forum #2: Growth Management	November 2016	Explore growth management tools and the desire to work together to directly address growth pressures.
✓	Elected Officals, CAOs, RGS Steering Committee, Affected Agencies/Orgs	Elected Officials' Forum #3: Affordable Housing	December 2016	Share issues and best practices; identify/develop approaches to collectively address the issue of Affordable Housing throughout the region.
✓	IAC (including First Nations) and RGS Steering Committee	Engagement/Meetings	March - April 2017	Provide an update on the RGS Review process to date, receive any input and discuss next steps.
✓	SLRD Staff	Content Development	May - September 2017	Using input received to date and direction from RGS Steering Committee, prepare new/revised RGS Bylaw content.
✓	RGS Steering Committee & IAC	Advisory Meetings	May - September 2017	Review new/revised content; finalize revisions and address any outstanding or new issues identified through Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement.
✓	SLRD Staff	Draft RGS Amendment Bylaw	September - October 2017	SLRD Staff to prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.

	SHARE			
✓	RGS Steering Committee & IAC	Advisory Meeting/Engagement	November 2017	Review draft RGS Amendment Bylaw and provide final comments.
✓	RGS Steering Committee	Council Reports	October - November 2017	Review draft RGS Amendment Bylaw and provide final comments.
✓	Affected Agencies & Organizations	Referrals	October - November 2017	Refer to Affected Agencies and Organizations for comment.
✓	First Nations	Referrals	October - November 2017	Refer to First Nations for comment.
✓	RGS Steering Committee	Mapping & Meeting	November 2017 - January 2018	RGS Steering Committee to prepare revised RGS Settlement Planning Maps. Revised mapping to be endorsed by respective staff and councils.
	ADOPT			
	SLRD Board*	First Reading of the RGS Amendment Bylaw	March 28, 2018	As per the LGA, recommend that the Board give first reading to the RGS Amendment Bylaw.
	SLRD Board , Member Municipalities, First Nations	Referrals	April - May 2018	Refer RGS Amendment Bylaw to member muncipalities and First Nations for comment.
	Public	Engagement	June 2018	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media). Host a community open house/information session in each member municipality community.
	SLRD Board*	Second Reading of the RGS Amendment Bylaw	July 2018	Report back to the Board on input received from public engagement and member municipality/First Nations referrals. Revise RGS Amendment Bylaw as necessary. Recommend that the Board give second reading.
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	August - September 2018	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	October 2018	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	October 2018	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 distict; and the minister.

* Required by Local Government Act

Appendix C

CONSULTATION SCHEDULE -- *RGS REVIEW*

(Checklist)

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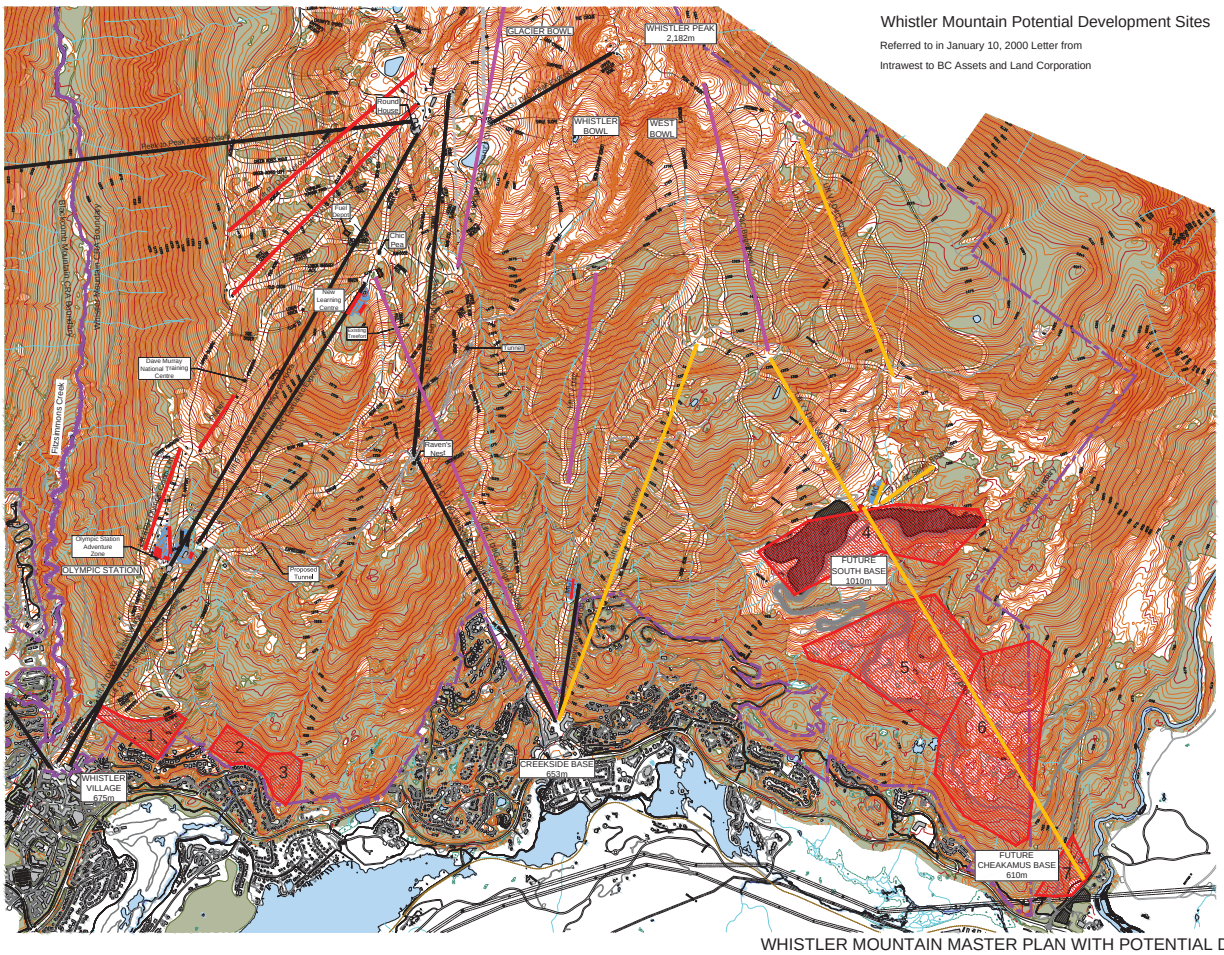

WHISTLER MOUNTAIN MASTER PLAN WITH POTENTIAL DEVELOPMENT SITES 20

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-072
FROM:	Resort Experience	**FILE:**	RZ1149
SUBJECT:	ZONING AMENDMENT BYLAW (PERSONAL CANNABIS HOME CULTIVATION) NO. 2195, 2018		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018"; and

That Council authorize staff to schedule a Public Hearing regarding "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018".

REFERENCES

Appendix "A" – RMOW Response to the Cannabis Legalization and Regulation Secretariat

PURPOSE OF REPORT

This Report presents "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018", for first and second reading and authorization to proceed to public hearing. The proposed bylaw is being brought forward in anticipation of the federal legalization of "recreational" cannabis. Currently, home cultivation of recreational cannabis is illegal in Canada. However, proposed federal and provincial legislation, specifically the *Cannabis Act* and the *Cannabis Control and Licensing Act* respectively, will permit home cultivation of recreational cannabis of up to four plants either indoors or outdoors. The proposed bylaw will amend the Zoning Bylaw to authorize home cultivation of recreational cannabis done in accordance with federal and provincial rules, but will not take effect until both these pieces of legislation are in force. The proposed bylaw will have no effect on home medical cultivation currently permitted under the *Access to Cannabis for Medical Purposes Regulation* (ACMPR).

DISCUSSION

Background

On April 13, 2017, the Government of Canada introduced the *Cannabis Act* which, if adopted, will make recreational cannabis legal for adult purchase, use, possession and home cultivation. Prior to the *Cannabis Act* home cannabis cultivation was only permitted for medical purposes under the ACMPR and its predecessor legislation. Under the *Cannabis Act* provinces have been granted the power to further restrict home cultivation and other aspects of the cannabis industry. Municipalities, landlords and strata corporations can also restrict home cultivation of recreational cannabis within the powers granted to them through provincial legislation. In February of this year, Council approved Zoning Amendment Bylaw (Cannabis Retail, Production and Distribution) No. 2159, 2017 which

clarified existing rules for cannabis production, distribution and retail in Whistler in anticipation of the adoption of the *Cannabis Act*. The most significant aspect of Bylaw 2159 was that it maintained and clarified an existing prohibition on cannabis retail in Whistler. The proposed bylaw has no effect on the zoning regulations enacted under Bylaw 2159.

Bylaw 2159 did not contain any zoning amendments related to home cultivation of cannabis. At the time, the Province had yet to announce its own rules for home cultivation, meaning there was no certainty that the Province would permit this use, nor a provincial framework for the RMOW to develop its own home cultivation rules. Had the Province decided to prohibit home cultivation, there would be no need for the RMOW to address this use in the zoning bylaw and for the sake of clarity, zoning bylaw rules should, where practical, align with Provincial regulations.

Home cultivation of recreational cannabis has been described as a contentious issue within the broader context of cannabis legalization. Results from provincial and federal stakeholder consultation suggest strong support for legal home cultivation, but also identified concerns from some stakeholders, including landlords and strata corporations, such as property damage, health and safety risks, odour and other nuisances. Many of the concerns related to home cultivation have been strongly influenced by criminal cannabis production, the final report from the federal government task force on legalization noted that:

> "Arguments against allowing for personal cultivation are largely shaped by current experience with large-scale grow-ops operating in a clandestine fashion in communities across Canada. We heard from law enforcement, municipal officials, landlords, neighbours and parents of uncontrolled, intrusive and dangerous commercial-scale operations that damage properties and threaten the safety of neighbourhoods. The concerns were numerous: risks associated with mould when large-scale growing occurs in buildings not designed or properly equipped to do so; improper electrical installation and associated fire hazards; unchecked use of pesticides and fertilizers; and break-ins and thefts—all of which result in dangers to neighbouring residences and first responders. Instances of explosions resulting from attempts to manufacture concentrates in a home-cultivation setting were also referenced."

Conversely, through their consultation the federal and provincial governments indicate there is support for home cultivation undertaken by law-abiding adults as a safe means of supplying cannabis and combatting criminal cultivation. Again findings from the final report from the federal government task force on legalization are worth noting:

> "Proponents of personal cultivation argue that, once a regulated, legal market for cannabis is established, the demand for illicitly produced cannabis should significantly decline and, over time, disappear. It follows that, as demand for illicit cannabis declines, so too will the number of large, commercial-scale illicit grow-ops and the risks they pose to public health and safety.
>
> Proponents of personal cultivation further argue that, similar to alcohol, the majority of consumers will purchase from the legal market and few will choose to cultivate their own cannabis. Those who choose to cultivate will largely be law-abiding adults who grow a limited number of plants in a safe and responsible manner for their personal use (again, similar to the current circumstance with home brewing of alcohol). From responses to the online consultation, there was widespread support for the inclusion of personal cultivation in a regulated regime. In fact, 92% of those who responded to the question were in favour of personal cultivation. Proponents cited a variety of arguments for allowing personal cultivation, including cost, personal preferences and access for those in rural and remote communities."[1]

[1] A Framework for the Legalization and Regulation of Cannabis in Canada: The Final Report of the Task Force on Cannabis Legalization and Regulation

Home cultivation rules (e.g. the four plant limit) adopted by the federal government were informed by the federal task force's report and were developed with the intention of maintaining criminal prohibitions on unauthorized large-scale production, while allowing personal cultivation by law-abiding citizens in a way that has relatively minor, localized impacts.

In December of 2017 the Province announced its public consultation summary and first "policy decisions" for cannabis regulation hinting at allowing home cultivation but provided no clear indication as to what the rules for home cultivation in BC would be. The *Cannabis Control and Licensing Act* was eventually tabled in the legislature in late April of 2018. The Act mirrors the federal four plant limit, allowing four plants per household either indoors or outdoors. The Act also requires that the plants must not be visible from public spaces off the property, and prohibits home cultivation in homes used as daycares. At time of writing, the *Cannabis Control and Licensing Act* has been given third reading and is awaiting Royal Assent.

The *Cannabis Control and Licensing Act* is a key milestone in developing RMOW rules for home cultivation. The Act outlines key provincial regulations and consequential amendments to existing legislation (e.g. the *Residential Tenancy Act*), that set the stage for how municipalities, landlords, strata corporation and property owners can restrict or regulate home cultivation. Municipal powers to regulate home cultivation and other aspects of the cannabis industry (e.g. retail) have been maintained and landlord, strata corporation and property owner powers to regulate or outright prohibit home cultivation within their scope of authority have also been maintained, with some modifications to further protect landlords. Staff had been waiting to see the precise wording of the provincial legislation before bringing forward rules for home cultivation to Council for consideration. The Act's effects on strata corporation governance, landlord powers and property owner rights are described in greater detail below. It is important to note that this is for summary and contextual purposes only, and that landlords, property owners, tenants and strata corporations must consult the appropriate legislation, provincial agencies and their own legal counsel to determine their rights and responsibilities related to home cultivation of cannabis.

- Strata Corporations: Under Part 7 of the *Strata Property Act* strata corporations can enact bylaws for the "control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation" and rules "governing the use, safety and condition of the common property and common assets". RMOW legal counsel has advised that these powers include the power to regulate home cultivation of recreational cannabis. The *Cannabis Control and Licensing Act* contains no provisions or consequential amendments that would restrict these powers. With the help of their own legal counsel, strata corporations can enact their own bylaws prohibiting or restricting recreational cannabis cultivation or smoking in strata lots or on common property. Strata corporations also have the power to impose fines and other penalties on strata lot owners who do not comply with strata bylaws.

- Landlords: Under the *Residential Tenancy Act* landlords and tenants can negotiate terms prior to entering a tenancy and either party can refuse to enter the tenancy if their terms are not met. Consequential amendments to the *Residential Tenancy Act* allows permission to cultivate recreational cannabis to be a negotiated term of tenancy, meaning landlords can prohibit home cultivation in the same way they can prohibit pets i.e. by refusing to enter a tenancy unless home cultivation is a prohibited activity in a tenancy agreement. Landlords can also allow home cultivation or allow it under certain restrictions, for example by allowing only outdoor cultivation of one plant. A key consequential amendment to the *Residential Tenancy Act* is a new rule establishing a default prohibition on home recreational cannabis cultivation in tenancies entered into before the *Cannabis Control and Licensing Act* comes into force.

The rule establishes that tenancy agreements entered into prior to the adoption of the *Cannabis Control and Licensing Act* are deemed to prohibit home cultivation in essence, "backdating" a prohibition to landlords and tenants who entered tenancy agreements prior recreational cannabis's legalization. The RMOW (and likely other stakeholders) recommended this amendment to the *Residential Tenancy Act* in its response to the Province's stakeholder engagement process in the fall of 2017 (Appendix "A"). Staff note that where recreational cannabis cultivation is prohibited or restricted in a tenancy agreement, landlords can evict a tenant who doesn't comply and seek remedies (such as keeping damage deposits and recovering additional costs for severe damages) through the Residential Tenancy Branch.

- Property Owners: Owners of strata property are required to comply with any strata bylaws related to home cultivation and property owners who rent homes are subject to the rights and rules of the *Residential Tenancy Act* noted above. Except for tenanted properties, property owners generally have the "final say" as to whether something occurs on their land. For example, if a home owner discovers their neighbour has planted cannabis plants on the homeowner's property (which is also prohibited under the *Cannabis Act*), the homeowner can have these plants removed.

Staff also note that, as expected, other provincial laws and regulations that indirectly apply to home cultivation will remain in effect and unaltered by the legalization of home cultivation. Examples include child protection laws, which generally require parents to take reasonable steps to protect their children from harm, including exposure to harmful substances (e.g. a cannabis plant, dried cannabis, household chemicals, alcohol or prescription painkillers in the home) and provincial health and safety codes including the Fire, Plumbing, Electrical and Building Codes which dictate safety requirements for buildings and building systems (e.g. lighting installations).

Home cultivation of recreational cannabis will remain illegal throughout Canada until the *Cannabis Act* comes into force. However, it is important for Council to consider this issue now. Doing so establishes RMOW policy prior to cannabis legalization, serving as advance notice to residents, strata corporations, tenants, property owners and landlords as to what RMOW rules will be in place when home cultivation becomes legal under federal and provincial law. Although they should already be doing so regardless of any RMOW rules, these stakeholders will have time to research their rights and responsibilities under the federal, provincial, and municipal framework and where necessary enact their own rules to meet their specific needs.

Staff note that licensed home cultivation of medical cannabis pursuant to the ACMPR is regulated differently than home cultivation of recreational cannabis. Generally speaking, municipalities, landlords and strata corporations are quite restricted in regulating medical home cultivation because doing so restricts a person's rights to access medication.

Proposed Bylaw

The proposed zoning amendment bylaw permits home cultivation of recreational cannabis, but only up to 4 plants, and otherwise in accordance with provincial and federal regulations. As noted above, landlords, property owners and strata corporations will be able to further restrict or prohibit this activity as they see fit. The bylaw does not impose any restrictions on medicinal cannabis home cultivation undertaken in accordance with the ACMPR.

The proposed bylaw does not take effect until provincial and federal cannabis laws come into force, meaning the existing zoning rules remains in place, unaltered, until both the federal *Cannabis Act* and the provincial *Cannabis Control and Licencing Act* are enacted. Nor do the rules override any

landlord or strata regulations. **Anyone growing recreational cannabis at home before federal legalization of recreational cannabis or contrary to landlord/strata rules risks serious consequences including criminal prosecution, fines and eviction.** Staff will make this point clear on the RMOW's webpage dedicated to cannabis (www.whistler.ca/cannabis) and when answering inquiries from prospective home growers.

As noted above, zoning regulations allowing this use will not exempt anyone from health and safety codes. If the proposed zoning amendment bylaw is adopted, the RMOW will not cease enforcing safety codes that fall within its mandate (e.g. the BC Building Code) and will continue to advise other regulatory authorities if it observes contraventions of other health and safety codes (e.g. notifying the BC Safety Authority of suspect lighting installations).

Staff are supportive of the zoning bylaw amendments to authorize home cultivation of up to 4 plants for the following reasons:

Minimal, localized land use impacts
Staff note that a great deal of federal and provincial research has gone into developing the federal/provincial "four plant" limit, including considering the effect of mirroring similar rules for legal home cultivation adopted in other jurisdictions (e.g. Colorado, Washington, Oregon) in the Canadian context[2]. The use of homes for large-scale production, the kind that has historically been associated with health and safety risks, will still be illegal, and the legal activity of home cultivation is not expected to generate significant land use impacts. Done responsibly, four plants can be grown indoors with similar humidity levels as houseplants, off-the-shelf household lighting installations, and contained odour. In outdoor cultivation, these impacts are virtually non-existent. Most impacts of small scale home cultivation are limited to a small area and are not likely to impact neighbours. Where neighbours are living in close proximity or sharing common property, these living arrangements are typically regulated either by a single landlord (e.g. un-stratified rental apartment) or a strata corporation. As noted below, these parties have the power to enact rules or prohibitions to prevent the localized impacts of home cultivation from affecting neighbours.

In terms of the hazardousness of live cannabis plants in the home, staff note that the risk are the same as or less than other household substances and activities such as a home beer/wine making and prescription medication use . These other activities are not regulated or prohibited by zoning. . This does not obviate measures to protect cannabis plants, but speaks to the level of risk of cannabis plants in the household and the greater effectiveness of a regulatory approach that relies on responsible, law-abiding adults and parents.

Lawful access to cannabis
Allowing home cultivation will allow Whistler's residents to cultivate cannabis in the home which, for many residents, may be the preferred option, particularly with the current absence of legal retail in Whistler. When combined with the option of purchasing from the Province's online retailer, it is hoped that these options will help discourage residents from obtaining cannabis from the illicit market.

Staff note that lawful home cultivation and illegal production should not be conflated in the context of establishing zoning regulations. Growing more than four plants in a home and drug trade related activities (e.g. selling home grown cannabis) will still be illegal federally, and those who choose to do

[2] Because cannabis has not been legalized nationwide in the United States, the impacts experienced in states where home cultivation has been legalized are not expected to occur to the same extent in Canada, as legalization in Canada is occurring nationwide.

these things will continue to risk criminal prosecution and other significant penalties. There is no evidence that anyone risking these consequences would be dissuaded by an additional layer of zoning regulation.

Similarly, lawful home cultivation and cannabis use and possession should also not be conflated in the context of establishing zoning regulations. The RMOW does not have the power to prohibit cannabis use or possession. Once legal, ready-to-use cannabis will be available from a number of convenient sources. A zoning prohibition or restrictions on home cultivation would not stop residents from using or keeping cannabis in the home or limit the amount of use or cannabis in homes. Staff also note that strata's and landlords have the power to prohibit or restrict cannabis smoking.

Costs of enforcing a prohibition or regulations
Unlike cannabis retail, home cultivation often goes unnoticed. Adopting and enforcing zoning rules prohibiting or restricting home cultivation would place an additional demand on enforcement resources and would likely create an expectation that the RMOW enforce provincial and/or federal regulations (e.g. the number of plants). As noted in the RMOW's response to the Province in Appendix "A", the Province or federal government should assume responsibility for enforcing federal and provincial laws. A permitting or notification system would also create an unwarranted demand on resources with minimal benefit, as those wishing to disobey home cultivation rules can simply conceal their cultivation activities to avoid permit requirements and those responsible enough to apply for permits would otherwise be likely to follow applicable laws and responsible growing practices.

Landlord, strata and property owner controls
The provincial framework for regulating home cultivation of recreational cannabis provides or maintains significant powers for property owners, landlords and strata corporations to address their concerns and needs on a case-by-case basis and as they see fit. Conversely, municipal zoning rules would be broadly applicable and as such unlikely to align with the wide variety of interests and concerns of residents, tenants, landlords, property owners and strata corporations. Further, municipal bylaws, unlike tenancy and strata regulations, do not allow the RMOW seek remedies for strata corporations or landlords. For example, unlike landlord rights under the *Residential Tenancy Act*, a municipal bylaw cannot force a tenant to reimburse a landlord for damages to a rental unit or evict a tenant.

Additional provincial and federal regulations
Existing criminal laws, health and safety and child protection laws will continue to apply as will new federal and provincial rules preventing home-grown cannabis from being sold, visible from public spaces, exceeding four plants, being processed using dangerous compounds and being grown in home daycares. These rules are similar to or exceed required safety measures for other theft attractants and household substances such as recreational equipment, prescription or over-the-counter drugs, alcohol and household cleaners.

