



WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 17, 2012 STARTING AT 6:00 PM**

**In the Franz Wilhelmsen Theatre at Maurice Young Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

The Public Hearing is convened pursuant to Section 890 of the *Local Government Act* R.S.B.C. 1996, c. 323 to allow the public to make representations to Council regarding amendments to Whistler "Official Community Plan Bylaw No. 1021, 1993 (Official Community Plan)" by means of "Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012" (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,

Official Community Plan
Amendment Bylaw
(Regional Context
Statement) No. 1993,
2012

PURPOSE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (REGIONAL CONTEXT STATEMENT) NO. 1993, 2012:

In general terms, the purpose of the proposed Bylaw is to include a regional context statement as required by provincial legislation relative to the Squamish-Lillooet Regional District Bylaw No. 1062, 2008 "A Bylaw to Adopt a Regional Growth Strategy for the Squamish-Lillooet Regional District." The proposed Bylaw is an interim measure adding a regional context statement to the current Official Community Plan.

Explanation

Explanation by municipal staff concerning the proposed Bylaw.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT



THE RESORT MUNICIPALITY OF WHISTLER

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NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (Regional Context Statement) NO. 1993, 2012

Notice is hereby given in accordance with the *Local Government Act* RSBC, 1996, c.323 that the Council of the Resort Municipality of Whistler will hold a Public Hearing to consider representations regarding amendments to Whistler "Official Community Plan Bylaw No. 1021, 1993 (Official Community Plan)" by means of "Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012" (the "proposed Bylaw") in the Franz Wilhelmsen Theatre at Maurice Young Millennium Place, 4335 Blackcomb Way, Whistler, British Columbia commencing at 6:00 p.m., April 17, 2012.

AT THE HEARING the public will be allowed to make representations to Council or present written submissions respecting matters contained in the proposed Bylaw and will be afforded a reasonable opportunity to be heard.

PURPOSE OF "Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012": In general terms, the purpose of the proposed Bylaw is to include a regional context statement as required by provincial legislation relative to the Squamish-Lillooet Regional District Bylaw No. 1062, 2008 "A Bylaw to Adopt a Regional Growth Strategy for the Squamish-Lillooet Regional District." The proposed Bylaw is an interim measure adding a regional context statement to the current Official Community Plan.

AND FURTHER TAKE NOTICE that a copy of the aforementioned "Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012" and related documents which have been or will be considered by the Council of the Resort Municipality of Whistler may be inspected at the Reception Desk of Municipal Hall of the Resort Municipality of Whistler located at 4325 Blackcomb Way, Whistler, British Columbia, between the hours of 8:00 a.m. and 4:30 p.m., from Monday to Friday only, from April 5, 2012 to April 17, 2012 (inclusive) (statutory holidays excluded).

Lonny Miller
Corporate Officer

The following Public Hearings will be held on April 17, 2012 starting at 6:00 p.m. in the following order:

- 1) Zoning Amendment Bylaw (Gross Floor Area Exclusions) No. 1992, 2012; and*
- 2) Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012.*

RESORT MUNICIPALITY OF WHISTLER

**OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (Regional Context Statement)
No. 1993, 2012**

A Bylaw to amend the Resort Municipality of Whistler Official Community Plan

The Council of the Resort Municipality of Whistler in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012".
2. The Resort Municipality of Whistler Official Community Plan (the "OCP") is amended as follows:
 - (a) Insert the "Regional Context Statement" attached to this bylaw as "Schedule 1" into Section 1.0 "Preamble