Fairness
While some municipalities and stakeholders have, advocated for (or enacted) regulations that allow home cultivation within additional restrictions (e.g. prohibition on growing in multi-family dwellings, prohibiting renters from home cultivating, allowing only indoor or outdoor cultivation) staff do not feel that a further narrowing of who may be eligible (by way of the type of property they live in or tenure) is suitable for Whistler. 40% of Whistler's households rent, 45% of households live in stratified homes, and over 70% of households live in some form of multifamily housing[3]. Identifying and prescribing, "proper" home cultivation practices (e.g. specifying the types of homes and tenures are suitable for home cultivation) is likely to deprive landlords, strata corporations and home owners of the ability to

find site-specific solutions that best suit their interests and develop their own rules. Such rules may not only be regarded as unfair, overbearing, or ineffective they may support the illicit market or encourage concealed and undesired cultivation practices both of which are likely to be more harmful to the community than open, legal home cultivation.

Discourages covert cultivation
As noted above, provincial and federal discussion papers on the impacts of home cultivation note that the known impacts of home cultivation are based largely on illegal "grow ops". The act of concealing cannabis cultivation is often the factor that causes the greatest impacts (e.g. not hiring a certified electrician to install proper lighting systems, failing to create proper ventilation to avoid detection, hiding plants in areas not suitable for growing). Staff note that restricting or prohibiting home cultivation would likely continue to encourage this type of behavior and thus the damage associated with it. From a land use perspective, home cultivation of cannabis plants is not dissimilar to home cultivation of any other plants, which is permitted as an auxiliary use in all residential zones.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health and Social	Community members understand and respect diverse views and are encouraged to do so through a variety of initiatives.	Provincial and federal consultation efforts related to home cultivation suggest there will be a multitude of differing viewpoints on the appropriateness of home cultivation in Whistler. In approving the proposed bylaw, Council is recognizing these diverse views and allowing residents to decide for themselves what is and is not appropriate in their homes, tenancies and strata properties. The proposed rules will place the onus of responsible home cultivation on everyone, requiring residents to work together to establish cultivation practices that are within the confines of federal and provincial regulations and neighbourly relations.
Health and Social	Community members and visitors are civil and law abiding, and they respect each other's physical space and emotional boundaries	
Health and Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health.	
Health and Social	Community members accept responsibility for their own health, and that of other members of the community, by participating in the activities identified in this description of success	
Resident Affordability	Residents have access to affordable goods and services that meet their needs.	For some residents, home cultivation will prove to be the most affordable means of obtaining legal recreational cannabis, similar to home brewing of beer and wine or cultivating one's own vegetables.
Health and Social	Whistler organizations and stakeholders work together to meet the health and social needs of community members and visitors.	The amendments will not limit access to medicinal cannabis.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	Provincial regulations will require cannabis plants, which some may find unsightly, to be screened from public view. Security requirements for cannabis plants will be no less restrictive than those for substances that are equally or more harmful such as prescription painkillers, alcohol, tobacco plants, and household chemicals.
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	

		Cannabis cultivation will be illegal in properties that are not used as a residence (e.g. tourist accommodation)
Built Environment	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	By definition, growing 1-4 cannabis plants is more like gardening than landscaping, however it's worth noting that cannabis plants are not native to the region and do require substantial amounts of water. In terms of water demands, staff note that water use impacts may be offset by energy savings from outdoor cultivation. In some cases, energy savings from selecting cannabis grown at home instead of purchasing cannabis grown elsewhere may also offset local water use impacts. Staff have verified that the cannabis plant is not likely to be an invasive species, (it cannot withstand periods of prolonged cold temperatures or heavy snow), not likely to be a bear attractant and, in an unprocessed state, not likely to harm animals.
Energy	Energy is generated, distributed and used efficiently, through market transformation, design and appropriate end uses.	Indoor cannabis production can be an energy intensive process. By not prohibiting outdoor home cultivation the RMOW will enable home growers to select an option that is less energy intensive than indoor production.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves us away from	Comments
Health and Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health.	Arguably, the proposed bylaw will increase exposure and availability of cannabis in the community. However, with legalization occurring nationally it appears doubtful that prohibiting home cultivation would prevent the harmful cannabis use considering ready-to-use cannabis will be widely available through other, more convenient sources.
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	Some residents living in close proximity (e.g. stratified buildings or rental apartments) may find home cultivation to impact the enjoyment of their residences. Staff expect that with the limited scale of legal home cultivation and landlord/strata powers, neighbours have the ability to work together to determine appropriate solutions..
Energy	Energy is generated, distributed and used efficiently, through market transformation, design and appropriate end uses.	Indoor cannabis cultivation is more energy intensive than outdoor cultivation. By permitting this subtype of home cultivation it is possible more energy will be consumed in homes. However, when considering the number of residents expected to cultivate in the home, additional prohibitions that will

		likely be put in place by landlords and stratas, and the scale of legal home cultivation (e.g. four plants) staff expect the energy increases to be relatively minor when compared to other energy consuming/GHG producing aspects of residential use. Moreover, as noted above allowing outdoor cultivation gives residents a less energy intensive home cultivation option for part of the year.

OTHER POLICY CONSIDERATIONS

Staff reviewed Official Community Plan Bylaw No. 1021, 1993 and the 2017 Corporate Plan and found no relevant polices that specifically relate to the home cultivation of recreational cannabis.

BUDGET CONSIDERATIONS

As the RMOW is initiating this zoning amendment, rezoning application and processing fees do not apply. All costs associated with staff time for the rezoning application will be covered within existing staff budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

Prior to approval a Public Hearing must be held for "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018" and statutory public notice requirements must be met.

SUMMARY

This Report presents "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018" that updates existing zoning regulations related to recreational cannabis to permit home cultivation undertaken pursuant to anticipated provincial and federal regulations. These amendments are considered to be a reasonable, warranted, flexible and fair approach to home cultivation of recreational cannabis, allowing residents, property owners, tenants, strata corporations and landlords to determine if and how home cultivation is appropriate for their specific circumstances. Staff recommend giving the proposed bylaw first and second readings and authorization to proceed to public hearing.

Respectfully submitted,

Jake Belobaba
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

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Ministry of Public Safety and Solicitor General
PO Box 9285, Stn Prov Govt
Victoria BC V8W 9J7
Via email: cannabis.secretariat@gov.bc.ca

November 1, 2018
File: 4912

Dear Minister Farnworth

On behalf of the Resort Municipality of Whistler (RMOW), I thank you for the opportunity to provide feedback on the legalization and regulation of recreational cannabis in BC. The response herein provides initial comments on each of the issues noted in the Ministry's discussion paper. Our comments also seek to highlight and distinguish between those items that we believe should be the responsibility of federal and provincial levels of government, and those that should remain subject to local government or other authorities. Additionally, in cases where the Province may elect to play a direct role in the recreational cannabis market—specifically retail and distribution—our response stresses the importance of ensuring municipal bylaws and policies (e.g. zoning and business regulations) will not be overridden. We note there was a limited timeframe for submitting these initial comments. However, we understand that there will be ongoing opportunities to provide input, including through the Joint Provincial-Local Government Committee on Cannabis Regulation.

As BC's largest resort municipality, with over 3 million visitors per year, the overall experience provided to our visitors is critical to our resort economy and Whistler's economic contributions to the Province. Determining if and how cannabis consumption businesses, retail, production and distribution are introduced in the resort community and how cannabis will be used is critical to maintaining the Whistler experience. Similarly, revenue-sharing mechanisms must be part of any provincial government regulation and taxation program to ensure that Whistler has the resources to continue to provide a world-class resort experience where recreational cannabis is legal for Whistler's residents and visitors.

Minimum Age

The RMOW supports aligning the minimum age for recreational cannabis purchase, possession and use with the minimum age for alcohol (19 years). As a community with a higher than average proportion young people, the RMOW is concerned about the risks of cannabis use on youth. However, misaligned age restrictions for alcohol and cannabis will simply cause youth to obtain cannabis from the illicit market. Robust public education and mental health campaigns are the best approaches to mitigating the harms of cannabis on youth. These education programs and enforcing age restrictions for cannabis should be the responsibility of the Province.

Personal Possession-Adults

For the sake of consistency, the RMOW recommends setting personal possession limits that are identical to federally established limits. Stricter personal possession limits are likely to be difficult to enforce, may be confusing for people visiting from outside BC and are less likely to be as effective at

mitigating harms of use as other tools. Enforcing personal possession limits should be the responsibility of the federal government or the Province.

Personal Possession-Youths

The RMOW supports a prohibition on youth possession and use, similar to existing regulations for alcohol, provided these regulations have an educational focus and do not "criminalize" youth. These laws should be complimented with youth-focused public education efforts that educate youth on the harms of underage cannabis use. These education programs and enforcing youth possession regulations should be the responsibility of the Province.

Public Consumption

The RMOW supports extending existing provincial restrictions prohibiting tobacco smoking and vaping in certain areas to cannabis. However, the RMOW also recommends a general prohibition on any public consumption of cannabis with regulations that allow municipalities to designate areas where public consumption is permitted. These regulations could be similar to existing rules in section 73 of the *Liquor Control and Licensing Act*. We note that while similarities exist between tobacco and cannabis use—cannabis is also an intoxicant and in the context of public consumption, rules for cannabis should not only align with rules for tobacco, but also with rules for alcohol. With regard to enforcing provincial public consumption laws, the RMOW expects that the Province will develop and implement an enforcement framework and funding model for this.

A more fulsome understanding of the impacts of licensed designated consumption areas (e.g. cannabis lounges)—specifically the potential nuisances and health impacts on workers, customers, and neighbours—is required to inform an effective regulatory framework. If the Province elects to legalize these types of businesses, any type of licensing program for these businesses should fall to the Province to administer and enforce. Additionally, the Province should take the lead on identifying the potential impacts of these types of businesses and disseminating this information to local governments so they can make informed decisions on whether or not to allow these types of businesses in their communities.

Drug-impaired Driving

To combat cannabis-impaired driving, the RMOW recommends that the Province:

- Develop and implement an extensive public education and awareness campaign to educate drivers—specifically young drivers—on the dangers of cannabis-impaired driving.

- Allocate financial resources to support local law enforcement agencies in enforcing drug-impaired driving laws and to recognize that these needs will change as technology and the legal framework related to cannabis-impaired driving evolves.

- Expand Immediate Roadside Prohibition (IRP), Administrative Driving Prohibition (ADP) and similar programmes to include cannabis impairment and ensure these programs include administration and appeal processes that are effective at identifying and punishing drivers who have used cannabis irresponsibly.

- Enact laws prohibiting cannabis transported in a vehicle from being accessible to the driver, similar to "open alcohol" rules in *section 76 of the Liquor Control and Licensing Act*.

Public education and outreach has the broadest reach and the proactive benefit of *preventing* impaired driving. Although investing in other techniques is also required, it goes without saying that the Province should make a substantial and early investment in this area.

Local police needs are likely to change once cannabis is legalized and again later as new techniques and science related to impairment levels and detection emerge. In the absence of proven screening devices and impairment thresholds (i.e. THC concentrations in the body) for cannabis, provincial investment in this area should initially focus on increasing the police presence on roads, and training more officers as Drug Recognition Experts (DRE's). Currently, the Whistler RCMP detachment has only one officer certified as a DRE. Many other BC municipalities are likely in the same situation or have no DRE's at all. As roadside screening devices and "per se" impairment limits are developed, further funding will likely be required to equip and train local police forces on these new methods.

IRP, ADP and similar programs for alcohol-impaired driving have proven effective in reducing incidences of impaired driving in BC and the RMOW is confident similar programs for cannabis-impaired driving would also be effective. Noting the evolution of these programs for alcohol-impaired driving, their summary-like punishments and the current lack of per se impairment limits and detection devices for cannabis, it may be prudent for the Province to develop administration and appeals processes that are well-adapted to the unique challenges of identifying and penalizing cannabis-impaired drivers.

Additionally, though not mentioned in the Ministry's discussion paper, the RMOW recommends enacting laws similar to "open alcohol" laws that would prevent cannabis from being accessible to a driver. These additional laws would complement criminal impairment laws and IRP/ADP programs by helping to prevent drivers from becoming impaired from second-hand cannabis smoke, aligning with existing rules for alcohol and generally discouraging the use of cannabis in vehicles. It is our understanding that Alberta may also be considering such legislation.

Any laws and regulations pertaining to drug-impaired driving or the use and possession of cannabis in relation to motor vehicles should be the responsibility of the Province to enforce with resources provided to local police departments to cover additional policing costs.

Personal Cultivation

The RMOW recommends that provincial cultivation laws place no further restrictions on the number, size and location (i.e. indoor or outdoor) of plants that may be grown in homes. Instead the RMOW recommends the following:

- Educating strata corporations and landlords on their existing powers to enact and enforce bylaws and tenancy rules prohibiting or restricting recreational cannabis cultivation. Similarly, educating homeowners and tenants on their rights and responsibilities related to home cultivation through provincial agencies like the Residential Tenancy Branch.

- Amending the *Residential Tenancy Act* to allow landlords bound by existing tenancy agreements to impose new rules prohibiting or restricting recreational cannabis production and allowing

landlords to collect “cannabis deposits”, similar to pet deposits when indoor cultivation is an agreed-upon term of tenancy.

Strata corporations, landlords and municipalities already have powers under their respective legislation to prohibit or restrict recreational cannabis cultivation. Municipalities also have existing licensing powers and could elect to use them to regulate home cultivation. With the exception of the *Residential Tenancy Act* issue noted below, there are no existing barriers that would prevent municipalities, landlords and strata corporations from enacting home cultivation rules adapted to their specific concerns and circumstances. The appropriateness of home cultivation and associated safety and security measures will vary greatly between different homes and communities. Therefore, it would be prudent to allow—but not require—strata corporations, municipalities and landlords to develop and enforce rules for home cultivation that are most appropriate. Provincial regulations in this area are more likely to be imprecise and overbearing.

Where landlords are subject to existing tenancy agreements, the *Residential Tenancy Act* currently prohibits a landlord from adding new terms to the tenancy agreement. It is not likely that landlords in this situation will be able to prohibit recreational cannabis cultivation on their property once the *Cannabis Act* comes into force. If the *Residential Tenancy Act* is left unchanged, landlords may seek ways to evict tenants (e.g. through “renovictions”) as a means of establishing new tenancies with rules prohibiting cannabis cultivation. This would have obvious impacts on housing which is already a major concern in Whistler and other areas of the province. Growing recreational cannabis is not a necessity or inherent right of tenancy. Like pets and smoking, cannabis cultivation may, in certain circumstances, be a health and safety concern or cause property damage. It would be appropriate and fair to ensure all landlords are given the chance to decide whether recreational cannabis can be grown on their property under existing tenancy agreements. Additionally, giving landlords and tenants the option of “cannabis deposits” provides a valuable tool to assist landlords and tenants in creating mutually-agreeable tenancy agreements and preventing tenancy disputes.

While municipalities, landlords and strata corporations can be expected to enforce any rules they enact regulating home cultivation, enforcing any additional Provincial regulations, or the federal limits on the size and number of plants, should be the responsibility of the provincial and/or federal governments.

Distribution Model

The RMOW supports a distribution model that:

- Minimizes illegal supply chains for cannabis.
- Maintains municipal zoning control and business regulations over distribution facilities.
- Allows retailers and ultimately customers to select cannabis products from the suppliers they prefer by offering products from a variety of producers, including local or small-scale producers, while providing adequate controls to prevent criminal activity.

The RMOW does not recommend a particular distribution model per se, but rather one where all of the above conditions are met.

WHISTLER

Retail Model

The RMOW supports a retail model that:

- Minimizes the influence and presence of criminal elements in the cannabis retail market.
- Retains municipal zoning and land use controls and business regulations over retail facilities.
- Keeps prices reasonable for consumers, so as to ensure that the legal cannabis market has a competitive advantage over the illicit market.
- Gives communities control over the local retail model so as to make it responsive and adaptable to local issues, concerns and consumer preferences (e.g. location, number, character, hours of operation etc.)
- Ensures communities share in the economic benefits created by cannabis retailing, including distributing a portion of provincial cannabis sales taxes to the communities where cannabis is sold.

Considering the above, a provincial retail monopoly or a hybrid system where the Province is a retailer, raises a particular concern that should be addressed in any legislation establishing the Province as a cannabis retailer. Generally, the Province is exempt from enactments that bind or affect it in the use of land. In the case of cannabis, this power may exempt provincial cannabis retailers from municipal zoning bylaws, allowing the Province to locate cannabis retail facilities in any municipality against the wishes of the community. Such overriding powers are unnecessary for the retail of recreational cannabis and municipalities should have the final say on if and where recreational cannabis facilities are located in their communities.

Should the Province pursue a provincially-run system, the RMOW recommends that the legislation enabling provincial control require provincial cannabis retail facilities to comply with local zoning and other municipal bylaws.

Summary

We trust that the points we have raised in this response will prove informative in shaping a framework for legal cannabis in BC that is safe and enjoyable for everyone. We look forward to the continued engagement with the Province on this issue. Again we thank you for the opportunity to comment on this matter.

On behalf of the Resort Municipality of Whistler

N. Wilhelm-Morden

Nancy Wilhelm-Morden
Mayor

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-075
FROM:	Resort Experience	**FILE:**	LUC008
SUBJECT:	LUC008—ALPINE MEADOWS LAND USE CONTRACT TERMINATION		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving third reading to "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" as revised.

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to the Registrar of Land Titles, pursuant to section 548(6) of the *Local Government Act;* and further,

That Council authorize staff, subject to approval of "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017", to give written notice of termination to all owners subject to the Alpine Meadows Land Use Contract pursuant to Section 549 of the *Local Government Act*.

REFERENCES

Appendix "A" – Summary and Review of Public Hearing Comments for Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017"

"Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" as revised (Not attached)

Administrative Report to Council No. 16-055 - Land Use Contract Termination Process dated May 3, 2016 (Not attached).

Administrative Report to Council No. 18-006, LUC008 - Alpine Meadows Land Use Contract Termination dated January 23, 2018 (Not attached).

Administrative Report to Council No. 18-033, LUC008 - Alpine Meadows Land Use Contract Termination dated March 20, 2018 (Not attached).

PURPOSE OF REPORT

The purpose of this report is to present "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" as revised, to Council for consideration of third reading. The report also provides a summary of verbal and written submissions made during the public hearing process and staff's review of these comments. Revisions to the proposed bylaw are recommended to create site-specific rules for the "panhandle lots" that will exempt the lots from the general driveway gradient standards of the zoning bylaw and instead require driveway access to be designed under the seal of a professional engineer, addressing concerns from property owners regarding the uncertainty related to the need for variances if the driveway gradient standards were applied. The RMOW's

legal counsel has reviewed this report and the proposed bylaw revisions to ensure compliance with legal requirements for post hearing Council reports and bylaw changes.

DISCUSSION

Background

"Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" was introduced to Council on January 23, 2018. The proposed bylaw was introduced as part of the Land Use Contract Termination Process, a process by which the RMOW is complying with requirements stemming from the Province's decision to abolish Land Use Contracts (LUC's) by 2024. This requirement is described in greater detail in Administrative Report to Council No. 16-055 dated May 3, 2016. At the January 23rd meeting, the bylaw was given first and second reading and authorization to proceed to public hearing.

A public hearing was held on February 20, 2018. Prior to the public hearing, a written submission was giving to some members of Council but was not submitted to the Legislative Services Department or at the public hearing. Generally speaking, public hearing submissions must be submitted "publicly" so as to allow all members of the public to review and comment on all submissions made. On March 20, 2018 staff advised Council of this at the regular meeting of Council and Council endorsed staff's recommendation for a second public hearing. The second public hearing occurred on April 24, 2018.

Staff have reviewed all of the public hearing submissions made to Council on the proposed bylaw. This report presents a summary of staff's review and provides recommendations for further consideration of the proposed bylaws. This summary and review is provided in Appendix "A".

Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017

The proposed bylaw will rezone and terminate the Alpine Meadows Land Use Contract pursuant to section 548 of the *Local Government Act*. Seven properties are currently regulated by the Alpine Meadows Land Use Contract. Four of these lots are larger (12,271-15,400 m^2) lots with panhandle frontage on Mountain View Drive (the "panhandle lots"). Three of the seven properties are smaller, but still relatively large (1,500-1,730 m^2), rectangular lots directly fronting Mountain View Drive (the "smaller lots"). The smaller lots already have underlying RS1 zoning that will only take effect if the LUC is discharged.

For the "panhandle lots", the proposed bylaw will rezone the lots to RS1, establish a minimum lot size of 12,265m^2, and set a maximum floor area for a detached dwelling of 465m^2. For the "smaller lots" the proposed bylaw simply confirms the existing RS1 zoning. There are no site-specific provisions for the smaller lots. The proposed bylaw will also terminate the Alpine Meadows LUC from all seven properties. Under section 548(3) of the *Local Government Act*, the LUC will be terminated and zoning will come into effect one year from the date the bylaw is adopted.

<u>Proposed Amendments to Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017</u>

In response to concerns raised at the public hearing related to access to the panhandle lots, staff are proposing revisions to the proposed bylaw to exempt the panhandle lots from the driveway gradient requirements of the zoning bylaw. If Council approves the proposed bylaw as revised, the panhandle lots will be exempt from the driveway gradient requirements in the zoning bylaw, provided that a proposed driveway is designed under the seal of a professional engineer. These

revisions have been proposed to reconcile differing concerns from property owners about driveway access to the panhandle lots. During the public hearing process, there were comments suggesting that zoning driveway standards *should* apply for safety reasons and it was also suggested that zoning driveway standards *should not* apply because it would be too difficult for the panhandle lots to comply with these rules. These concerns and the proposed bylaw changes are discussed in greater detail in Appendix "A". A revised version of the bylaw has been drafted for Council's consideration.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	1. Limits to growth are understood and respected.	The termination of LUCs in Whistler will eliminate regulatory confusion and allow for a more effective regulatory framework to better manage growth.
Built Environment	9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Zoning is more flexible and easier to modify to reflect new building techniques and changing uses.

OTHER POLICY CONSIDERATIONS

The proposed LUC termination directly supports two strategies identified in the RMOW's 2017 Corporate Plan.

Policy Source	Policy	Comments
2017 Corporate Plan	Advance progressive community planning tools, policies and processes	The proposed bylaw supports a timely and responsible approach to meet Provincial requirements for LUC termination. A clearer and simpler regulatory regime for development will be created.
2017 Corporate Plan	Execute on organizational commitments to improve customer service	The LUC regulatory system is more time consuming and costly for both applicants and the RMOW. Replacing LUCs with zoning will have a positive impact on customer service.

Section 4.13 of the Official Community Plan (the "OCP") provides criteria for evaluating rezoning proposals. An analysis of the relevant criteria from section 4.13 is provided in the table below. Staff consider that the proposed rezoning and LUC termination satisfies these requirements as noted:

		Comment
4.13.2	Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development: a) provides clear and substantial benefits to the community and the resort; b) is supported by the community, in the opinion of Council;	The rezoning and LUC termination process do not result in an increase in bed units for the affected properties.

	c) will not cause unacceptable impacts on the community, resort, or environment; and d) meets all applicable criteria set out in the Official Community Plan.	
4.13.3	All proposed developments must meet the following mandatory conditions: a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality. b) The project must be accessible via the local road system. c) The project must comply with all applicable policies of the OCP. d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on: - traffic volumes and patterns on Highway 99; - traffic volumes and patterns on the local road system; - overall patterns of development of the community and resort; - Municipal finance; - views and scenery; - existing community and recreation facilities; - employee housing; - community greenhouse gas emissions; and - heritage resources. e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.	No new development is being proposed as part of LUC termination and rezoning process. Impact assessments would have been completed when the original subdivision occurred and all the properties are served by municipal infrastructure. The properties affected by the proposed bylaw are located in a designated development area on Schedule B of the OCP.

BUDGET CONSIDERATIONS

The termination of Whistler's LUCs is a planned, multi-year project required to be undertaken by the RMOW. Subsequently, all costs of preparing the Bylaw and required public notifications are provided for under the Planning Department budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

The community engagement and consultation process for the proposed bylaw is outlined in the January 23, 2018 Council Report and the March 20, 2018 Council report. A comprehensive summary of the feedback made during the public hearing process is provided in Appendix "A"

SUMMARY

This Report presents a review of public comments on “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”. The report also recommends revising the proposed bylaw to address concerns made during the public hearing process about access to the panhandle lots and recommends that Council consider giving third reading of the Zoning Amendment Bylaw, as revised.

Respectfully submitted,

Jake Belobaba
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A
SUMMARY AND REVIEW OF PUBLIC HEARING COMMENTS FOR ZONING AMENDMENT BYLAW

The following provides a summary of written and verbal public hearing submissions, for the February 20, 2018, and the April 24, 2018 public hearings as well as staff's review and recommendations related to the comments. The summary is not intended to transcribe or replicate all of the comments that were made during the public hearing process. Contextually, staff note that virtually all of the comments appear to relate to the proposed bylaw's impact on the panhandle lots.

The summary is organized according to the following key topic areas:

1. Access to the panhandle lots
2. The proposed bylaw's effect on existing and proposed auxiliary buildings
3. The proposed bylaw's effect on permitted uses
4. The proposed bylaw's effect on permitted density
5. Private development applications and the RMOW-led LUC Termination Process for the Alpine Meadows Land Use Contract
6. Local trails

1. Access to the panhandle lots

Public Comments:

Concerns were raised by the owner of two of the panhandle lots and his representatives related to the difficulty in accessing these lots due to steep terrain and their panhandle configuration. Comments were made describing previous attempts to develop access to the lots, including proposals to obtain approvals and construct roads off of Mountain View Drive, Valley Drive and the 19 Mile FSR. There were comments about the level of neighbourhood opposition to various access proposals.

It was suggested that developing the lots was not possible without variances and that applying zoning driveway standards to the panhandle lots constitutes a hardship. This included statements suggesting that buildings would be rendered legally non-conforming as a result of applying zoning driveway standards and that variances, or some other way of addressing access to the panhandle lots, should be considered concurrently with the bylaw's adoption. Similarly, it was stated that the RMOW had "avoided any interventions" between "parties" in securing access to the panhandle lots.

Conversely, the owner of another lot in the neighbourhood raised safety concerns about the steepness and iciness of the area and suggested that, under the current LUC, the Planning Department didn't have input into whether a "road" that is now under construction was safe or not. This owner suggested that the rezoning and LUC termination process could be used as an opportunity to obtain compliance with zoning driveway rules by way of permitting extra density only if zoning rules are complied with.

Staff Review:

Staff note that there are differing views on access and driveway safety for the panhandle lots. One owner appears to feel that the zoning driveway standards should not be applied (or be automatically varied) because they are too onerous, while another appears to feel that they should be applied for

safety reasons. Staff note that variances (either through the Board of Variance or a Development Variance Permit) cannot be issued for rules which have not come into force, nor can they be approved without an application by the land owner. This rules out the possibility of issuing variances concurrently with adoption of the bylaw.

Staff expect that the proposed revisions to the bylaw will address most of the concerns related to driveway access by removing the uncertainty related to future variances for the for the panhandle lots in the future (i.e. variances to driveway standards will likely not be required) and ensuring driveways to these lots are designed so as to be safe. If Council adopts the proposed bylaw as revised, the owners of the panhandle lots will only need to hire a professional engineer to design the driveway under the engineer's "seal", which comes with an obligation to design the driveway in accordance with good (i.e. safe) engineering practice.

Comments suggesting that buildings will become legally non-conforming as a result of applying driveway standards are incorrect. Buildings only become non-conforming if the buildings themselves do not comply with one or more provisions of the zoning bylaw. A driveway constructed under the rules of the LUC, that does not comply with zoning rules for driveways that come into effect at a later date would be legally-non conforming, but this would be limited to the driveway itself and have no effect on the buildings it serves. However, this concern would be eliminated under the revised bylaw as proposed if a driveway was designed under an engineer's seal and constructed accordingly.
Staff note that, on the matter of the history and difficulty of constructing roads off of or utilizing Valley Drive, Mountain View Drive and the 19 Mile FSR, these areas are not in the areas covered by the Alpine LUC and proposed bylaw. The proposed bylaw has a completely neutral effect on any past or future proposal to develop these roads.

Staff Recommendation:

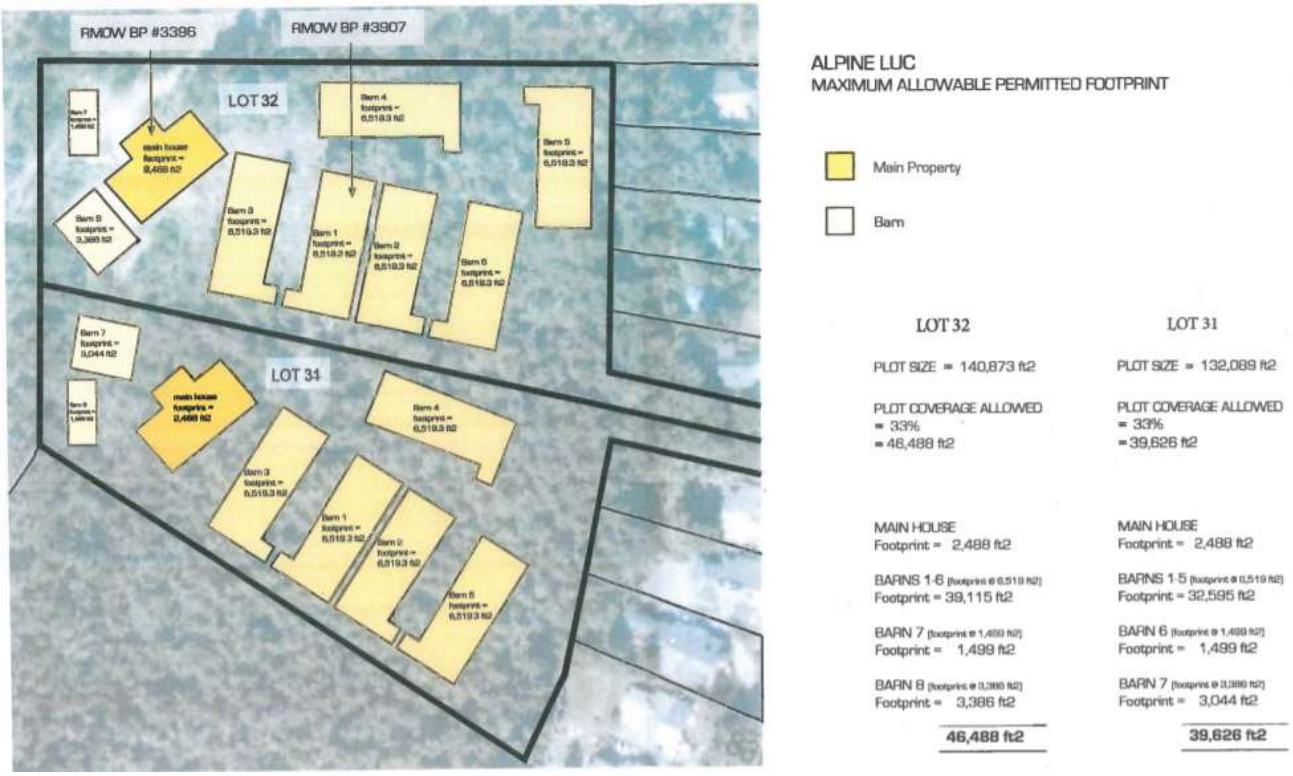
Staff recommend giving third reading to the bylaw as revised.

2. Proposed bylaw's effect on existing and proposed auxiliary buildings

Public Comments:

Comments were submitted in writing and verbally advocating for rules allowing more and larger auxiliary buildings. Staff infer from the comments, written submission and the illustration included with the written submission (figure 1) that the owner of two of the panhandle lots is interested in developing multiple auxiliary buildings with a large floor area on one or both of their lots. The comments referenced the LUC rules which apply RR1 zoning from Zoning Bylaw 9 to the panhandle lots. These rules allow for much greater floor area for auxiliary buildings than the proposed RS1 zoning does. Suggestions were made to either zone the panhandle lots "RS-E" (e.g. RS-E1, RS-E2 etc.), which allows more auxiliary building floor area, or to issue variances allowing more auxiliary building floor area. There were also objections to the fact that a large auxiliary building under construction would become legally non-conforming if the proposed bylaw is adopted.

Figure 1: Diagram Included in Written Submission Requesting Additional Permitted Floor Areas for Auxiliary Buildings



Staff Review:
Staff note that only one panhandle lot owner (who owns two panhandle lots) appears to be interested in constructing auxiliary building floor area greater than that permitted in the RS1 zone. Noting the drawing above, and the fact that it represents the development interests of only a single owner, staff do not support a continuance of these existing LUC regulations. The proposed bylaw deals with the entire area currently covered by the LUC and is intended to harmonize regulations enacted in 1978 with current zoning regulations and neighbourhood form and character. This specific development proposal is more complicated and out of scale with those in the surrounding neighbourhood. As such, it would be more appropriate to consider these site-specific concerns/requests more fully in a future and separate application by the property owner.

Under section 529 of the *Local Government Act,* the auxiliary building under construction on Lot 32 (marked as BP#3907 on Figure 1) will be a non-conforming structure. This means the building can be used and repaired in perpetuity, provided it is not expanded.

Staff Recommendation:

Staff do not recommend accommodating the request for additional auxiliary building floor area as part of the LUC termination process. The proposed RS1 zoning establishes size limits for auxiliary buildings that are consistent with, and appropriate for, the surrounding neighbourhood. Staff recommend giving third reading to the bylaw only with the revisions for access requirements.

3. Proposed bylaw's effect on permitted uses

Public Comments:

Comments were submitted in writing and verbally raising one panhandle lot owner's (the same owner noted above interested in constructing more and larger auxiliary buildings) concern that existing LUC rules permit a broader range of uses; specifically that the proposed RS1 zoning does not permit the same range of uses as the "RR1 Zoning" under the LUC. Though it would appear from these comments that the owner is requesting different permitted uses, or continued access to uses currently permitted by the LUC, it is difficult to place this request in the context of the requests by the same individual (or their representatives) for RS-E zoning for the panhandle lots. Most RS-E zones are very similar to RS1 zoning and very dissimilar to the RR1 zoning imposed under the LUC. RS-E zones are essentially "residential" zones which in most cases only allow residential uses and uses auxiliary to residential uses. Conversely, the uses permitted on the panhandle lots under the LUC are:

- outdoor recreational uses,
- resource use,
- parks and playgrounds, picnic and campsites,
- boat ramps and boat rentals,
- schools,
- cemeteries,
- public utility buildings and structures,
- single residential dwellings,
- garbage dumps,
- community sewage disposal treatment plants,
- ski clubs and hostels, and
- agricultural use.

Staff Review:
With the exception of 'single residential dwellings', most of the uses permitted under the LUC would, be impractical (e.g. boat launch) and unsuitable for these properties given their location in a residential neighbourhood, size and site conditions. Owners seeking additional uses not included in the RS1 zone, can submit site-specific rezoning applications for consideration. Such proposals would be evaluated by staff as to their appropriateness in the neighbourhood and consistency with the OCP, and considered by Council.

Staff Recommendation:

Staff do not recommend revising the proposed bylaw to permit the uses that would otherwise be permitted under the LUC. Staff recommend giving third reading to the bylaw only with the revisions related to access requirements.

4. Proposed bylaw's effect on permitted density

Public Comments:
The proposed RS1 zoning provides for greater floor area for single-family dwellings on the panhandle lots than would be permitted under the LUC. A number of statements were made suggesting that owners were not interested in the larger floor area. Also, as noted above, one verbal submission suggested that additional density should only be granted to the panhandle lots if the driveway gradient requirements of the zoning bylaw are met.

Staff Review:

As noted in the January 23rd Council report at least two out of three panhandle lot owners specifically supported or requested additional floor area for residential dwellings when consulted prior to the bylaw's introduction to Council. Regardless, the 465m^2 in the proposed zoning is a *maximum* and any property owner can build a smaller home if they wish. The 465m^2 is the absolute maximum (non-excluded) floor area for a principal dwelling in the RS1 zone and this maximum is found in almost all single-family zones in Whistler, and no owner is obliged by the zoning bylaw to build to the limit. As noted under 'Access to the panhandle lots', safety concerns regarding access are addressed by the proposed revisions to the bylaw that will require driveways to be designed by a professional engineer. Therefore, it is not necessary to tie the additional density to the zoning driveway standards to achieve a greater degree of driveway safety. For the above reasons staff see no reason to lower the proposed floor area limit for single-family dwellings.

Staff Recommendation:
Staff do not recommend revising the proposed bylaw to change the floor area limit for single-family dwellings. Staff recommend giving third reading to the bylaw only with the revisions related to access requirements.

5. Private development applications and the RMOW-led LUC Termination Process for the Alpine Meadows Land Use Contract

Public Comments:

A number of comments were made related to the "process" by which the bylaw was brought forward for consideration. However these comments were intermingled with complaints about previous private or owner-initiated development applications and processes (e.g. building permit applications, and previous/intended site-specific rezoning and LUC discharge applications).

Comments related to private development applications, suggested that owners/agents have attempted to rezone and/or develop one or more of the panhandle lots and that these requests have been refused or rejected by the RMOW. One comment suggested that future applications would address access issues for the panhandle lots and save the RMOW money and resources expended in an RMOW-led LUC termination and rezoning process.

Comments that can clearly be attributed to the RMOW-led LUC termination and rezoning process were harder to identify and more general. Generally such comments suggested that:

- the process and proposed bylaw was "premature",
- that more time should be allocated to developing the proposed zoning, with reference to waiting until 2024 to implement zoning and terminate the LUC,

- that owners have not been provided with opportunities to discuss the proposed bylaw with staff, and
- that the RMOW should allocate more time to work with the neighbourhood and community to develop zoning for the properties with a collective approach to rezoning and terminating the properties regulated by the Alpine LUC.

One comment in a written submission also suggested that *Local Government Act* and *Community Charter* requirements have not been met for adopting the bylaw.

Staff Review:

The process of terminating Whistler's LUC's in accordance with the new Provincial requirements is not the venue by which private development and rezoning applications are considered. This was noted clearly in May of 2016 in Administrative Report to Council No. 16-055:

> "It is important to note that rules for site-specific amendment and discharge of land use contracts that existed prior to amendments to the Local Government Act in 2014 remain in effect. For this reason owner-initiated applications to discharge or amend land use contracts will continue to be received and processed. These applications will follow a different approval process than the one described in this report."

Staff have reviewed correspondence and meeting notes related to inquiries from the panhandle lot owner and their agents regarding owner-initiated development proposals. Staff have determined that these parties have been advised, on multiple occasions, to make the appropriate applications and were referred to the appropriate staff contacts. For example, a March 13, 2018 email from staff to an agent who inquired about an owner-initiated rezoning application and who at the April 24th hearing described being "…turned away at every attempt to develop these properties…", states:

> "A rezoning application for Mr. Bragg's lots can be submitted at any time. To discuss such an application, please set up a meeting with Melissa. Please note that a rezoning application will be processed separately from the land use contract discharge process and any costs associated with the application must be paid by the applicant." (Emphasis added)

The agent and staff met on March 27 to discuss access and development plans which were substantially similar to those submitted by the agent during the public hearing process. At that meeting the agent sought advice on the type of development that would be supported by staff, and staff referred to the RMOW-led rezoning and LUC termination process as being reflective of staff's recommended land use for the area. To date a rezoning application has not been submitted and at no time was the agent advised that a rezoning application could not be submitted. A review of earlier correspondence and meeting notes indicate with reasonable clarity that the agent who made these complaints was advised as early as October of 2016 that owner-initiated applications would continue to be accepted and processed. On November 24, 2016, staff advised the same agent in an email that staff were contemplating RS1 zoning for the panhandle lots and requesting feedback. The agent replied to this email four months later, with no comment on the proposed RS1 zoning and requesting a meeting to discuss an owner-initiated rezoning application. Regrettably staff did not reply to this email, however, RMOW records suggest this is the only instance where staff did not reply to an email on this matter.

Staff were not contacted by either the agent or the related owner until after the RMOW sent mail notification (on November 29, 2017) to all property owners in the Alpine Meadows LUC area regarding the LUC termination. None of this correspondence included a request for the RMOW to accept a rezoning application.

Since 2014, (when the Province approved legislation to abolish LUC's), no owner-initiated rezoning or LUC discharge applications have been submitted to the RMOW for the panhandle lots. In fact, since 2002, only one rezoning and LUC discharge application that applied to a panhandle lot has ever been received.. This application was submitted in February of 2013, proceeded to third reading of Council, and was withdrawn in November of 2016 when the owner sold the property. Considering site-specific applications have either been withdrawn by the applicant or never been submitted in the first place, suggestions that owners have somehow been prevented from initiating these applications are unfounded. The RMOW cannot deny or reject applications that have been withdrawn or that have never been submitted.

Further, staff also see little evidence to suggest that owner-initiated rezoning and LUC discharge applications would avoid the RMOW requirement to rezone the property in order to terminate the LUC in compliance with the requirements of the *Local Government Act.* Even if such applications had been submitted, there are seven lots subject to the Alpine Meadows LUC and the individuals making these suggestions represent a single owner who owns only two panhandle lots. An owner-initiated rezoning application would only apply to the lots that that owner owns and owners of the other lots cannot be compelled to participate in such a proposal. Subsequently, the RMOW-led LUC termination and rezoning process is likely unavoidable as are the cost and resource demands associated with it. Savings from eliminating two of the seven lots from this process would be negligible. The RMOW-led process is also consistent with the collective and holistic approach requested by a number of owners.

Most importantly, staff note that comments related to owner-initiated rezoning and LUC termination applications represent commentary on a distinct and separate process which must—and has not been—initiated and paid for by the owner by way of a formal application process. Regardless of any merit these concerns may have, staff advise against accommodating concerns about owner-initiated applications in this process, for example by deferring consideration of the bylaw to incorporate what would otherwise be an owner-initiated development proposal or halting the process while owner-initiated applications are considered. Doing so, in staff's opinion, risks injecting private development interests into a public process or slowing the process to accommodate the detailed interest of a single land owner, when other owners have indicated to the RMOW that they are eager to see the bylaw approved and the LUC terminated.

The written submission prepared by an agent of a panhandle lot owner (referred to above at Figure 1) shows proposals for extensive off-site works (i.e. roads over public land), works over land that is not owned by the owner the agent represents and in one area appears to suggest the RMOW should "intervene" between owners to create access. Such proposals are well beyond the scope of the RMOW-led LUC termination process (and in some cases are a service the RMOW cannot provide at all). The costs of considering these applications is usually paid for by the owner or developer. Further, the ability for the owners to submit a rezoning application does not—in any way whatsoever—disappear with the adoption of the proposed bylaw. Should an owner have site-specific alternatives not contemplated in the proposed bylaw, or a development proposal that cannot be accommodated by the proposed zoning, that they wish to propose, there is nothing that will prevent such an application now or in the future.

When reviewing meeting notes and correspondence staff found ample records indicating that owners and their representatives were well aware of the proposed bylaw, had ample time to raise concerns before the bylaw proceeded for Council consideration, and were provided with information pertinent to the proposed bylaw in timely manner.

Staff also note that the "deadline" for the RMOW to establish zoning for the properties currently regulated by the Alpine LUC is 2022, not 2024. Under section 547 of the Local Government Act, all LUC's automatically terminate in 2024, however, section 547 requires zoning to be in place for any properties regulated by an LUC by 2022. This means the RMOW has four years to rezone more than 2,600 properties regulated by seven separate LUC's. The Alpine Meadows LUC, applies to only seven properties and is considered one of the least complex LUC's in Whistler. Requests to extend the rezoning process to address matters that are, for the most part, the site-specific requests of one owner must be placed in the context of the broader requirement to iterate this same process for six more LUC's, all of which are larger and more complex. Staff note that misallocating time and resources to this LUC risks compromising the engagement process for the roughly 2,600 other owners whose properties have yet to be rezoned. As noted above, owner-led application processes are distinct and nothing will prevent these applications from being considered while other LUC terminations are being contemplated.

Staff have found no evidence of any failure to comply with any *Local Government Act* or *Community Charter* requirements and note that the process has exceeded these notification and consultation requirements.

Overall, staff have not found any deficiencies in the process of bringing the proposed bylaw before Council that would warrant extending or redoing the process.

Staff Recommendation:
Staff have concluded that consultation has been adequate for the scope and scale of the proposed bylaw and recommend approving the bylaw as revised without further consultation.

6. Local trails

Public Comments:
Two written submissions were submitted from stakeholders speaking on behalf of local trail users and groups. These written submissions praised one of the panhandle lot owners for the owner's efforts to support developing local trails and parking and access to those trails. One submission also supported "his proposal to create a driveway from the end of Mountain View Drive…".

Staff Review:
Staff note that the proposed bylaw is completely neutral in terms of its impacts on local trails and road access and street parking supporting those trails. The proposed bylaw does not apply to the public lands where existing trails are located nor does it apply to existing or proposed roads and parking on public land, nor is it a private property owner's "proposal" to build a road or driveway. Nothing in the proposed bylaw will prevent or support future trail work or property owners supporting such trail work.

Staff Recommendation:
Staff see no need to address these comments at this time.

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-074
FROM:	Infrastructure Services	**FILE:**	0336383
SUBJECT:	WASTE WATER TREATMENT PLANT LEASE RENEWAL		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION

That Council endorse a Crown Land replacement application for the waste water treatment plant Crown lease.

REFERENCES

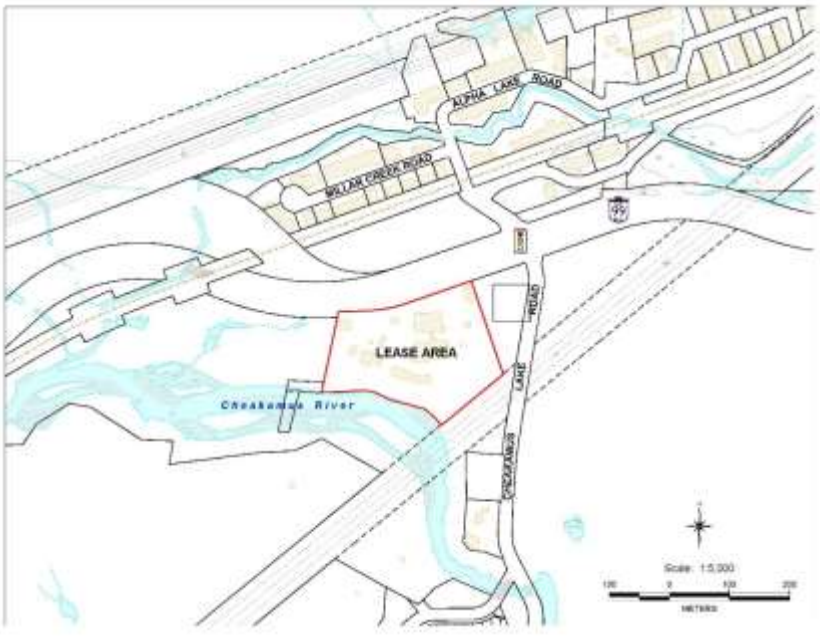
Appendix "A": WWTP Lease Site Plan

PURPOSE OF REPORT

The Municipality is required to submit a replacement application to Crown Lands for the parcel where the waste water treatment plant is currently leased. Before the Crown will process the application, they require an attached Council resolution endorsing it.

DISCUSSION

The municipality has enjoyed a Crown lease over the parcel of land where the waste water treatment plant is currently located since December 14, 1977. The original 20-year lease was renewed on August 31, 1998 and will expire on August 31, 2018. In its current replacement application, the municipality is requesting a 30-year lease.



WHISTLER 2020 ANALYSIS

The Waste Water Treatment Plant lease renewal does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

A nominal fee of $200 is required for the replacement application.

COMMUNITY ENGAGEMENT AND CONSULTATION

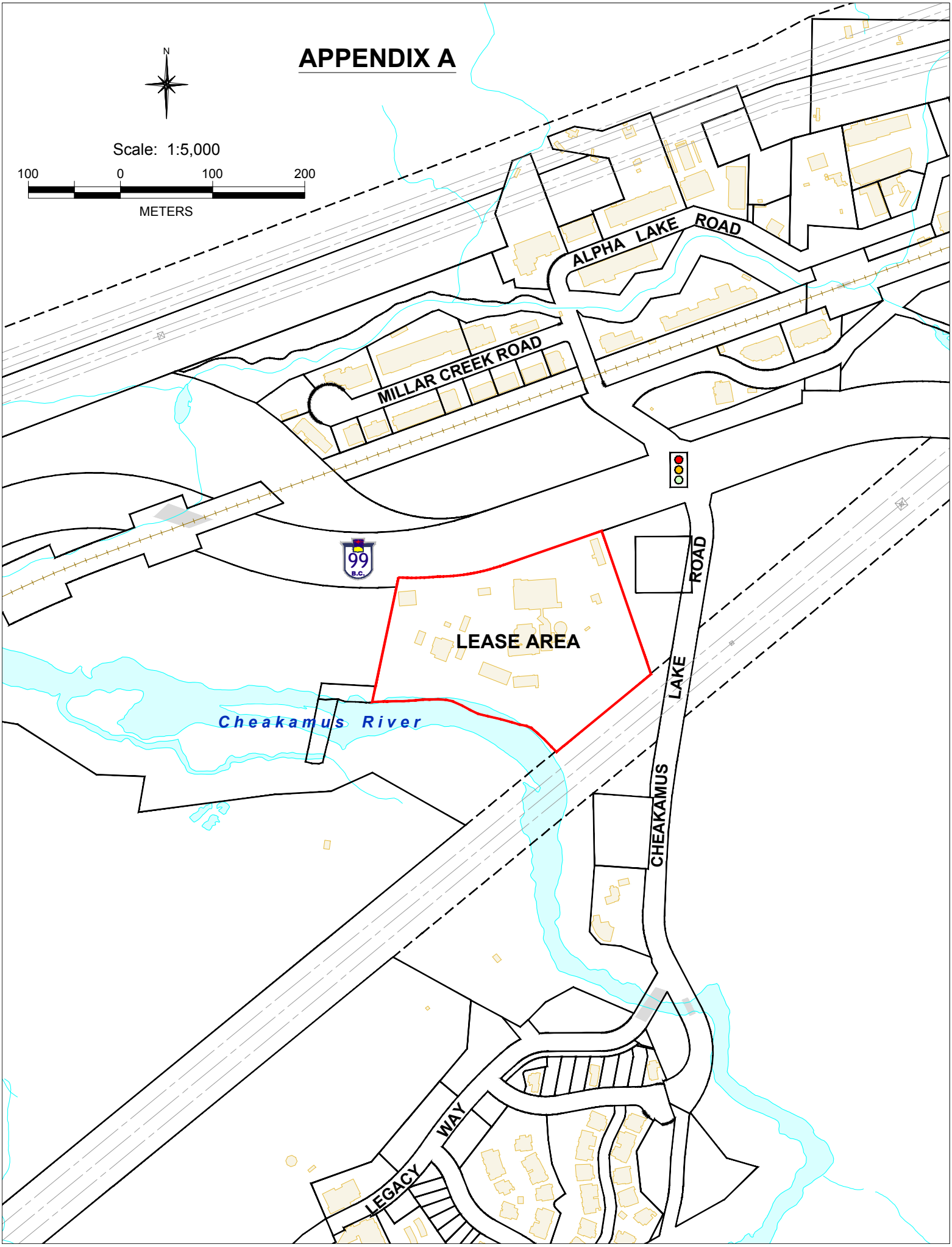
None.

SUMMARY

The Municipality requires a Council resolution endorsing a replacement application to Crown Lands for the parcel of land upon which the waste water treatment plant is currently leased.

Respectfully submitted,

Brian Lutke
ENGINEERING TECHNOLOGIST
for
James Hallisey
GENERAL MANAGER INFRASTRUCTURE SERVICES


APPENDIX A
N
Scale: 1:5,000
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METERS
ALPHA LAKE ROAD
MILLAR CREEK ROAD
99
B.C.
LEASE AREA
Cheakamus River
LAKE ROAD
CHEAKAMUS
LEGACY WAY

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	June 5, 2018	**REPORT:**	18-073
FROM:	Corporate and Community Services	**FILE:**	2192
SUBJECT:	2018 WATER TAX BYLAW		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Corporate and Community Services be endorsed.

RECOMMENDATION

That Council consider giving first, second and third readings to "Water Tax Bylaw No. 2192, 2018".

REFERENCES

Water Tax Bylaw No. 2192, 2018 (Not attached)

PURPOSE OF REPORT

The purpose of this Report is to seek Council's approval of the 2018 Water Tax Bylaw.

DISCUSSION

Water parcel taxes are flat rate taxes levied on every property within 100 meters of service. There is no increase to the water parcel tax for 2018. A new bylaw is required annually to indicate the due date for the parcel tax.

OTHER POLICY CONSIDERATIONS

The *Community Charter* section 200(1) allows a Council, by bylaw, to impose a parcel tax to provide all or part of the funding for a service.

BUDGET CONSIDERATIONS

The parcel tax amounts as set out in the attached bylaws are consistent with the revenue requirements in the Five-Year Financial Plan as proposed for the 2018 fiscal year.

COMMUNITY ENGAGEMENT AND CONSULTATION

Parcel tax revenue requirements have been part of the community consultation process of the Five-Year Financial Plan.

SUMMARY

The Bylaw details the annual water tax required to raise the municipal revenue from this source as provided in the Financial Plan.

Respectfully submitted,

Maureen Peatfield
ACTING DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER COMMUNITY AND CORPORATE SERVICES

RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2195, 2018

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act,* divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, and regulate the use of land, buildings and structures within the zones;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018".

2. Resort Municipality of Whistler "Zoning and Parking Bylaw No. 303, 2015" is amended in "Part 4 General Prohibitions" by replacing section 1(8) with the following:

   "No person shall use any land or building for the retail sale of cannabis, and except as specifically permitted by this Bylaw no person shall use any land or building for the production of cannabis other than the personal growing of cannabis in accordance with section 56 or 58 of the *Cannabis Control and Licencing Act*, or for the distribution of cannabis."

3. This Bylaw comes into force on the latter of the date the *Cannabis Control and Licencing Act* is enacted or the date the *Cannabis Act* is enacted.

GIVEN FIRST AND SECOND READINGS this __ day of _____, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this __ day of _____, 2018.

GIVEN THIRD READING this __ day of _____, 2018.

Approved by the Minister of Transportation and Infrastructure this __ day of _____, 2018.

ADOPTED by the Council this __ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (Personal Cannabis) No. 2195, 2018."

Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER
HOUSING AGREEMENT BYLAW NO. 2193, 2018

A BYLAW TO AUTHORIZE THE MUNCIPALITY TO ENTER INTO A HOUSING AGREEMENT UNDER S. 483 OF THE *LOCAL GOVERNMENT ACT*

WHEREAS:

A. The owner of the land located at 2010 and 2011 Innsbruck Drive and more particularly described as:

PID 003-021-262
Lot 30, except Part in Plan 21390, Block F District Lot 4749 Plan 20204

(the "Land")

wishes to develop employee housing on the Land; and,

B. The City wishes to enter into a housing agreement in order to secure use of the four dwelling units to be located on the Land for employee housing, in perpetuity.

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018".

2. Council hereby authorizes the Municipality to enter into a housing agreement with the owner of the Land in the form attached to this Bylaw as Schedule "A" (the "Housing Agreement").

3. The Mayor and the Municipal Clerk are authorized to execute the Housing Agreement and the Municipal Clerk is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the *Local Government Act*.

GIVEN FIRST, SECOND and THIRD READINGS this __ day of _____, 2018.

ADOPTED by Council this __ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2017."

Brooke Browning,
Municipal Clerk

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

HOUSING AGREEMENT, 219 COVENANT AND RENT CHARGE AND INDEMNITY

This Agreement, dated for reference the __ day of _____, 2018 is

BETWEEN:

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

(the "Municipality")

AND:

(the "Owner")

WHEREAS:

A. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the Resort Municipality of Whistler (the "Municipality") in respect of the use of land or construction on land;

B. The Owner (hereinafter defined) is the registered owner of the Land (hereinafter defined);

C. The Owner and the Municipality wish to enter into this Agreement to provide for affordable employee housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under s. 483 of the *Local Government Act*.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of $2.00 by the Municipality to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

PART I – DEFINITIONS

1. In this Agreement the following words have the following meanings:

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

(a) "Agreement" means this Agreement together with the General Instrument, being the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land;

(b) “CCPI” means the Core Consumer Price Index for Canada published from time to time by the Bank of Canada, or its successor in function;

(c) “Daily Amount” means $500.00 per day as of December 31, 2005, adjusted in accordance with section 14;

(d) "Dwelling Unit" means a residential dwelling unit located or to be located on the Land;

(e) "Employee" means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located on the Land;

(f) “Employee in Municipality” means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business either within the boundaries of the Municipality or at the Whistler Olympic Park and which holds a Municipality business license or recognized equivalent;

(g) "Employee Unit" means a Dwelling Unit used and occupied pursuant to a Tenancy Agreement by at least one Employee, and is not occupied by an Owner;

(h) "Gross Floor Area" means the habitable gross floor area of each Employee Unit and includes enclosed sunrooms but does not include crawl spaces, open patios, open balconies or parking spaces. If the Employee Unit is a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be based on the gross floor area shown corresponding to the Employee Unit on the Strata Plan filed in the LTO (hereinafter defined) in respect of the Land. If the Employee Unit is not a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be made in accordance with the procedure for determining gross floor area set out in the *Strata Property Act* as if the Employee Unit were a strata lot;

(i) "Land" means the land described in Item 2 of the General Instrument to which the Agreement is attached and which forms part of this agreement, and any part into which said land is Subdivided;

(j) "LTO" means the New Westminster/Vancouver Land Title Office or its successor;

(k) "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is Subdivided, and includes any person who is a registered owner in fee simple of an Employee Unit from time to time;

(l) “Subdivide” means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts,

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the Real Estate Act;

(m) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Employee Unit; and

(n) "Tenant" means an occupant of an Employee Unit by way of a Tenancy Agreement.

PART II – SUBDIVISION, USE OF LAND AND CONSTRUCTION OF EMPLOYEE UNITS

2. The Owner covenants and agrees with the Municipality as follows:

(a) the Land will not be Subdivided;

(b) the Land will not be developed and no building or structure will be constructed on the Land unless as part of the construction and development of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the Municipality and in accordance with any development permit issued by the Municipality, at least four Employee Units on the Land;

(c) the Owner will meet or exceed the construction standards for Employee Units as specified by the Municipality in a development permit issued by the Municipality in respect of development on the Land; and

(d) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Land.

3. Notwithstanding the definition of "Land" in section 1 herein, for the purpose of stipulating the maximum allowable number of Dwelling Units on the Land and for the purpose of stipulating the number of required Employee Units to be constructed on the Land by the Owner pursuant to this Part II, and for the purpose of the definitions of Dwelling Unit and Employee in section 1, but for no other purposes, "Land" means the entire area of the legal parcel described in Item 2 of the General Instrument as at the date of registration of the General Instrument at the LTO.

PART III - USE AND OCCUPANCY OF EMPLOYEE UNITS

4. The Owner agrees that no Dwelling Unit on the Land shall be used or occupied except as an Employee Unit, subject to the following terms of this section 4, and the terms of section 6. If the Owner has for a continuous period of at least 60 days made commercial best efforts to rent an Employee Unit using all reasonable means, including advertising the Employee Unit for rent in the local newspapers, and has

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

been unable to enter into a Tenancy Agreement with an Employee, that Employee Unit may be occupied by an Employee in Municipality, in satisfaction of the requirements of this Section 4, for the duration of that person's tenancy in the Employee Unit.

5. Within three days after receiving notice from the Municipality, the Owner will in respect of each Employee Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of the Employee Units no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient, including, but not limited to the provincial issuing authority for drivers licences, of the request for information from the Municipality to provide such information to the Municipality.

6. If the Owner cannot comply with the occupancy requirements for any Employee Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to that Employee Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the owner a written notice of breach of this Agreement under Part VII herein. The request must set out the circumstances of the hardship involved and the reasons why the Owner cannot comply with the occupancy requirements, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed with its remedies under this Agreement, and at law and in equity, despite the Owner's request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

PART IV - DISPOSITION AND ACQUISITION OF EMPLOYEE UNITS

7. The Owner will not permit an Employee Unit to be disposed of by sublease or assignment of a Tenancy Agreement except in compliance with this Agreement.

8. The Owner will give prior written notice of this Agreement to any person to whom it proposes to dispose of an Employee Unit.

9. The Owner must not rent or lease any Employee Unit except to an Employee or an Employee in Municipality in accordance with the following additional conditions:

   (a) the Employee Unit will be used or occupied only pursuant to a Tenancy Agreement;

   (b) the Owner will attach a copy of this Agreement to the Tenancy Agreement;

   (c) the Owner will include in the Tenancy Agreement a clause requiring the Tenant to comply with the use and occupancy restrictions contained in Part III of this Agreement;

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

(d) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* if the Tenant uses or occupies, or allows use or occupation of, the Employee Unit in breach of the use or occupancy restrictions contained in this Agreement;

(e) the Tenancy Agreement will identify all occupants of the Employee Unit, and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Employee Unit for more than 30 consecutive days in any calendar year;

(f) the Tenancy Agreement will provide for termination of the Tenancy Agreement by the Owner in situations where the Employee Unit is occupied by more than the number of people the Municipality's building inspector determines can reside in the Employee Unit given the number and size of bedrooms in the Employee Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality;

(g) the Tenancy Agreement will provide that the Owner will have the right, at the Owner's option, to terminate the Tenancy Agreement should the Tenant remain absent from the Employee Unit for three consecutive months or longer, notwithstanding the timely payment of rent; and

(h) the Owner will deliver a copy of the Tenancy Agreement to the Municipality upon demand.

10. The Owner will terminate any Tenancy Agreement where the Tenant uses, occupies or allows use or occupation of an Employee Unit in breach of this Agreement, such termination to be in accordance with the terms of the Tenancy Agreement and the *Residential Tenancy Act* (British Columbia).

11. The Municipality may, in its sole discretion, provide written consent to the Owner from time to time to do something that is otherwise not permitted under this Agreement, on such terms and conditions as the Municipality considers desirable.

12. The Owner will be solely responsible for screening Tenants to determine whether or not they qualify to occupy the Employee Unit in accordance with this Agreement.

PART VI - DEMOLITION OF EMPLOYEE UNIT

13. The Owner will not demolish an Employee Units unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Employee Unit, and the Owner has delivered to the Municipality a copy of the engineer's or architect's report; or

(b) the Employee Unit is damaged or destroyed, to the extent of 40% or more of its value above

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

the foundations, as determined by the Municipality in its sole discretion, acting reasonably, and

(c) a demolition permit for the Employee Unit has been issued by the Municipality (unless the Building has, or the Dwelling Units have been destroyed by an accident, act of God, or sudden and unanticipated force) and the Employee Unit has been demolished under that permit.

Following demolition, and a reconstruction of a replacement Dwelling Unit, the Owner will use and occupy the replacement Dwelling Unit as an Employee Unit in compliance with this Agreement. Section 2(b) will apply to the construction of the replacement Dwelling Unit to the same extent and in the same manner as at section applies to the construction of the original Dwelling Unit.

PART VII - DEFAULT AND REMEDIES

14. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if an Employee Unit is used or occupied in breach of this Agreement, the Owner will pay to the Municipality, as a rent charge under section 15, the Daily Amount to the Municipality for each day of the breach of this Agreement. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CCPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.

15. The Owner hereby grants to the Municipality a rent charge under s. 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

PART VIII - INTERPRETATION

16. In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re- enacted or replaced, unless otherwise expressly provided;

(f) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes employees, agents, officers and invitees of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

PART 1X - MISCELLANEOUS

17. **Housing Agreement.** The Owner acknowledges and agrees that this:

(a) Agreement constitutes a covenant under s.219 of the *Land Title Act* and a housing agreement entered into under s. 483 of the *Local Government Act*;

(b) where an Employee Unit is a separate legal parcel the Municipality may file a notice of housing agreement under s.483 of the *Local Government Act* in the LTO against title to the Employee Unit; and

(c) where Employee Units are not separate legal parcels, or have not yet been constructed, or where the land has not yet been Subdivided to create the Employee Units, the Municipality may file a notice of housing agreement under s. 483 of the *Local Government Act* in the LTO against title to the Land.

18. **Management.** The Owner covenants and agrees that it will furnish good and efficient management of

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

the Employee Units and will permit representatives of the Municipality to inspect the Employee Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Employee Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the forgoing, the Owner acknowledges and agrees that the Municipality, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Employee Units.

19. **Indemnity.** The Owner will indemnify and save harmless the Municipality and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner, or its officers, directors, employees, agents, contractors or other persons for whom at law the Owner is responsible;

(b) the Owner's ownership, lease, operation, management or financing of the Land or any Employee Unit; or

(c) any act or omission of the Municipality or any of its elected officials, board members, officers, directors, employees, agents or contractors in carrying out or enforcing this Agreement, except where such act or omission constitutes a breach of this Agreement by the Municipality or by any other person for whom at law the Municipality is responsible.

20. **Release.** The Owner by this Agreement releases and forever discharges the Municipality and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or any Employee Unit which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them.

21. **Survival.** The obligations of the Owner set out in sections 14, 19, and 20 will survive termination of this Agreement.

22. **Municipalities Powers Unaffected.** This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land;

(b) impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Land; or

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

23. **Agreement for Benefit of Municipality only.** The Owner and the Municipality agree that:

(a) this Agreement is entered into only for the benefit of the Municipality;

(b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Property, the Land or the building or any portion thereof, including any Employee Unit; and

(c) the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

24. **No Public Law Duty.** Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

25. **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Clerk, Resort Municipality of Whistler,
4325 Blackcomb Way, Whistler, BC VON 1B4

And to: Whistler Housing Authority,
325-2400 Dave Murray Place, Whistler, BC V0N 1B2

or to the most recent postal address provided in a written notice given each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

26. **Enuring Effect.** This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

27. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

28. **Waiver.** All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

29. **Sole Agreement.** This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Employee Units, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as set forth in this Agreement.

30. **Further Assurance.** Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.

31. **Covenant Runs with the Land.** This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Land. Notwithstanding anything contained herein, neither the Owner named herein nor any future owner of the Land or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have a further interest in the Land.

32. **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

33. **No Joint Venture.** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.

34. **Applicable Law.** Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the Residential Tenancy Act, this Agreement is without effect to the extent of the conflict.

INSERT PRIORITY AGREEMENT

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

SCHEDULE "A" STATUTORY DECLARATION

IN THE MATTER OF A HOUSING AGREEMENT WITH THE RESORT MUNICIPALITY OF WHISTLER

TO WIT:

I,_____of_____, British Columbia, do solemnly declare that:

1. I am the owner of_____(the "Employee Unit"), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Employee Unit.

3. For the period from_____to_____the Employee Unit was occupied only by the Employees (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

   Names, addresses and phone numbers of Employees:
   Names, addresses and phone numbers of Employers:

4. I acknowledge and agree to comply with the Owner's obligations under this Agreement, and other charges in favour of the Municipality registered in the land title office against the land on which the Employee Unit is situated and confirm that the Owner has complied with the Owner's obligations under these Agreements.

5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

DECLARED BEFORE ME at the)
_____, British Columbia,)
this_____day of_____)
)
) _____
)
_____)
A commissioner for taking Affidavits for)
British Columbia

RESORT MUNICIPALITY OF WHISTLER

WATER TAX BYLAW NO. 2192, 2018

A BYLAW TO IMPOSE A WATER TAX

WHEREAS a Municipality may construct, acquire, operate and maintain trunk water main and water supply systems and may establish rates and charges to be imposed upon land and improvements and may provide a formula for imposing the cost of those municipal works and services;

AND WHEREAS pursuant to Section 200 of the *Community Charter,* the Municipality may impose a parcel tax to provide all or part of the funding for a service;

AND WHEREAS the benefiting area herein defined is that area of land within the Municipality which, in the opinion of Council, benefits or will benefit from the trunk water main and water supply systems of the Municipality;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Water Tax Bylaw No. 2192, 2018".

2. In this Bylaw,

   "benefiting area" means that area of land in which is located every parcel a boundary of which is within one hundred (100) meters of any part of a trunk water main and for which there is access permitting installation and maintenance of a connecting water line between the parcel and the trunk water main; and

   "parcel" means a parcel of real property in the benefiting area and includes a strata lot.

3. A rate and charge of two hundred, seventy six dollars and fifty-nine ($276.59) is hereby imposed as a tax against each parcel for the year ending December 31, 2018.

4. The owner of each parcel shall pay not later than July 3, 2018 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this ____ day of _____, 2018.

ADOPTED by the Council this __ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Water Tax Bylaw
No. 2192, 2018".

_____

Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER
LAND USE CONTRACT TERMINATION BYLAW (ALPINE MEADOWS) NO. 2166, 2017

A BYLAW TO TERMINATE A LAND USE CONTRACT AND AMEND THE RESORT MUNICIPALITY OF WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, terminate a land use contract; and

WHEREAS Council must not adopt a bylaw to terminate a land use contract unless it has adopted a zoning bylaw that will apply to the land on the date the termination bylaw comes into force,

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017".

2. Schedule "A"-Zoning Maps of Part 24 of Zoning and Parking Bylaw No. 303, 2015 is amended by assigning the RS1 Zone (Single Family Residential One) designation to the following parcels:

Legal Description	PID
LOT 29, EXCEPT PART IN PLAN 17958, DISTRICT LOT 7301 PLAN 15206	007-689-705
LOT 30, EXCEPT THAT PART INCLUDED IN PLAN 17941 DISTRICT LOT 7301 PLAN 15206	004-677-099
LOT 31, EXCEPT PART IN PLAN 17941, DISTRICT LOT 7301 PLAN 15206	007-689-756
LOT 32, EXCEPT PART IN PLAN 17999, DISTRICT LOT 7301 PLAN 15206	007-689-764
LOT G BLOCKS 30 AND 31 DISTRICT LOT 7301 PLAN 17941	007-267-495
LOT H BLOCKS 30 AND 31 DISTRICT LOT 7301 PLAN 17941	007-267-517
LOT I OF LOTS 30 AND 31 DISTRICT LOT 7301 PLAN 17941	005-142-784

3. Part 12, Section 1 to Zoning and Parking Bylaw No. 303, 2015 is amended by:

   3.1 inserting the following as a new subsection to be numbered subsection (10A):

   "(10A) Despite the minimum parcel area set out in section 10 above, the minimum parcel area for the following parcels, or any parcel into which any of them may be subdivided, is 12,265 square metres:

Legal Description	PID
LOT 29, EXCEPT PART IN PLAN 17958, DISTRICT LOT 7301 PLAN 15206	007-689-705
LOT 30, EXCEPT THAT PART INCLUDED IN PLAN 17941 DISTRICT LOT 7301 PLAN 15206	004-677-099
LOT 31, EXCEPT PART IN PLAN 17941, DISTRICT LOT 7301 PLAN 15206	007-689-756
LOT 32, EXCEPT PART IN PLAN 17999, DISTRICT LOT 7301 PLAN 15206	007-689-764”

and,

3.2 deleting subsection (11) and replacing it with the following:

“(11) (a) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres the maximum permitted gross floor area of the dwelling is 325 square metres; and

(b) Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, or, despite subsection 11(a), on any parcel identified in section 10A, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area.”

and,

3.3 inserting the following as a new subsection to be numbered (20A):

“(20A) Despite the driveway gradient standards in subsections 5(11) to 5(23) of Part 6, the driveway gradient standards shall not apply to the following parcels provided that any driveway providing access to those parcels is designed under the seal of a Professional Engineer:

Legal Description	PID
LOT 29, EXCEPT PART IN PLAN 17958, DISTRICT LOT 7301 PLAN 15206	007-689-705
LOT 30, EXCEPT THAT PART INCLUDED IN PLAN 17941 DISTRICT LOT 7301 PLAN 15206	004-677-099
LOT 31, EXCEPT PART IN PLAN 17941, DISTRICT LOT 7301 PLAN 15206	007-689-756
LOT 32, EXCEPT PART IN PLAN 17999, DISTRICT LOT 7301 PLAN 15206	007-689-764”

4. The Land Use Contract registered in the Land Title Office under charge No. G2065 is terminated.

5. Section 4 of this bylaw comes into force one year after the day the bylaw is adopted.

6. The Municipal Clerk shall notify:

    6.1 the Land Title Office in accordance with Section 548 of the *Local Government Act*; and,

    6.2 owners of land subject to the Land Use Contract, in accordance with section 549 of the *Local Government Act*.

GIVEN FIRST AND SECOND READING this __ day of _____, 2018.

Pursuant to Section 464 of the *Local Government Act,* a Public Hearing was held this __ day of _____, 2018.

GIVEN THIRD READING this __ day of _____, 218

Approved by the Minister of Transportation and Infrastructure this __ day of _____, 2018.

ADOPTED by the Council this __ day of _____, 2018.

Nancy Wilhelm-Morden
Mayor

Brooke Browning
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”.

Brooke Browning
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

SOLID WASTE AMENDMENT BYLAW NO. 2175, 2018

A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER "SOLID WASTE BYLAW NO. 2139, 2017"

WHEREAS the Council of the Resort Municipality of Whistler has adopted "Solid Waste Amendment Bylaw No. 2139, 2017";

AND WHEREAS it is deemed expedient to amend the Resort Municipality of Whistler "Solid Waste Bylaw No. 2139, 2017"

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as "Solid Waste Amendment Bylaw No. 2175, 2018".

2. "Solid Waste Bylaw No. 2139, 2017" is amended:

   (a) In section 3 "General Definitions and Interpretation Rules", by deleting the definition of "solid waste management plan", and inserting the following new definition:

   "solid waste management plan" means a plan:

   i. prepared in accordance with the RMOW "A Solutions Guide: Reducing Food Waste in Commercial Properties" published for the RMOW and updated from time to time;
   ii. including measures to reduce the generation of Solid Waste that cannot be recycled or composted; and
   iii. describing how the Solid Waste generated on a Parcel or group of Parcels, or by a business or a Special Event, will be separated, stored and disposed of in accordance with this Bylaw; and
   prepared using the RMOW Special Event Solid Waste Management Plan template.

   (b) That all parts of section 15 be replaced with the following text:

   "No person shall cause, permit or allow any wildlife attractant that may attract Dangerous Wildlife to be stored, kept or otherwise to remain on land or premises except in a Wildlife Proof Container or Wildlife Proof Enclosure."

   (c) By inserting the following section 19 and renumbering sections accordingly:

   "Without limiting any other provision of this Bylaw, any person responsible for a site that is used for filming, a catered event or a construction site must ensure that wildlife attractants are disposed of in a designated Wildlife Proof Container or Wildlife Proof Enclosure that is located on that site. Events operating under Section 8 of this Bylaw are exempt from this provision."

   (d) By replacing Schedule "D" with Schedule "D" attached to and forming part of this Bylaw

   And;

   (e) That all parts of section 31 be replaced with the following text:

   "No person shall dispose of mattresses except by deliver to the Municipal Transfer Station, to a maximum of five mattresses per property per day or to a mattress recycling facility."

GIVEN FIRST, SECOND READING and THIRD READINGS this 24th day of April, 2018.

SECOND AND THIRD READINGS RESCINDED this 22nd day of May, 2018.

GIVEN SECOND AND THIRD READINGS as revised this 22nd day of May, 2018

ADOPTED by Council this ___ day of ___, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of
"Solid Waste Amendment Bylaw No. 2175, 2018"

Brooke Browning,
Municipal Clerk

SCHEDULE D
Solid Waste Bylaw No. 2139, 2017
TIPPING FEES

The minimum charge for Solid Waste disposal at the Municipal Transfer Station is $5 per load (with the exception of any material or item indicated as FREE).

Solid Waste Type	**TIPPING FEE**
Minimum Charge at Transfer Station Scale	$5 per vehicle
Biosolids	$140 per tonne
Clean Wood and Yard Waste	$30 per tonne Chipped: FREE
Dirty Wood Waste	$80 per tonne
Bulky Items	$155 per tonne
EPR Recyclable Materials (except tires)	FREE
Landfill Waste (GARBAGE)	$155 per tonne
Mixed Waste	$325 per tonne
Organics - Food Scraps or Food Waste	$75 per tonne
Mattresses	$20 each
Large Household Appliances - with refrigerant	$25 each
Large Household Appliances - without refrigerant	FREE
Passenger and Light Truck Tires	$10 per tire $25 per tire with a rim
Gypsum Board	$290 per tonne
Invasive Plant Species and Noxious Plant Matter	$30 per tonne
SEPTAGE A- All Liquid Waste delivered via meter at the WWTP except as identified in “B” and “C” below.	$30.00/$m^3$
B **–** Septage delivered from residential septic tanks within the RMOW.	$2.75/$m^3$
C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	$1.50//$m^3$
Hazardous Waste	NOT ACCEPTED
Unsecured Loads	$30 per load

RESORT MUNICIPALITY OF WHISTLER

MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO. 2178, 2018

A BYLAW TO AMEND "MUNICIPAL TICKET INFORMATION SYSTEM BYLAW NO. 1719, 2005".

WHEREAS Council has adopted "Municipal Ticket Information System Bylaw No. 1719, 2005";

AND WHEREAS the Council of the Resort Municipality of Whistler deems it expedient to authorize the use of Municipal Ticket Information for the enforcement of certain bylaws, to designate certain bylaw offences and set certain fine amounts;

AND WHEREAS the Council deems it necessary and expedient to amend the "Municipal Ticket Information System Bylaw No.1719, 2005";

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as the "Municipal Ticket Information System Amendment Bylaw No. 2178, 2018".

2. "Municipal Ticket Information System Implementation Bylaw No. 1719, 2005" is amended by:

   (a) Deleting "SCHEDULE B8 of "Municipal Ticket Information System Bylaw No. 1719, 2005, Solid Waste Bylaw No. 2139, 2017" and replacing it with "SCHEDULE B8 of Municipal Ticket Information System Amendment Bylaw No. 2178, 2018, Solid Waste Bylaw No. 2139, 2017" attached hereto and forming part of this Bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 24th day of April, 2018.

ADOPTED this _____ day of _____, 2018.

_____ _____

Mayor, N. Wilhelm-Morden Municipal Clerk, B. Browning

I HEREBY CERTIFY that this is a true copy of the "Municipal Ticket Information System Amendment Bylaw No. 2178, 2018"

_____

Municipal Clerk, B. Browning

SCHEDULE B8

Municipal Ticket Information System Amendment Bylaw No.2178, 2018
Solid Waste Bylaw No. 2139, 2017

DESIGNATED EXPRESSION	SECTION(S)	FINE
Failure to separate solid waste	9	$235
Failure to provide a wildlife proof enclosure	10	$500
Failure to maintain wildlife proof containers or enclosures	12	$235
Failure to install and maintain proper signage	13	$25
Failure to properly store, handle, and dispose of any wildlife attractant	15	$235
Failure to properly store, handle and dispose of a wildlife attractant	16	$235
Failure to prevent wildlife from accessing a bird feeder	17	$235
Feed dangerous wildlife	18	$500
Failure to properly control wildlife attractants on a commercial site	19	$500
Dispose of solid waste from outside the RMOW	20	$235
Failure to properly dispose of recyclable material	21	$235
Failure to properly dispose of food scraps	22	$235
Failure to properly dispose of hazardous waste	23	$235
Failure to properly dispose of landfill waste	24	$235
Unlawful use of RMOW receptacle or container	25	$235
Failure to dispose of waste at an approved location	28	$235
Failure to properly dispose of oversize materials	29	$235
Failure to properly dispose of construction waste	30	$235

Failure to properly dispose of gypsum board	31	$235
Failure to properly dispose of mattresses	32	$235
Failure to properly dispose of beverage containers	33	$235

RESORT MUNICIPALITY OF WHISTLER

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW NO. 2180, 2018

A BYLAW TO AMEND "BYLAW NOTICE ENFORCEMENT BYLAW NO. 2174, 2018".

WHEREAS Council has adopted "Bylaw Notice Enforcement Bylaw No. 2174, 2018";

AND WHEREAS the Council of the Resort Municipality of Whistler deems it expedient to authorize the use of Bylaw Notice for the enforcement of certain bylaws, to designate certain bylaw offences and set certain fine amounts;

AND WHEREAS the Council deems it necessary and expedient to amend the "Bylaw Notice Enforcement Bylaw No. 2174, 2018";

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as the "Bylaw Notice Enforcement Amendment Bylaw No. 2180, 2018".

2. "Bylaw Notice Enforcement Bylaw No. 2174, 2018" is amended by:

   (a) "Garbage Disposal Bylaw No. 2139, 2017" as listed in Schedule A of "Bylaw Notice Enforcement Bylaw No. 2174, 2018" is hereby replaced with "Solid Waste Bylaw No. 2139, 2017" attached hereto and forming part of this Bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 24th day of April, 2018.

ADOPTED this _____ day of _____, 2018.

_____ _____

Mayor, N. Wilhelm-Morden Municipal Clerk, B. Browning

I HEREBY CERTIFY that this is a true copy of the "Bylaw Notice Enforcement Amendment Bylaw No. 2180, 2018"."

_____

Municipal Clerk,
B. Browning

Solid Waste Bylaw No. 2139, 2017

DESIGNATED EXPRESSION	SECTION(S)	Discounted Penalty	Penalty	Compliance Agreement Available
Failure to separate solid waste	9	235	300	YES
Failure to provide a wildlife proof enclosure	10	500	500	YES
Failure to maintain wildlife proof containers or enclosures	12	235	300	YES
Failure to install and maintain proper signage	13	25	50	YES
Failure to properly store, handle, and dispose of any wildlife attractant	15	235	300	YES
Failure to properly store, handle and dispose of a wildlife attractant	16	235	300	YES
Failure to prevent wildlife from accessing a bird feeder	17	235	300	YES
Feed dangerous wildlife	18	500	500	NO
Failure to properly control wildlife attractants on a commercial site	19	500	500	YES
Dispose of solid waste from outside the RMOW	20	235	300	YES
Failure to properly dispose of recyclable material	21	235	300	YES
Failure to properly dispose of food scraps	22	235	300	YES
Failure to properly dispose of hazardous waste	23	235	300	YES
Failure to properly dispose of landfill waste	24	235	300	YES

Unlawful use of RMOW receptacle or container	25	235	300	YES
Failure to dispose of waste at an approved location	28	235	300	YES
Failure to properly dispose of oversize materials	29	235	300	YES
Failure to properly dispose of construction waste	30	235	300	YES
Failure to properly dispose of gypsum board	31	235	300	YES

RESORT MUNICIPALITY OF WHISTLER
AUTOMATED VOTING MACHINES AUTHORIZATION BYLAW NO. 2188, 2018

A BYLAW TO AUTHORIZE AN AUTOMATED VOTE AND COUNTING SYSTEM AND PROCEDURE

WHEREAS under the *Local Government Act*, the Council may, by bylaw, provide for the use of automated voting machines, voting recorders or other devices for voting in elections or assent voting;

AND WHEREAS the Council of the Resort Municipality of Whistler wishes to establish various procedures and requirements under that authority;

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. CITATION

1.1 This Bylaw may be cited as "Automated Voting Machines Authorization Bylaw No. 2188, 2018."

2. DEFINITIONS

2.1 In this Bylaw the following terms have the following meanings:

"Acceptable mark" means a completed mark as per the instruction on the ballot that the vote counting unit is able to identify, which has been made by an elector in the space provided on the ballot opposite the name of any candidate or opposite either 'yes' or 'no' on any other voting question.

"Automated vote counting system" means a system that counts and records votes and processes and stores election or any voting results which comprises:

(a) a number of ballot scan vote counting units, each of which rests on a two-compartment ballot box, one compartment of which is for:

(i) voted ballots; and
(ii) returned ballots which have been reinserted using the ballot override procedure;

and the other compartment is for the temporary storage of voted ballots during such time as the vote counting unit is not functioning; and

(b) a number of storage ballot compartments into which voted ballots are deposited where a vote counting unit is not functioning or being used which will therefore be counted after the close of voting on general voting day.

"Ballot" means a single ballot card designed for use in an automated vote counting system, which shows:

(a) the names of all of the candidates for each of the offices to be filled; and
(b) all of the choices on all of the bylaws or other matters on which the opinion or assent of the electors is sought.

"Ballot return override procedure" means the use, by an election official, of a device on a vote counting unit, which causes the unit to accept a returned ballot.

"Election headquarters" means The Resort Municipality of Whistler Municipal Hall.

"Memory pack" means a computer software cartridge which is inserted into the vote counting unit and into which is pre-programmed the names of all the candidates for each of the offices to be filled, and the alternatives of "yes" or "no" for each question on the ballot, and which records and retains information on the number of acceptable marks made for each.

"Portable ballot box" means a ballot box, for use in the election, where a vote counting unit is not being used at the time of voting.

"Results tape" means the printed record generated from a vote counting unit at the close of voting on general voting day, which shows the number of votes for each candidate for each of the offices to be filled, and the number of votes for and against each bylaw or other matters on which the opinion or assent of the electors is sought.

"Returned ballot" means a voted ballot which was inserted into the vote counting unit, but which was not accepted and which was returned to the elector with an explanation of the ballot marking error which caused the ballot not to be accepted.

"Secrecy sleeve" means an open-ended folder or envelope used to cover ballots to conceal the choices made by each elector.

"Storage ballot compartment" means a ballot box under each vote counting unit into which voted ballots are temporarily deposited in the event that the unit ceases to function.

"Vote counting unit" means the device into which voted ballots are inserted and which scans each ballot and records the number of votes for each candidate and for and against each question on which the opinion or assent of the electors is sought.

3. USE OF VOTING MACHINES

3.1 Council hereby provides for the use of an automated vote counting system for the conduct of elections and voting on bylaws or other matters on which the opinion or assent of the electors is sought.

4. AUTOMATED VOTING PROCEDURES

4.1 The presiding election official for each voting place shall offer, and if requested, ensure that a demonstration of how to vote using a vote counting unit is provided to an elector, as soon as such elector enters the voting place and before a ballot is issued.

4.2 Upon completion of the voting demonstration, if any, the elector shall proceed as instructed, to the election official responsible for issuing ballots, who, upon fulfilment of the requirements of the *Local Government Act*, shall then provide a ballot to the elector, a secrecy sleeve if requested by the elector, the ballot marking instrument, and any further instructions the elector requests.

4.3 Upon receiving a ballot the elector shall immediately proceed to a voting compartment to vote.

4.4 The elector may vote only by making an acceptable mark on the ballot:

(a) beside the name of each candidate of choice, up to the maximum number of candidates to be elected for each of the offices to be filled; and
(b) beside either 'yes' or 'no' in the case of each bylaw or other matter on which the assent or opinion of the electors is sought.

4.5 Once the elector has finished marking the ballot, the elector must either place the ballot into the secrecy sleeve, if one has been requested, or turn the ballot upside down and proceed to the vote counting unit**,** and under the supervision of the election official in attendance, insert the ballot directly from the secrecy sleeve, if applicable, into the vote counting unit without the acceptable marks on the ballot being exposed.

4.6 If, before inserting the ballot into the vote counting unit, an elector determines that a mistake has been made when marking the ballot**,** or if the ballot is returned by the vote counting unit, the elector may return to the voting compartment to correct the ballot or request a replacement ballot by informing the election official in attendance.

4.7 Upon being informed of the replacement ballot request, the presiding election official shall issue a replacement ballot to the elector and mark the returned ballot "spoiled" and shall retain all such spoiled ballots separately from all other ballots**,** and they shall not be counted.

4.8 If the elector declines the opportunity to obtain a replacement ballot and has not damaged the ballot to the extent that it cannot be reinserted into the vote counting unit, the election official shall, using the ballot return override procedure, reinsert the returned ballot into the vote counting unit to count any acceptable marks which have been made correctly.

4.9 Any ballot counted by the vote counting unit is valid and any acceptable marks contained on such ballots will be counted, subject to any determination made under a judicial recount.

4.10 Once the ballot has been inserted into the vote counting unit and the unit indicates that the ballot has been accepted, the elector must immediately leave the voting place.

4.11 During any period that a vote counting unit is not functioning, the election official supervising the unit shall insert all ballots delivered by the electors during this time, into the storage ballot compartment, on the understanding that if the vote counting unit:

(a) becomes operational, or
(b) is replaced with another vote counting unit,

the ballots in the storage ballot compartment shall, as soon as reasonably possible, be removed by an election official and, under the supervision of the presiding election official, shall be inserted into the vote counting unit to be counted.

4.12 Any ballots which were temporarily stored in the storage ballot compartment during a period when the vote counting unit was not functioning, which are returned by the vote counting unit when being counted shall, through the use of the ballot return override procedure and under the supervision of the presiding election official, be reinserted into the vote counting unit to ensure that any acceptable marks are counted.

5. ADVANCE VOTING OPPORTUNITY PROCEDURES

5.1 Vote counting units shall be used at all advance voting opportunities and voting procedures at the advance voting opportunities shall follow, as closely as possible, those described in Section 4 of this Bylaw.

5.2 At the close of voting at each advance voting opportunity, the presiding election official in each case shall ensure that:

(a) no additional ballots are inserted in the vote counting unit;
(b) the storage ballot compartment is locked to prevent insertion of any ballots;
(c) the results tapes in the vote counting unit are not generated; and
(d) the memory pack of the vote counting unit is secured.

5.3 At the close of voting at the final advance voting opportunity, the presiding election official shall:

(a) ensure that any remaining ballots in the storage ballot compartment are inserted into the vote counting unit;
(b) secure the vote counting unit so that no more ballots can be inserted; and
(c) deliver the vote counting unit together with the memory pack and all other materials used in the election to the chief election officer at election headquarters.

6. SPECIAL VOTING OPPORTUNITY PROCEDURES

6.1 Unless the chief election officer determines it is practical to use a vote counting unit, a portable ballot box as defined herein, shall be used for all special voting opportunities. The presiding election official appointed to attend at each special voting opportunity shall proceed in accordance with Sections 4.2, 4.3, 4.4 and 4.5 of this Bylaw so far as applicable, except that the voted ballots shall be deposited into the portable ballot box supplied by the presiding election official.

6.2 The presiding election official at a special voting opportunity shall ensure that the portable ballot box is secured when not in use and at the close of voting at the final special voting opportunity, the presiding election official shall seal the portable ballot box and return it together with all other election materials to the custody of the chief election officer.

6.3 If a vote counting unit is in use at a special voting opportunity, the presiding election official appointed to attend the special voting opportunity shall follow the procedures outlined in Section 5 of this Bylaw as if it were an advance voting opportunity.

7. PROCEDURES AFTER CLOSE OF VOTING ON GENERAL VOTING DAY

7.1 After the close of voting on general voting day, each presiding election official, except those responsible for advance and special voting opportunities, shall undertake all of the following, generally in the order stipulated:

(a) ensure that any remaining ballots in the storage ballot compartment are inserted into the vote counting unit;
(b) secure the vote counting unit so that no more ballots can be inserted;
(c) generate two copies of the results tape from the vote counting unit;
(e) account for the unused, spoiled and voted ballots and place them, packaged and sealed separately, together with the memory pack from the vote counting unit and one copy of the results tape, into the ballots and results box;
(f) complete the ballot account and place the duplicate copy in the ballots and results box;
(g) seal the ballots and results box;

(h) place the voting books, list of electors, the original copy of the ballot account, one copy of the results tape, completed registration cards, keys and all completed forms into the election materials box; and
(i) deliver, or have available for pick-up, the sealed ballots and results box, vote counting unit and the election materials box, to the chief election officer at election headquarters.

7.2 At the close of voting on general voting day, the chief election officer shall direct the presiding election official for the advance voting opportunity and any special voting opportunities where vote counting units were used, to proceed in accordance with Section 7.1 of this Bylaw.

7.3 All portable ballot boxes used in the election will be opened, under the direction of the chief election officer, at the close of voting on general voting day and all ballots shall be removed and inserted into a vote counting unit to be counted, after which the provision of Sections 7.1 (a) to (h), so far as applicable, shall apply.

7.3 Upon the fulfilment of the provisions of Section 7.1 to 7.3 inclusive, the chief election officer shall, to obtain the election results, direct an election official to place the results in a spreadsheet, which may be used for display indicating the total results.

8. RECOUNT PROCEDURE

8.1 If a recount is requested by a candidate after the preliminary election results are announced, it shall be conducted under the direction of the chief election officer using the automated vote counting system and generally in accordance with the following procedure:

(a) the memory packs of all vote counting units will be cleared;
(b) a vote counting unit will be designated for each voting place;
(c) all voted ballots will be removed from the sealed election materials boxes, except spoiled ballots, and reinserted in the appropriate vote counting unit under the supervision of the chief election officer;
(d) any ballots returned by the vote counting unit during the recount process shall, through the use of the ballot return override procedure, be reinserted in the vote counting unit to ensure that any acceptable marks are counted; and
(e) to obtain election results, the chief or deputy chief election officer shall place the results of each voting place on spreadsheets so as to tally the total election results.

9. GENERAL

9.1 Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

9.2 If any part, section, sentence, clause, phrase or word of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder which shall continue in full force and effect and be construed as if the Bylaw had been adopted without the invalid portion.

10. REPEAL

10.1 “Automated Voting Machines Authorization Bylaw No. 1599, 2002” is hereby repealed.

GIVEN FIRST, SECOND and THIRD READINGS this 22nd day of May, 2018.

ADOPTED by Council this _____ day of_____, _____.

_____ _____

Nancy Wilhelm-Morden, Mayor

Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that this is a true copy of
“Automated Voting Machines Authorization Bylaw No. 2188, 2018”

_____
Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER
GENERAL LOCAL GOVERNMENT ELECTIONS BYLAW NO. 2189, 2018

A BYLAW TO PROVIDE FOR THE DETERMINATION OF VARIOUS PROCEDURES FOR THE CONDUCT OF LOCAL GOVERNMENT ELECTIONS AND OTHER VOTING

WHEREAS under the *Local Government Act,* Council may, by bylaw, determine various procedures and requirements to be applied in the conduct of local government elections and other voting;

AND WHEREAS the Council of the Resort Municipality of Whistler wishes to establish voting procedures and requirements under that authority;

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. CITATION

1.1. This Bylaw may be cited for all purposes as "General Local Government Elections Bylaw No. 2189, 2018."

2. ACCESS TO NOMINATION DOCUMENTS

2.1. As authorized under section 89(7) of the *Local Government Act,* public access to nomination documents delivered to the Chief Election Officer will be made available for public inspection at Municipal Hall during its regular business hours and on the Resort Municipality of Whistler website from the time of delivery until 30 days after the declaration of the election results.

3. PROVINCIAL VOTER'S LIST

3.1 As authorized under section 76 of the *Local Government Act*, for the purposes of all local elections and assent voting the most current available Provincial list of voters prepared under the *Election Act*, amended from time to time, shall become the register of resident electors on the 52 day prior to the general voting day.

4. ADDITIONAL ADVANCE VOTING OPPORTUNITIES

4.1. As authorized under section 107 of the *Local Government Act*, the following required advance voting opportunities are established for each election, to be held in advance of general voting day for each election:

a) one on the 10th day before general voting day from 8:00 a.m. to 8:00 p.m.; and
b) one on the Saturday before general voting day from 8:00 a.m. to 8:00 p.m.

4.2. As authorized under section 108 of the *Local Government Act*, Council authorizes the Chief Election Officer to establish dates for additional voting opportunities to be held in advance of general voting day and to designate the voting places and set the voting hours for these voting opportunities.

4.3. As authorized under section 106 of the *Local Government Act*, additional voting opportunities for general voting day may be provided and the chief election officer is hereby authorized to designate the voting places and set the voting hours within the limits set out in section 106 of the *Local Government Act*, for the additional general voting opportunities.

5. SPECIAL VOTING OPPORTUNITIES

5.1 As authorized under section 109 of the *Local Government Act*, special voting opportunities may be provided, and the Chief Election Officer is hereby authorized to establish the dates, locations, and voting hours, within the limits set out in section 99 of the *Local Government Act,* for the special voting opportunities.

5.2 The Chief Election Officer is authorized to limit the number of candidate representatives who may be present at the special voting opportunity.

6. RESOLUTION OF TIE VOTE AFTER JUDICIAL RECOUNT

6.1. In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with section 151 of the *Local Government Act*.

7. GENERAL

7.1 Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

7.2 If a portion of this Bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, sub-paragraph, clause or phrase.

8. REPEAL

8.1 “General Local Government Elections Bylaw, No. 2160, 2017” is hereby repealed.

8.2 **“**Provincial Voters List Adoption Bylaw No. 1874, 2008” is hereby repealed.

GIVEN FIRST, SECOND AND THIRD READINGS this 22nd day of May, 2018.

ADOPTED by Council this ____day of_____2018.

_____ _____

Nancy Wilhelm-Morden, Mayor

Brooke Browning, Municipal Clerk

I HEREBY CERTIFY that
this is a true copy of
“General Local Government Elections
Bylaw No. 2189, 2018”.

_____

Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

MAIL BALLOT AUTHORIZATION AND PROCEDURE BYLAW NO. 2190, 2018

A BYLAW TO AUTHORIZE MAIL BALLOT VOTING AND TO ESTABLISH PROCEDURES FOR MAIL BALLOT VOTING

WHEREAS pursuant to Section 110 of the *Local Government Act,* Council may, by bylaw, permit voting by mail ballot and establish procedures for mail ballot voting;

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. CITATION

1.1 This Bylaw may be cited as "Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018".

2. AUTHORIZATION

2.1 Voting by mail ballot and elector registration by mail in conjunction with mail ballot voting are hereby authorized.

2.2 The only electors who may vote by mail ballot are the following:

(a) persons who have a physical disability, illness, or injury that affects their ability to vote at another voting opportunity; and

(b) persons who expect to be absent from the municipality on general voting day and at the times of all advance voting opportunities.

3. APPLICATION PROCEDURE

3.1 A person wishing to vote by mail ballot shall apply by completing an "Application to Vote by Mail" form and returning it to the Chief Election Officer or to the person designated by the Chief Election Officer for such purposes, within the time limits required by the Chief Election Officer, which Council authorizes the Chief Election Officer to establish.

3.2 Upon receipt of a completed "Application to Vote by Mail" form, the Chief Election Officer or designate shall, between the sixth day before the first day of advanced voting and 4:00 pm on the Thursday, two days before general voting day:

(a) make available to the applicant, a mail ballot package as specified in Section 110(7) of the *Local Government Act,* together with a statement advising the elector that the elector must meet one or more of the mail ballot criteria specified in Section 3.2 of this Bylaw, and that they must attest to such a fact; and

(b) immediately record, and upon request, make available for public inspection, the name and address of the person to whom the mail ballot package was issued and whether the person is registered as an elector or "new elector" if that person is not on the register of electors.

4. VOTING PROCEDURE

4.1 To vote using a mail ballot, the elector shall mark the ballot in accordance with the instructions contained in the mail ballot package provided by the Chief Election Officer.

4.2 After marking the ballot, the elector shall:

(a) place the ballot in the secrecy envelope provided and seal the secrecy envelope;

(b) place the secrecy envelope in the certification envelope, and complete and sign the certification printed on such envelope, and then seal the certification envelope;

(c) place the certification envelope, together with a completed elector registration application, if required, in the outer envelope, and then seal the outer envelope; and

(d) mail, or have delivered, the outer envelope and its contents to the Chief Election Officer or designate at the address specified so that it is received no later than the close of voting on general voting day.

5. BALLOT ACCEPTANCE OR REJECTION

5.1 Until 4:00 p.m. on the Thursday two days before general voting day, upon receipt of the outer envelope and its contents, the Chief Election Officer or designate shall record the date of such receipt and shall then open the outer envelope and remove and examine the certification envelope and the completed elector registration application, if applicable, and if satisfied as to:

(a) the identity and entitlement to vote of the elector whose ballot is enclosed;

(b) the completeness of the certification; and

(c) the fulfilment of the requirements of Section 70 of the *Local Government Act* in the case of a person who is registering as a new elector;

the Chief Election Officer or designate shall mark the certification envelope as "accepted", and shall retain in his or her custody all such certification envelopes in order to deal with any challenges made in accordance with Section 6 of this Bylaw.

5.2 The unopened certification envelopes shall remain in the custody of the Chief Election Officer or designate until 4:00 pm on the Thursday two days before general voting day, at which time the certification envelopes containing the secrecy envelopes shall be opened in the presence of at least one other person, including any scrutineers present.

5.3 At 4:00 pm on the Thursday two days before general voting day, the Chief Election Officer or designate shall place all secrecy envelopes received up until that time into a ballot box specified for such purpose, where such secrecy envelopes were received from persons whose right to vote using a mail ballot has not been challenged, or where such challenge has been resolved and the challenged person is permitted to vote.

5.4 Where an outer envelope and its contents are received by the Chief Election Officer or designate between 4:00 pm on the Thursday two days before general voting day and the close of voting on general voting day, the provisions of Section 5.1 of this Bylaw with

regard to ballot acceptance shall apply and the Chief Election Officer or designate shall retain such certification envelopes in their possession until the close of voting and at that time shall open such certification envelopes in the presence of at least one other person including any scrutineers present, and place the secrecy envelope containing the ballot into the ballot box containing the other unopened secrecy envelopes.

5.5 As soon as possible after all of the secrecy envelopes have been placed in the ballot box designated for that purpose, the ballot box shall be opened under the supervision of the Chief Election Officer or designate, and in the presence of at least one other person and any scrutineers present, the secrecy envelopes shall be opened and the ballots contained therein counted in accordance with the provisions of the *Local Government Act.*

5.6 Where:

(a) upon receipt of an outer envelope, the Chief Election Officer is not satisfied as to the identity of the elector whose ballot is enclosed;

(b) in the case of a person required to complete an application for registration as an elector, such application has not been completed in accordance with Section 70 of the Local Government Act; or

(c) the outer envelope is received by the Chief Election Officer or designate after the close of general voting day;

the certification envelope shall remain unopened and the Chief Election Officer shall mark such envelope as "rejected", and shall note the reasons therefor, and the ballot contained therein shall not be counted in the election.

5.7 Any certification envelopes and their contents rejected in accordance with Section 5.6 of this Bylaw shall remain unopened and shall be subject to the provisions of Section 160(2) of the *Local Government Act* with regard to their destruction.

6. CHALLENGE OF ELECTOR

6.1 A person exercising the right to vote under the provisions of this Bylaw may be challenged in accordance with and on the grounds specified in Section 126 of the *Local Government Act* until 4:00 pm on the Thursday two days before general voting day.

6.2 The provisions of Section 126(1) to (5) inclusive of the *Local Government Act* shall apply where a challenge of an elector using a mail ballot has been made.

7. ELECTOR'S NAME ALREADY USED

7.1 Where, upon receiving a request for a mail ballot, the Chief Election Officer determines that another person has voted or has already been issued a mail ballot in the elector's name, the provisions of Section 127 of the *Local Government Act* shall apply, so far as applicable.

8. REPLACEMENT OF SPOILED BALLOT

8.1 Where an elector unintentionally spoils a mail ballot before returning it to the Chief Election Officer, the elector may request a replacement ballot by advising the Chief Election Officer or designate of the ballot spoilage and by mailing or otherwise delivering by any appropriate means, the spoiled ballot package in its entirety to the Chief Election Officer or designate.

8.2 The Chief Election Officer shall, upon receipt of the spoiled ballot package, record such fact, and proceed in accordance with Section 3.2 of this Bylaw.

9. GENERAL

9.1 If anything regarding mail ballot voting is not referenced in this Bylaw, the *Local Government Act* and *Election Act,* as amended from time to time, shall apply.

9.2 If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, sub-paragraph, clause or phrase.

10. REPEAL

10.1 "Mail Ballot Authorization and Procedure Bylaw No. 1975, 2011" is hereby repealed.

GIVEN FIRST, SECOND AND THIRD READINGS this 22nd day of May, 2018.

ADOPTED this ____ day of_____, _____.

_____ _____
Nancy Wilhelm-Morden, Brooke Browning,
Mayor Municipal Clerk

I HEREBY CERTIFY that
this is a true copy of
"Mail Ballot Authorization and
Procedure Bylaw No. 2190, 2018".

_____
Brooke Browning,
Municipal Clerk

Canadian Wood Council / Conseil canadien du bois

CELEBRATING 20 YEARS 1998 - 2018
WOOD WORKS!
Program of the Canadian Wood Council

May 15, 2018

Dear Mayor and Members of Council:

The 2018 Community Recognition Awards Call for Nominations is now open!

I invite your community to identify a recently completed civic building or structure with wood use (either architecturally or structurally), and submit your nomination for the 2018 Community Recognition Awards, to be presented at the UBCM in Whistler. The awards are presented annually to local governments that advocate for using wood in a local project, or through visionary initiatives that work toward building a community culture of wood. Wood use in public buildings brings pride to BC towns and cities, leaves a lasting legacy and celebrates BC's wood culture.

If you are thinking of a new project, there has never been a better time to take advantage of the many benefits wood has to offer.

Why wood? Wood is good!

Choosing wood for civic buildings is good for cultural, environmental, budgetary and health reasons. It's also a good choice for our economy, since forestry is a significant economic engine in BC, and directly or indirectly benefits us all. We are proud to say that BC is recognized as a global leader for wood innovation in building and design, with taller and larger wood buildings being built in centres all around the province, using technologically advanced wood products and building systems - made in BC.

It is also the best choice for the environment, as nothing can make a green building "greener" than optimizing the use of wood, which has a smaller carbon footprint than other building materials. Wood also benefits occupants in the indoor environment. Research has shown people thrive when working and learning in beautiful and high-quality spaces finished with natural materials like wood.

What's new in the world of wood? Consider the advantages and possibilities.

Wood *WORKS!* BC and the Canadian Wood Council are here to offer our technical expertise, training and education to help your local government realize a lower carbon footprint, competitive building costs, and comfortable, high-performance and effective spaces for your community. Please call me if you are ready to move forward with a new civic project. I can provide information on the professional technical services Wood *WORKS!* BC offers to your project teams, FREE of charge.

The Wood *WORKS!* BC Community Recognition Awards program is your opportunity to showcase your community and a wood project that has brought pride to your citizens.

Submit your nomination today! www.wood-works.ca/bc

Regards,

Lynn Embury-Williams
Executive Director
Wood *WORKS!* BC
1 877 929 9663 – ext. 1
Lembury-williams@wood-works.ca

PS Please note that nominations are only open to local governments and their projects. Projects must have been completed within the last three years and built in whole or part with local government funds. Self-nominations are accepted and encouraged.

Deadline for nominations: Friday, August 24, 2018

About Wood *WORKS!* BC

WOOD SOLUTIONS CONFERENCES

WOOD DESIGN LUNCHEON CONFERENCES

IN-HOUSE SEMINARS

COMMUNITY RECOGNITION AWARDS

WORKSHOPS

WOOD DESIGN AWARDS

TECHNICAL SUPPORT

WOOD BUILDING TOURS

Wood *WORKS!* is a national industry-led program of the Canadian Wood Council, with a goal to support innovation and provide leadership on the use of wood products and building systems. Through conferences, workshops, seminars and case studies, Wood *WORKS!* provides education, training and technical expertise to building and design professionals and local governments involved with commercial, institutional and industrial construction projects throughout BC. For 20 years, Wood *WORKS!* BC has facilitated practical, efficient, versatile and cost-effective building and design solutions through the use of wood – the most sustainable, natural and renewable building material on Earth.

Wood *WORKS!* BC has also worked extensively with municipalities on projects ranging from fire halls to arenas to recreation centres. Wood *WORKS!* BC is a recognized resource to help BC communities with the "build with wood" requirements on publicly-funded projects under the Wood First Act, and our expertise is available free of charge.

Wood *WORKS!* BC: Services to Local Governments

I. Free Technical Advice

- structural, fire, seismic, acoustic, envelope, architectural, building performance

II. Community Outreach

- local government liaison and wood design support
- provincial government consultation and collaboration
- industry association partnerships and consultation

III. Sourcing Wood Products and Building Systems

IV. Professional Development/Liaison

- Architectural Institute of BC, Association of Professional Engineers of BC, BC Housing, Licensing & Consumer Services (formerly Home Protection Office/HPO)

V. High Performance Building Support

- advancing low embodied and low operational carbon buildings in your community

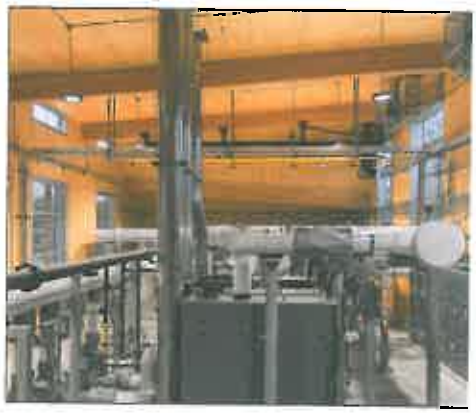
2017 Community Recognition Award Winners

LMLGA -- Lower Mainland Local Government Association:

Metro Vancouver for the Kanaka Creek Watershed Stewardship Centre

LMLGA -- Lower Mainland Local Government Association:

District of North Vancouver for the Delbrook Community Recreation Centre



LMLGA -- Lower Mainland Local Government Association:

City of Richmond for the Alexandra District Energy Building

LMLGA -- Lower Mainland Local Government Association:

City of Surrey for the Grandview Heights Aquatic Centre

AKBLG -- Association of Kootenay Boundary Local Governments:

Village of Salmo for the 6th Street Pedestrian Covered Bridge

AVICC -- Association of Vancouver Island and Coastal Communities:

District of Saanich for the Central Saanich Fire Hall

Courtesy: Johnston Davidson Architecture + Planning

NCLGA -- North Central Local Government Association:

City of Quesnel/Cariboo Regional District for the West Fraser Centre

SILGA -- Southern Interior Local Government Association:

District of Logan Lake for the Logan Lake Fire Hall

Courtesy: Wood Design Awards in BC

SILGA -- Southern Interior Local Government Association:

Town of Osoyoos for the Osoyoos Fire Hall

Courtesy: Wood Design Awards in BC

From: Jamee Justason <jjustason@ubcm.ca>
Sent: Thursday, May 17, 2018 9:08 AM
Subject: LMLGA 2018 Resolutions Disposition

Attn:
Mayor/Chair
Council/Board
Senior Staff

Dear Lower Mainland LGA member local governments:

The 2018 LMLGA Resolutions Disposition is now available on the LMLGA web site.

The Disposition is a record of the which resolutions were endorsed or not endorsed by the membership at the May 2018 AGM.

Thank you to all the members who attended the AGM and Convention.

Best Regards,
Jamee

Jamee Justason
Executive Coordinator LMLGA

Union of BC Municipalities
60 - 10551 Shellbridge Way
Richmond, BC V6X 2W9
Phone: 604-270-8226 ext.100
Email: jjustason@ubcm.ca
Websites: www.ubcm.ca and www.lmlga.ca

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

2018 RESOLUTIONS DISPOSITION

Abbreviation Key:
SR = Special Resolution – resolution that will alter the Constitution and/or Bylaws of LMLGA
ER = Executive Resolution – resolution proposed by the LMLGA Executive
RR = Referred Resolution – resolution referred back from UBCM from the previous year
R = Resolution – resolution received from the membership by the deadline
LR = Late Resolution – resolution received from the membership after the deadline

PART 1 – LMLGA SPECIAL RESOLUTION

A Special Resolution is one that will alter the Constitution and/or Bylaws of the Association.

SR1 Special Resolution to Amend the LMLGA Constitution and Bylaws to Comply With New BC *Societies Act* **LMLGA Executive**

Whereas the Provincial Government has enacted a new BC *Societies Act* that governs the Constitution and Bylaws of many organizations in BC, including LMLGA;

And whereas the LMLGA Executive is proposing a number of amendments to its Constitution and Bylaws to ensure compliance with the new *Societies Act*:

Therefore be it resolved that LMLGA's Constitution and Bylaws be amended effective upon transition, no later than November 28, 2018, as following with the full wording of the proposed amendments provided for reference as **Appendix A** to this special resolution:

Constitution
Sections: 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 2(g) will be amended.

Bylaws
Sections: 1.1(c), 1.1(d), 1.1(e), 1.1(f), 1.2, 3.2, 4, 5.1, 5.2, 5.3, 7.1, 7.2, 10, 11, 13.2, 16, 18, 19, 20(a), 21.1, 21.2, 22.3, 22.4, 22.5, 22.6, 24.1, 26.4, 28.2, 29, 36, 40.3, 41, 42, 42(d), 42(g), 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 61.1, 62, 63 will be amended.

ON MOTION, was ENDORSED

PART 2 – LMLGA EXECUTIVE RESOLUTIONS

The Lower Mainland LGA Executive has proposed nine resolutions for consideration by the membership.

ER1 LMLGA Budget 2018 **LMLGA Executive**

Whereas the operating fund of the LMLGA budget has resulted in a deficit for many years:

Therefore be it resolved that the LMLGA membership approve the dues increase in the Budget 2018, see **Appendix B**, to properly fund the organization's operating budget and cover increasing expenses.

ON MOTION, was ENDORSED

ER2 LMLGA Member Dues Calculation **LMLGA Executive**

Whereas LMLGA's member dues are currently calculated as last year's dues plus the Consumer Price Index (CPI). (BASE FEES x CPI MULTIPLIER) + BASE FEES = NEW ANNUAL DUES. CPI is currently 2.2 percent;

And whereas the operating fund of the LMLGA budget has resulted in a deficit for many years:

Therefore be it resolved that the LMLGA Executive proposes adoption of a new membership dues calculation that will fully fund the current operating level as well as allow LMLGA to do more for its membership;

And be it further resolved that the new dues calculation adopted be similar to both the AVICC and UBCM models that use a population sliding scale and apply a percentage to each population level. The model is detailed in **Appendix C** and as follows:

Population	**Percentage Per Capita**
First 5,000	0.1150
Next 10,000	0.1050
Next 15,000	0.0090
Next 30,000	0.0140
Next 40,000	0.0090
Next 150,000	0.0280
Over 250,000	0.0006
Minimum charge	$500

ON MOTION, was ENDORSED

ER3 Elimination of the One Third Tax Exemption for Elected Officials **LMLGA Executive**

Whereas, proposed measures announced during the 2017 Federal Budget will, beginning in 2019, remove the tax exemption for the 1/3 non-accountable expense allowance paid to members of provincial and

territorial legislative assemblies and to certain municipal office holders, including mayors and councillors;

And whereas no consultation with elected officials was conducted prior to the announcement;

And whereas the impact of this change is that the full amount of remuneration will now be subject to income taxes at both the Provincial and Federal level of government and may be considered a disincentive to the holding of public office;

And whereas current remuneration levels for elected officials reflect existing income tax provisions, changes to those provisions may result in increases to remuneration to maintain income levels. Increases in remuneration result in higher expenses for local governments, which may be passed along in the form of higher property taxes:

Therefore be it resolved that UBCM urge the Federal Government to reverse this direction and keep the current 1/3 non-accountable expense allowance.

ON MOTION, was ENDORSED

ER4 Employer Health Tax Impact on Local Governments **LMLGA Executive**

Whereas the proposed new Employer Health Tax to fund medical services for British Columbians will require organizations with a payroll greater than $1.5 million—including many local governments—to pay the highest tax rate at 1.95 per cent of their total payroll;

And whereas for many local governments, the amount of remittance required under an Employer Health Tax rate of 1.95 per cent of total payroll will be double the amount of the premiums that the local government as an employer paid previously for MSP;

And whereas the provincial government has provided selected tax breaks to the private sector, effectively offsetting the additional costs of the new Employer Health Tax:

Therefore be it resolved that, in the absence of tax breaks that have been provided to the private sector, the provincial government design the transition to the Employer Health Tax to be cost-neutral for local governments.

ON MOTION, was ENDORSED

ER5 Energy Efficiency Retrofits **LMLGA Executive**

Whereas the *Greenhouse Gas Reduction Targets Act* sets aggressive legislated targets for reducing greenhouse gases; under the Act, BC's GHG emissions are to be reduced by at least 80 percent below 2007 levels by 2050;

And whereas reducing energy use in existing homes is an integral part of meeting the GHG reduction target but there are financial barriers for homeowners to participate in energy efficiency retrofit programs;

And whereas, municipal local improvement charges in British Columbia do not include the provision of cost recovery for energy efficiency retrofits on private property:

Therefore be it resolved that the Province of British Columbia enact legislation to allow the cost recovery of municipally financed green energy technologies and energy efficiency retrofits on private properties through local improvement charges.

ON MOTION, was ENDORSED

ER6 Funding for Mental Health and Addictions Services on Riverview Lands **LMLGA Executive**

Whereas the lack of adequate treatment and housing resources for British Columbians living with mental illness and addictions places severe financial and social burdens on local communities, contributes to homelessness, and prevents many British Columbians from accessing the support they need to heal, secure safe and stable housing, and participate fully in community life;

And whereas the Riverview lands in Coquitlam are well positioned to once again serve as a centre for mental health and addictions services in the Metro Vancouver region, given adequate funding from senior governments:

Therefore be it resolved that the Province of British Columbia be urged to commit significant additional funds for mental health and addictions services on the Riverview lands.

ON MOTION, was ENDORSED

ER7 Real Estate Speculation Tax **LMLGA Executive**

Whereas in Budget 2018 the provincial government introduced a real estate speculation tax to target foreign and domestic speculators who are deemed to have removed their units from BC's long-term housing stock – meaning they are not owner-occupied or a qualifying long-term rental property;

And whereas the speculation tax will initially apply to the Metro Vancouver Regional District, excluding Bowen Island and Electoral A except for UBC and the Endowment lands; the Capital Regional District, excluding the Gulf Islands and Juan de Fuca; Kelowna-West Kelowna; Nanaimo-Lantzville, excluding Protection Island; and Abbotsford, Chilliwack, and Mission;

And whereas the speculation tax was introduced without consultation with affected local governments, despite the fact that it will unfairly penalize small and rural communities whose tourism-based economies rely on secondary residences, some of which have been owned by the same families for generations:

Therefore be it resolved that LMLGA urge the province of British Columbia to:

- Delay the introduction of the speculation tax **in municipalities that request it**;
- Engage affected local governments and UBCM in the development of measures to address the foreign and domestic speculation problem; and

- Provide enabling legislation to allow local governments to address such problems without resorting to a one-size-fits-all approach that the speculation tax embodies.

ON MOTION, as amended, was ENDORSED

ER8 Upgrade Flood Infrastructure to Consider Fish and Access to Fish Habitat **LMLGA Executive**

Whereas the Fraser River is home to more salmon runs than any other river in the world, and many of these runs are affected by outdated municipal flood control infrastructure that blocks or harms salmon streams; and

And whereas the Ministry of FLNRORD administers the Water Sustainability Act, and administers funding programs to replace aging and inadequate flood protection infrastructure:

Therefore be it resolved that the provincial government be requested to improve their oversight of flood infrastructure maintenance and improvements, to include consideration of ecological connectivity and aquatic ecosystem health;

And be it further resolved that the provincial government initiate infrastructure funding priorities and partnerships that support the installation of fish-friendly infrastructure in those locations where aging or inadequate infrastructure requires upgrading or replacement.

ON MOTION, was ENDORSED

ER9 Water Conservation in New Buildings **LMLGA Executive**

Whereas BC has signed the Climate Agreement and water conservation is one of the most important aspects of the agreement;

And whereas there are roughly 2.5 million men in BC who could save 10,950 liters of water per person, per year, if new buildings were required to have waterless urinals:

Therefore be it resolved that the provincial government update the Building Code to make the installation of waterless urinals mandatory in all new dwellings built.

ON MOTION, was ENDORSED

PART 3 – REFERRED RESOLUTIONS

UBCM has referred late resolutions from the 2017 UBCM Convention to the 2018 resolutions cycle for consideration by LMLGA members.

RR1 Rail Proximity Issues **LMLGA Executive**

Whereas the Federation of Canadian Municipalities (FCM) and the FCM Railway Advisory Committee (RAC) are committed to building a common approach to the prevention, mitigation, and resolution of safety and livability issues that can arise when people live and work in close proximity to railway operations and have developed the FCM-RAC Guidelines for New Development in Proximity to Railway Operations (FCMRAC Guidelines);

And whereas adopting the FCM-RAC Guidelines at the municipal or regional level will provide the framework to effectively anticipate and manage railway proximity issues in a way that strengthens safety and facilitates municipal and railway growth—both of which are essential for the future economic prosperity of the province;

And whereas the FCM-RAC Guidelines have not been comprehensively applied across the province leading to inconsistent land use planning:

Therefore be it resolved that UBCM urge all local governments to adopt the FCM-RAC Guidelines for New Development in Proximity to Railway Operations.

ON MOTION, was ENDORSED

RR2 Cannabis Advertising **Township of Langley**

Whereas the Government of Canada has proposed legalization of marihuana effective on or about July 1, 2018;

And whereas the Government of Canada and provincial and territorial governments have developed enactments governing advertising and promotion of tobacco products in Canada, based on public policy consensus and Canada's participation in the World Health Organization's Framework Convention on Tobacco Control;

And whereas although local governments have limited powers and jurisdiction in regard to advertising and promotion of recreational cannabis products, this substantially impacts other matters of concern to local governments in Canada:

Therefore be it resolved that the Federation of Canadian Municipalities and UBCM call upon the Government of Canada and the provincial and territorial governments to coordinate public policy and regulations such that the enactments governing advertising and promotion of tobacco products be employed to apply similarly to advertising and promotion of recreational cannabis products.

ON MOTION, was ENDORSED

PART 4 – RESOLUTIONS RECEIVED BY THE DEADLINE

Members of the Lower Mainland LGA submitted the following resolutions by the deadline for consideration by the membership.

Consent Agenda

The Lower Mainland LGA Executive recommends endorsement of all the resolutions contained in the Consent Agenda block.

COMMUNITY ECONOMIC DEVELOPMENT

R1 Telco Company Legislation **Squamish**

Whereas connectivity and internet options in rural or remote areas of the Province and within smaller municipalities are a challenge and can add to resident isolation;

And whereas there are grant opportunities through the Province or Crown Corporations to assist in bringing these services to these areas;

And whereas a local government's abilities to administer these grants can be hindered by the *Community Charter* provisions around local government assistance to business:

Therefore be it resolved that the Province amend the *Community Charter* to extend the exemption of assistance to business from larger utilities and Telco providers to smaller Telco providers.

ON MOTION, was ENDORSED

R2 Expanding the Definition of Utility to Include Telecommunications **SLRD**

Whereas the federal government, through the Connecting Canadians program, has the goal of providing high speed internet to an additional 280,000 underserved Canadians by 2021;

And whereas the Province of British Columbia has the goal of 100% of its residents having access to high-speed internet services by the end of 2021;

And whereas when approached by local internet providers for assistance with capital costs associated with expanding their internet services to underserved communities, local governments are constrained by the statutory prohibition on providing assistance to industrial, commercial or business undertakings (section 273 of the *Local Government Act*);

And whereas local governments wish to have the flexibility to consider providing capital funding to initiatives that support the development of high speed internet and cell coverage across their regions:

Therefore be it resolved that the Province of British Columbia consider an amendment/update of section 275 of the *Local Government Act* so as to specifically list telecommunications (i.e. internet, broadband, cellular) as a utility for which a regional district may operate the service of providing capital financing.

ON MOTION, was ENDORSED

ENVIRONMENT

R3 Restricting the Use of Single-Use Plastic Items **Port Moody**

Therefore be it resolved that Metro Vancouver and the Province of British Columbia move towards banning the use and manufacture of single-use disposable plastic items, including, but not limited to bags, containers, styrofoam, straws, etc.

ON MOTION, was NOT ENDORSED

R4 Supporting Innovation in Home Heating Systems **Maple Ridge**

Whereas electric baseboard heating is widely used as a more environmentally friendly option to heat homes;

And whereas the cost of heating homes with electric baseboards is higher than other commonly used energy sources such as natural gas:

Therefore be it resolved that senior governments be encouraged to support the development of alternative home heating products that are more affordable to consumers, yet sensitive to environmental sustainability targets.

ON MOTION, was ENDORSED

R5 Provincial Funding for Energy Retrofits of Buildings **Vancouver**

Whereas the BC NDP's *Energy and Jobs Plan for BC* includes the following priorities:

a. Retrofitting public buildings: "a serious long-term commitment to energy efficiency in all our public buildings (that) will save money, will reduce overall demand for energy, and create good-paying jobs and apprenticeships in every community in British Columbia";

b. Retrofitting homes and businesses: "helping families and businesses replace wasteful equipment, seal leaks and install proper insulation…(to) reduce individual Hydro bills, free up our existing generation capacity, and reduce climate changing emissions"; and

c. Investing in clean energy: "British Columbia has tremendous opportunity to produce renewable energy and export renewable energy technology. By providing investment and leadership, the

Province of British Columbia can support our technology sector and foster the good-paying research, engineering and trades jobs of the future.";

And whereas the sooner the Province of British Columbia moves on investing in energy conservation and renewable energy production the better, as both are crucial to meeting not only provincial but also local governments' climate goals;

And whereas Greenhouse Gas (GhG) emissions from inefficient buildings are high, for example 56 percent of all GhG emissions in the City of Vancouver, but the lack of funding for building retrofits is a major barrier for building owners;

And whereas Manitoba Hydro provides a good example of how to fund energy retrofits through its on-bill financing program whereby loans for energy retrofits are provided to building owners with loan payments matching prior energy bills;

And whereas energy retrofit programs such as Manitoba Hydro's energy retrofit program have created many new skilled jobs in rural, First Nations and urban communities, and resulted in lower energy bills which contribute to more affordable housing;

And whereas the provincial government investment and leadership in renewable energy technologies would help create jobs in BC communities and also help ensure that low-carbon and zero-carbon building components and technologies are available so that builders and local governments can meet the building code requirements in the BC Step Energy Code and Vancouver Building By-law:

Therefore be it resolved that the City of Vancouver, LMLGA and UBCM urge the Province of British Columbia to move quickly to retrofit public buildings, including schools, for energy efficiency;

And be it further resolved that the province implement a program such as the Manitoba Hydro's energy retrofit incentives, rebates, loans program, and other funding mechanisms, to help homeowners and businesses finance energy retrofits on their buildings, including non-profit, co-op and purpose-built rental housing;

And be it further resolved that the province invest in renewable energy technology development and production that would create jobs throughout BC and help local governments and builders meet building code requirements that are moving towards zero-carbon buildings.

ON MOTION, was ENDORSED

FINANCE

R6 Enhanced Municipal Bylaw Fine Collection Procedures **Burnaby**

Whereas the current mechanisms for collecting municipal fines, though improved, still do not provide adequate provision for the collection of unpaid fines;

And whereas existing effective collection mechanisms for unpaid property taxes, and current permitted 'special fees' are in place;

And whereas the available fine collection mechanisms available are time consuming, costly and onerous for local governments to undertake:

Therefore be it resolved that UBCM call on the Provincial Government to amend the legislation to allow the addition of unpaid municipal fines related to a specific property to the permitted 'special fees […that…] may be collected as property taxes', including through eventual tax sale property auction;

And be it further resolved that UBCM call on the Provincial Government to streamline the current court online filing system for municipal fines, and investigate other efficiencies and mechanisms for collection, including any necessary corresponding legislative changes.

ON MOTION, was ENDORSED

R7 Development of Ongoing Provincial Funding Programs for First Nations Reconciliation and Relationship Building Efforts **SLRD**

Whereas current provincial programs offer some financial assistance to advance reconciliation and relationship building efforts, they generally support "one off" events as opposed to more systemic and sustained engagement efforts;

And whereas funding under such provincial programs is far less than the actual cost of convening multi-party collaborative processes, resulting in the contribution of funding by local governments;

And whereas funding under such provincial programs is not stable, on-going funding and results in large amounts of staff time to apply for these programs:

Therefore be it resolved that the Province of British Columbia develop stable, ongoing funding programs with systemic, inclusive, and collaborative approaches to assist with First Nations reconciliation and relationship building efforts.

ON MOTION, was ENDORSED

HEALTH

R8 Public Reporting of Opioid Prescription Rates **Delta**

Whereas the BC College of Physicians and Surgeons has developed standards and guidelines for opioid prescriptions, recognizing the public health crisis associated to prescription opioid misuse, including the significant potential for addiction and overdoses;

And whereas in response to the opioid crisis in the United States, Veterans Affairs hospitals began publicly reporting on opioid prescriptions, which has led to a nearly 50% collective decrease in opioid prescriptions in those hospitals across the country between 2012 and 2017:

Therefore be it resolved that the provincial government be requested to publicly release anonymized opioid prescription rates, by community, for all health regions in British Columbia, in a manner similar to that of Veterans Affairs hospitals in the United States, recognizing the impact of public reporting on reducing opioid prescription rates.

ON MOTION, was ENDORSED

R9 Compulsory Labelling of Genetically Modified and Genetically Engineered Foods Maple Ridge

Whereas the production of genetically modified and genetically engineered foods can lead to cross-pollination with wild plants and non-genetically modified crops causing genetic pollution and potential human health concerns;

And whereas several countries around the world have implemented compulsory labelling of genetically modified and genetically engineered foods, and a majority of Canadians are supportive of compulsory genetically modified and genetically engineered food labelling:

Therefore be it resolved that Health Canada be urged to implement compulsory labelling of genetically modified and genetically engineered foods sold in Canada.

ON MOTION, was ENDORSED

R10 Increasing the Number of Family Practitioners in BC Maple Ridge

Whereas there is a lack of access to family practitioners in communities throughout British Columbia, exacerbated by barriers to licensing for International Medical Graduate (IMG) physicians and limited opportunities for medical school graduates to complete their required residencies;

And whereas the College of Physicians and Surgeons of British Columbia regulates the practice of medicine under the authority of Provincial Government legislation:

Therefore be it resolved that the Province of BC be urged to work with the College of Physicians and Surgeons of BC to increase the number of family practitioners in British Columbia by expediting the licensing process for qualified IMG physicians and creating more residency opportunities for medical school graduates.

ON MOTION, was ENDORSED

R11 Community Health Centres **New Westminster**

Whereas municipal governments are deeply concerned about the health status of their communities;

And whereas there is an urgent need in municipalities across British Columbia to find ways to improve access to quality primary health care;

And whereas Community Health Centres (CHCs), both provincially and nationally, have demonstrated the capacity to deliver cost effective, culturally appropriate health services to diverse populations in the communities they serve, based on a commitment to addressing the broader social determinants of health through a multi-disciplinary, team-based approach;

And whereas community governance of primary health care provides an effective mechanism to enable local citizens to tailor services to the diverse needs of their communities:

Therefore be it resolved that UBCM affirms its support for the provincial government's initiative to establish 20 CHCs across the province;

And be it further resolved that UBCM directs its staff to consult with the Ministry of Health (MoH) and the regional health authorities to develop proposals for implementing this commitment in municipalities wishing to host new CHCs;

And be it further resolved that UBCM requests that the MoH support municipal government initiatives to develop fully-fledged CHCs, which include a community governance board, the provision of interdisciplinary services, and community outreach programs that address the social determinants of health.

ON MOTION, was ENDORSED

LAND USE

R12 Legalization of Cannabis – Protecting Agricultural Land for Food Production **Delta**

Whereas legalized cannabis has the potential to displace traditional food crop cultivation;

And whereas only 1.1% of the land area in BC is prime agricultural land, and this land is needed for food security and to reduce British Columbia's reliance on imported produce;

And whereas the commercial cultivation of cannabis can be undertaken in industrial warehouses located in established industrial areas:

Therefore be it resolved that the provincial government be requested to prohibit or place restrictions on the use of ALR land for cannabis cultivation.

ON MOTION, was ENDORSED

R13 Backcountry Tourism **Pemberton**

Whereas the rapidly increasing popularity of adventure tourism is having adverse impacts to the natural environment, such as increased human/wildlife conflicts, the closures of popular destinations due to unmanageable volume, garbage, and an increased risk of wildfire in remote areas:

Therefore be it resolved that the Province be requested to match the investment made in their Tourism Marketing with a commensurate investment in infrastructure, maintenance, enforcement, and staffing to assistant in mitigating the resulting challenges of increased visitor volumes at local Provincial parks and other backcountry areas.

Therefore be it further resolved that a trail booking and reservation system fee structure be developed to mitigate day-to-day impacts to the natural environment.

ON MOTION, was ENDORSED

R14 Removal of Restrictive Covenants **Squamish**

Therefore be it resolved that UBCM petition the Province to include a similar provision in provincial legislation, to Section 48(4) of the *Land Titles Act*, Revised Statutes of Alberta 2000 Chapter L-4, that allows for a local government to directly petition the court to remove a restrictive covenant or other instrument that conflicts with a provision of a bylaw enacted under Part 14 – Planning and Land Use Management of the *Local Government Act* [RSBC 2015] Chapter 1.

ON MOTION, was ENDORSED

R15 Increased Visits to Provincial Recreation Areas **SLRD**

Whereas, as a result of the success of recent provincial tourism marketing strategies, there has been an unprecedented increase in the number of visits to local provincial parks and recreation sites ("Provincial Recreation Assets"), including Joffre Lakes Provincial Park and Strawberry Point Recreation Site in Electoral Area C of the Squamish-Lillooet Regional District (SLRD) and Porteau Cove Provincial Park in Electoral Area D of the SLRD;

And whereas the increased number of visits is straining the current infrastructure of the Provincial Recreation Assets, both in terms of the capacity of:

- visits/traffic that can be accommodated on a daily/other basis; and
- current levels of staffing, maintenance and enforcement to manage the increased visits; and

And whereas the increased number of visits is also impacting wildlife and contributing to a heightened wildfire risk:

Therefore be is resolved that the Province of British Columbia should:

(a) commensurate with the increased number of visits being driven by provincial tourism marketing strategies, provide additional funding to increase staffing, maintenance and enforcement operations in respect of existing Provincial Recreation Assets; and

(b) investigate the development and addition of new recreation assets to the existing inventory of Provincial Recreation Assets (such that the increased number of visits may be spread over a larger inventory of Provincial Recreation Assets).

ON MOTION, was ENDORSED

LEGISLATIVE

R16 Autonomy and Authority of Local Jurisdictions with respect to Trans Mountain Pipeline Expansion Activities **Langley Township**

Whereas the Trans Mountain (TM) pipeline was conceived and developed in the 1950's to move energy products, including oil and gas, from its source to other markets for refining and potential export;

And whereas the pipeline created a concomitant corridor to facilitate further works, servicing, and other infrastructure-related opportunities further to the movement of natural oil and gas products from Alberta to the British Columbia coastline;

And whereas the associated pipeline works cross over numerous territories, regions, local government and First Nation jurisdictional areas across the Province of British Columbia;

And whereas there have been on-going concerns expressed by many local entities both within the Metro area, and beyond, regarding concerns arising from the potential for deleterious results from pipeline-related activities affecting the natural environment, watercourses, local infrastructure, agriculture, and other areas of local government influence and jurisdiction under the *Community Charter* and *Local Government Act*;

And whereas most recently, Kinder Morgan has sought, and received approval, from the Federal Government of Canada to "twin" the existing pipeline (Trans Mountain Expansion Project (TMEP) largely to construct new infrastructure to enhance the capacity of the existing dated infrastructure;

And whereas by Decision dated December 7th, 2017, the NEB concluded that local TM works in the City of Burnaby related to the City's Zoning and Tree Bylaw could proceed without these local government approvals based on a prior BC Court of Appeal ruling in support of the NEB's jurisdiction to resolve conflicts relative to a Federal regulatory scheme;

And whereas this recent ruling has significantly undermined opportunities for all accountable local governments, regions, territories and First Nations representative bodies to protect our local communities from a plethora of environmental and social maladies potentially associated with the aforementioned expansion:

Therefore be it resolved that FCM, the Provincial and the Federal Government create a framework to articulate and establish enforceable protocols and legally binding agreements to ensure that the Trans Mountain Pipeline must be in substantial compliance with all provincial and municipal permitting and authorizations prior to commencing with pipeline expansion associated works in any local area.

ON MOTION, was ENDORSED

TRANSPORTATION

R17 Updating the BC Motor Vehicle Act to Improve Safety for All Road Users **New Westminster**

Whereas the BC *Motor Vehicle Act* was originally passed in 1957, and reflecting the transportation environment of its time, it was written with an emphasis on the rights and responsibilities of motorist, and does not adequately address the rights and responsibilities of other road users;

And whereas the provincial government has established a "Vision Zero" plan to eliminate road-related injuries and deaths by 2020, through the trend towards reduced injuries and deaths for vulnerable road users are not keeping pace with improved safety for motorists;

And whereas the Road Safety Law Reform Group of BC have created meaningful recommendations toward reform of the Act based on current scientific and legal research, recognized best safety practices from other jurisdictions, and the experiences of BC road users;

And whereas the Provincial Health Officer's Annual Report "Where the Rubber Meets the Road: Reducing the impact of Motor Vehicle Crashes on the health and well-being in BC" seeks to address challenges to road safety while building upon our current successes;

And whereas these recommendations address modern conditions on the provinces' roads, and seek to reduce conflicts between motorists, cyclists, pedestrians, and persons with disabilities, and better protect seniors, children and other vulnerable road users:

Therefore be it resolved that the provincial government be requested to support modernization of the Motor Vehicle Act, addressing the recommendations in the Road Safety Law Reform Group of BC Position Paper entitled "Modernizing the BC *Motor Vehicle Act*" to enhance safety for all road users.

ON MOTION, was ENDORSED

Resolutions for Debate

Resolutions to be considered individually.

ASSESSMENT

R18 New Municipal Tax Classes **West Vancouver**

Whereas many municipalities in BC are facing a very significant and well-documented housing affordability issue with property prices significantly higher than local residents' ability to pay and in many cases the highest average housing prices in the country;

And whereas currently, municipalities have only nine tax classes that can be used to set property taxes to achieve municipal goals:
Class 1 – Residential;
Class 2 – Utilities;
Class 3 – Supportive Housing;
Class 4 – Major Industry;
Class 5 – Light Industry;
Class 6 – Business Other;
Class 7 – Managed Forest Land;
Class 8 – Recreational Property; Non-Profit Organization; and
Class 9 – Farm;
and while there have been minor amendments, the basic structure of this property tax class system has not be substantially amended since the 1980's;

And whereas with the creation of new tax classes each municipality could set different tax rates for each class based on their individual needs and circumstances. As an example, different residential classes could be created to address vacant houses, non-residents ownership, etc:

Therefore be it resolved that the provincial government amend the Community Charter to allow municipalities to create additional tax classes so they can each accomplish their own community goals.

ON MOTION, was ENDORSED

ELECTIONS

R19 Disqualification from Holding Elected Office **Pitt Meadows**

Whereas Council has no authority to seek the removal of a council member who has been criminally convicted;

And whereas the Honourable Minister Selina Robinson, Ministry of Municipal Affairs & Housing, has recommended that the City of Pitt Meadows advocate through LMLGA and UBCM for appropriate changes to the governing legislation for local government;

AND WHEREAS The Honourable Minister Selina Robinson, Ministry of Municipal Affairs & Housing, has advised that her Ministry is prepared to work with UBCM on the issue:

THEREFORE BE IT RESOLVED that UBCM lobby the provincial government to make whatever legislative changes are needed to:

1. Require that an elected local government official be put on paid leave immediately upon conviction **during the term** of a serious criminal offence (to be defined by legislation) until the expiration of the time to file an appeal or determination of an appeal; and
2. Require that an elected local government official be disqualified from holding office upon conviction of a serious criminal offence (to be defined by legislation) upon the expiration of the time to file an appeal or determination of an appeal.

ON MOTION, was NOT ENDORSED

FINANCE

R20 A Call To Divestment – Aligning City Investments With The Future **Port Moody**

Be it resolved that the Municipal Finance Authority of BC be called upon to:

1. divest all investments from the fossil fuel-related companies and endeavours, or
2. move forward with plans for a Socially Responsible Investment (SRI) fund free from investments in fossil-fuel related companies and endeavours.

ON MOTION, was ENDORSED

R21 Collection of Unpaid Bylaw Fines **Whistler**

Whereas municipalities lose a significant amount of non-tax revenue annually because of unpaid bylaw fines;

And whereas non-tax revenue sources such as a bylaw fines help offset costs to municipal services and reduce the property tax burden on residents;

And whereas the current methods available to Municipalities for the collection of bylaw fines are slow, expensive and labour intensive;

And whereas the collection of bylaw fines with the cooperation of the Province and the Insurance Corporation of BC will ensure prompt payment of any unpaid bylaw fines:

Therefore be it resolved that UBCM request that the Province and the Insurance Corporation of BC collect outstanding **traffic related** bylaw fines on behalf of municipalities at the time of auto insurance and/or driver's licence renewal.

ON MOTION, as amended, was ENDORSED

HEALTH

R22 Review of BC's Fee for Service Model **Maple Ridge**

Whereas there is a lack of access to family practitioners in communities throughout British Columbia;

And whereas the existing Fee for Service (FFS) model of compensation for family physicians does not encourage enough new medical graduates to choose family practice, and is less attractive compared to different models of compensation used in other provinces:

Therefore be it resolved that the Province of BC be urged to undertake a review of the FFS model with a view to making the compensation of family physicians in BC more attractive to encourage new medical graduates to choose family practice and stay in BC.

ON MOTION, was ENDORSED

R23 Dental Care and Floridation of Public Water Sources **SLRD**

Whereas dental health is a critical component to health and a key indicator of healthy childhood development, and poor dental health contributes to speech impediments, lower nutritional absorption and growth development, pain, learning inequality, and other health and quality of life issues;

And whereas dental care is not a universally accessible service in British Columbia and low income and financially-restricted families and individuals do not have the same access as others to dental care;

And whereas fluoride contributes to the healthy development of enamel and the use of fluoride toothpaste by toddlers and preschool-aged children can be challenging:

Therefore be it resolved that the BC Ministry of Health add basic dental care to Medical Services Plan coverage;

And be it further resolved that BC mandate a provincial requirement of all public water source treatment to include fluoridation where naturally occurring levels do not meet the minimum suggested level of 0.07mg/L.

ON MOTION, was ENDORSED

LEGISLATIVE

R24 Verification of Submissions During Public Hearing Process **Squamish**

Whereas the *Local Government Act* legislates the Public Hearing process and broadly provides for submissions to be made by anyone in the public having an interest in the matter or the property;

And whereas Councils must consider all submissions made with respect to the public interest in the zoning, rezoning, OCP or OCP amendment without an ability to verify the validity of submissions made electronically:

Therefore be it resolved that the Province bring forth an amendment to the *Local Government Act* which would assist local governments with the ability to verify the legitimacy of a submission where there is strong reason to believe that the submissions are false and dishonest and made to undermine the integrity and purpose of the Public Hearing process and UBCM work with the province to understand best practices.

ON MOTION, was ENDORSED

TAXATION

R25 Agricultural Land Reserve – Protective Taxation Reform **Burnaby**

Whereas a significant portion of Agricultural Land Reserve lands are being used for permitted non-farming uses;

And whereas this land is some of the most agriculturally productive in Canada; and

And whereas existing taxation and assessment procedures for the Agricultural Land Reserve provide benefits for non-farm uses that occur on these lands:

Therefore be it resolved that UBCM further encourage the Provincial Government to direct BC Assessment, and any other appropriate bodies, to promptly investigate and propose possible taxation reform measures to prioritize and promote the use of Agricultural Land Reserve lands for primary 'farm uses', as laid out in the Homes for BC companion document to the 2018 Provincial Budget.

ON MOTION, was ENDORSED

R26 Implementation of the Cannabis Act **Pemberton**

Whereas there has been a lack of communication to local governments regarding how the proposed Cannabis Act, once implemented, will directly impact local government's resources such as bylaw enforcement, policing costs, fire services, public health, licensing, municipal planning;

And whereas in order to offset costs, local governments need to be included in the distribution of tax revenues that will be generated as a result of legalization of cannabis through the proposed Cannabis Act:

Therefore be it resolved that the Provincial government be requested to consider ~~a~~ **at least** 50/50 tax share with local government;

And be it further resolved that Federal and Provincial governments engage in direct consultation with local governments to form a tax distribution framework.

ON MOTION, as amended, was ENDORSED

TRANSPORTATION

R27 Communities on the Move **Kent**

Whereas BC has an aging population and many communities are developing age-friendly community plans and research shows that few factors contribute as much to successful aging as having a physically active lifestyle;

And whereas rural communities through BC often lack essential infrastructure to accommodate both residents' active recreation and transportation needs as well as possibilities for cycling and walking agritourism potential:

Therefore be it resolved that LMLGA calls on the provincial government to facilitate increasing funding and prioritization the enhancement of both local residential and agritourism walking and bicycling infrastructure in BC communities;

And be it further resolved that a letter be sent to the Minister of Transportation and Infrastructure in support of ~~the Communities on the Move declaration adding the~~ **initiatives that** increase~~d~~ safety ~~resulting from the~~ **such as** shoulder enhancement project**s and** ~~as well as~~ the importance of enhanced transit services benefiting all ages.

ON MOTION, as amended, was ENDORSED

R28 Reducing Excessive Driving Speeds in Designated BC Road Safety Corridors, For All Drivers, All The Time **Lions Bay**

Whereas the correlation between excessive speed and road accidents is well accepted, and the high human and economic cost to British Columbia is well understood;

And whereas average-speed-over-distance or point-to-point technology has proven extremely effective in jurisdictions worldwide at controlling road speed for all drivers all the time in designated road safety corridors:

Therefore be it resolved that the provincial government be requested to pilot average-speed-over-distance technology at one or more suitable locations in BC, including but not limited to the Sea-to-Sky Highway 99 at Lions Bay, the Malahat Highway 1 or the Coquihalla Highway 5.

ON MOTION, was ENDORSED

SELECTED ISSUES

R29 Consumer Protection for Public Institutions When Purchasing Software **Burnaby**

Whereas public institutions are placed in a position of financial and contractual vulnerability when purchasing and maintaining needed software applications;

And whereas the speed of major upgrades, final software obsolescence, and industry mergers and acquisitions are occurring at a rate beyond the financially responsible capacity of public institutions to respond:

Therefore be it resolved that UBCM call on the Federation of Canadian Municipalities to work with Innovation, Science and Economic Development Canada, and/or other appropriate bodies such as the Office of Consumer Affairs, to develop standard public institution consumer protection regulations when purchasing software applications and maintenance packages.

ON MOTION, was ENDORSED

R30 Ending Discrimination in Tenancies **Maple Ridge**

Whereas BC's *Residential Tenancy Act* states that a landlord cannot discriminate in tenancies based on a person's race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, gender, sexual orientation, age or legal source of income (Section 10 of the *Human Rights Code*);

And whereas there is evidence to suggest that this kind of discrimination towards prospective tenants is occurring in the BC rental housing market:

Therefore be it resolved that BC Housing be urged to proactively pursue instances of discrimination in the BC rental housing market toward ending discrimination in BC tenancies.

ON MOTION, was ENDORSED

PART 5 – LATE RESOLUTIONS

LR1 Unaddressed Admail **Whistler**

Whereas unaddressed admail contributes to waste when it is not wanted and may go unrecycled;

And whereas unaddressed mail from local governments is not included in the exemptions allowing other governments to use unaddressed admail;

And whereas this barrier may hinder local governments from encouraging residents to use "no junk mail" stickers to reduce their amount of recycling and waste:

Therefore be it resolved that UBCM ask Canada Post to include local governments in its list of exemptions for delivering unaddressed admail, thereby allowing local governments to use unaddressed admail to reach their citizens;

And be it further resolved that UBCM to ask Canada Post to develop a system to allow recipients to OPT IN for admail rather than needing to opt out.

ON MOTION, was ENDORSED

LR2 Spirit of Municipal Campaign Finance Rules **LMLGA Executive**

WHEREAS the Ministry of Municipal Affairs and Housing has acknowledged that the current campaign finance legislation allows for corporate and union donations collected prior to Oct 31st 2017 to be used in the 2018 General Local Election;

AND WHEREAS there have been concerns raised in various municipalities that "war chests" have been stocked with corporate and union donations received prior to Oct 31 2017 for use in the 2018 General Local Election;

AND WHEREAS the spirit of the new campaign finance legislation is clear: that corporate and union donations ought not have a role in municipal elections moving forward;

Therefore Be It Resolved that the Province of British Columbia make changes to BC's municipal campaign finance legislation, so that corporate and union donations collected prior to Oct 31 2017 be excluded from use in the 2018 General Municipal Election.

ON MOTION, was NOT ENDORSED

Local Government Program Services

...programs to address provincial-local government shared priorities

UBCM

FIRST NATIONS' Emergency Services BRITISH COLUMBIA

BRITISH COLUMBIA
www.gov.bc.ca

The Strategic Wildfire Prevention Initiative is managed by the SWPI Working Group. For program information, visit the Funding Program section at:

www.ubcm.ca

LGPS Secretariat

Local Government House
525 Government Street
Victoria, BC, V8V 0A8

E-mail: swpi@ubcm.ca
Phone: (250) 356-2947

May 17, 2018

Mayor Wilhelm-Morden and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: Strategic Wildfire Prevention Initiative - Approval of Operational Fuel Treatment Application (SWPI-959: Block 7 & 8-2 Operational Treatment, 2018)

Dear Mayor Wilhelm-Morden and Council,

Thank you for submitting an application for an operational fuel treatment grant for the above noted project. The SWPI Working Group has reviewed your submission and the application requirements have been met.

The application form indicates a total project cost of $623,950.00. The RMOW has agreed to contribute 36% of project costs in light of the high costs of stand treatment and debris disposal caused by constraints to the use of mechanical treatment and prescribed burning.

Consequently the Working Group has approved a maximum grant in the amount of $400,000.00, or the applicable percentage of the actual project costs, whichever is less. The balance of the project cost is required to be funded through community contributions.

The conditions of approval are outlined in the Program & Application Guide and the general Terms & Conditions are attached. In addition, please note the approved grant is also subject to the following requirements:

(1) The funding is to be used solely for the purpose of the above named funding program and project and for the expenses itemized in the budget that was approved as part of your application;

(2) Funds are not transferable to other projects;

(3) Grant approval is based on the treatment of 23.6 hectares at $26,438.55 per hectare. The approved cost/ha is considered when determining the actual eligible grant.

(4) Approval from the SWPI Working Group is required for any significant variation from the approved project.

(5) A post-approval meeting with the local Wildfire Prevention Officer is required to be completed. Please contact Jessica Duncan at the Coastal Fire Centre to schedule this meeting.

(6) All project activities must be completed within 24 months and no later than May 17, 2020;

(7) The final report is required to be submitted within 30 days of project completion and no later than June 17, 2020. The report must include:

- Completed Final Report Form, including signatures by the applicant and the Registered Forest Professional
- Post-treatment Threat Assessment Worksheets and threat plot photos
- Maps, spatial data, metadata, and methodology relating to the project

Additional information regarding financial reporting and the disclosure of project revenues and other grant contributions (and how these may impact the eligible grant) are available in the Program & Application Guide. Please forward this information on final report deadlines and requirements to staff or contractors responsible for implementing the project.

Also, please note that the *Community Charter* and *Local Government Act* provide the requirements for municipalities or regional districts that are providing services outside of their own jurisdiction.

As outlined in the Program & Application Guide, grants will be awarded upon completion of your project and satisfactory receipt and approval of the final report. For information on changes to the approved project or progress payments, please refer to the program guide or contact Local Government Program Services at (250) 356-2947 or swpi@ubcm.ca.

We wish you every success with your project and look forward to working with you on future community safety initiatives.

Sincerely,

Peter Ronald
Programs Officer

cc: Heather Beresford, Environmental Stewardship Manager, Resort Municipality of Whistler
Jessica Duncan, Wildfire Prevention Officer, Coastal Fire Centre

Enclosure

Local Government Program Services

General Funding Terms & Conditions

The purpose of the Terms & Conditions is to provide basic information on grants administered by the Union of BC Municipalities through Local Government Program Services (LGPS). For specific information regarding the terms and conditions of each funding program, please refer to the relevant Program & Application Guide.

1. Definitions

- **Approved Applicant** - In general, LGPS grants are awarded to local governments (regional districts and municipalities). However, under some programs, First Nations can be the approved applicant. The approved applicant is the primary contact for UBCM and is responsible for overall grant management.
- **Approved Partner(s)** - Are organizations that contribute directly to the approved project, are identified in the application and are approved by UBCM. Possible partners include, but are not limited to, boards of education, health authorities, First Nations or aboriginal organizations, non-profit organizations and local governments (other than the applicant).
- **Approved Project** - Is the activity or activities described in the application and approved by UBCM.
- **Cash Expenditures** - Are direct costs properly and reasonably incurred and paid for with money by the approved applicant or approved project partner for the development or implementation of the approved project. For example, catering and consultant fees can be cash expenditures.
- **In-Kind Expenditures** – Are the use of resources of the approved applicant or approved project partner for the development or implementation of the approved project. For example, the use of meeting rooms owned by the applicant or approved partner can be an in-kind expenditure.

2. Eligible & Ineligible Costs

Eligible costs, including cash and in-kind expenditures, are direct costs properly and reasonably incurred by the approved applicant or approved partner as part of the approved project. To be eligible, these costs must be outlined in the detailed budget submitted by the approved applicant as part of the application process and be approved by UBCM. Requests to change the budget must be made to UBCM, in writing, by the approved applicant (see below). Please see the relevant Program & Application Guide for specific notes regarding eligible and ineligible costs.

3. Post-Approval Terms

Notice of Approval

UBCM will inform all applicants of the status of their application by letter. Approved applicants will be informed of specific conditions of the grant approval and if a specified percentage of the approved grant amount will be forwarded to the approved applicant upon approval. The balance of the grant will be paid on satisfactory completion of the project and receipt and approval of all final reporting requirements.

Applicant Responsibilties

LGPS grants are awarded to approved applicants. When collaborative projects are undertaken, the approved applicant remains the primary organization responsible for the grant. Due to this, the approved applicant is the primary contact for UBCM and is responsible for:

- Ensuring that approved activities are undertaken as outlined in the approved application and within the required timeline
- Providing proper fiscal management of the grant and approved project (see below)
- Submitting final reports, using UBCM forms where available, as required by the Program & Application Guide (see below).

Accounting Records

Acceptable accounting records must be kept that clearly disclose the nature and amounts of eligible expenditures (cash and in-kind) incurred as part of the approved project. Financial summaries are required to be submitted as part of the final report and must be signed by a representative of the approved applicant (or as required in the Program & Application Guide).

In all cases, the final project expenditure must be net of any rebates (such as GST/PST) that the approved applicant or approved partner is eligible to receive.

Changes to or Cancellation of Approved Project

Approved applicants need to apply to UBCM, in writing, for any significant variation from the approved project as described in the approved application, including any major changes to:

- Start or end dates
- Cash and in-kind expenditures or matching funds (when required)
- Project purpose, goals, outcomes or milestones
- Project partners

UBCM's approval is required in advance for such changes. If an approved project is cancelled, the approved applicant is responsible for ensuring any grant monies that have been advanced are returned to UBCM within 30 days, or as outlined in the Program & Application Guide.

4. Reporting Requirements

Submission of Reports

Approved applicants are required to submit final reports as outlined in the Program & Application Guide. When UBCM forms or templates are available, they are required to be used. Please note the following when submitting a report:

- When completing a UBCM report form please ensure that each question is answered and that all attachments are complete. Follow any sample templates that UBCM provides.
- Submit all documents as Word or PDF files. Note: files over 20mb cannot be accepted.
- Submit all digital photos or images as JPEG files. Note: files over 20mb cannot be accepted.
- If a hardcopy of the report is required, do not bind reports or submit in binders or folders.
- When you are ready to submit your report, please e-mail it directly to lgps@ubcm.ca or mail it to Local Government House: 525 Government Street, Victoria, BC, V8V 0A8.

Extensions and Outstanding Reports

In order for an approved project to continue past the approved end date – or for a final report to be submitted after the established deadline – approved applicants must contact UBCM to request *and be granted* permission for an extension.

Approved applicants that do not request extensions and have outstanding reports may forfeit the final payment of their grant and may not be eligible to apply to future LGPS programs until reports are received.

5. Recognition of Funding and Funders

Approved applicants should contact UBCM for more information on recognizing funding and for information on the appropriate use of logos. Please contact LGPS at (250) 356-2947.

Parachute
PREVENTING INJURIES. SAVING LIVES.

Mayor & Council
4325 Blackcomb Way
Whitsler, British Columbia V0N 1B4

Resie Manga
Communications Assistant
Parachute
150 Eglinton Ave East, Suite 300
Toronto, Ontario M4P 1E8
rmanga@parachutecanada.org
(647) 776-5123

May 28, 2018

Dear Madam or Sir:

July 5, 2018 will mark the 2nd annual **National Injury Prevention Day (NIPD)**: a day to raise awareness around the importance of injury prevention and aid Canadians to live long lives to the fullest through education and advocacy.

Injury prevention is critical to saving lives: Did you know that injury is the No. 1 cause of death of Canadians ages 1 to 44? Or that injury costs the Canadian economy $27 billion a year? We know that most injuries are predictable and preventable: We need your help spreading our information on preventing serious injuries on the road, at home, and at play.

Last year's inaugural NIPD was a success! The event gained more than 4 million social media impressions, raising awareness across Canada about why injury prevention is a critical health issue.

The following landmarks who "lit up green" during our 2017 NIPD and contributed to our success were:

- CN Tower
- 3D Toronto Sign
- Calgary Tower
- Peace Bridge
- London City Hall
- High Level Bridge
- Vancouver City Hall
- Telus World of Science
- North Bay City Hall
- Caesars Windsor

The Parachute team would be delighted if you could participate and light up the **Fitzsimmons Creek Bridge** green in honour of **National Injury Prevention Day** on July 5, 2018.

Date: July 5, 2018
Green Colour: RBG 186, 207, 67
Organization: Parachute

National Injury Prevention Day has been accepted and recognized by **Health Canada**

About Parachute:

Parachute is Canada's national charity dedicated to reducing the devastating impact of preventable injuries. Injury is the No. 1 killer of Canadians aged 1 – 44, where **one child dies every nine hours**. The financial toll is staggering, with injury *c*osting the Canadian economy $27 billion a year. Through education and advocacy, Parachute is working to save lives and create a Canada free of serious injuries. For more information, visit us at parachutecanada.org and follow us on Twitter and Facebook.

WHISTLER

Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca .

This application does not guarantee that your event lighting request will be approved or your date is available.

We will contact you to confirm the status of your request.

Contact Name	Resie Manga
Organization	Parachute
Business Address	150 Eglinton Ave East, Suite 300
City/Province/Postal Code	Toronto, Ontario M4P 1E8
Business Phone Number	(647) 776-5123
Business Email	rmanga@parachutecanada.org
Website Address	http://www.parachutecanada.org/nipd
Brief description of the event associated with your request *(Information here will be used for communications and the sign on the bridge. Max 75 words. RMOW will edit copy if necessary.)*	July 5, 2018 will mark the 2nd annual National Injury Prevention Day: a day to raise awareness of preventable injuries and aid Canadians to live long lives to the fullest through education and advocacy. The Parachute team is hoping that we can count on your support once again to light up the Fitzsimmons Creek Bridge green in honour of National Injury Prevention Day on July 5, 2018.
Optional: Social Media Campaign Title *(include hashtags)*	#ParachuteNIPD
Landmark Choice	☐ **Fitzsimmons Covered Bridge**
Date of Event	July 5, 2018
Colour Request	Green Colour: RBG 186, 207, 67

Signature: Manga

Date: MAY 28, 2018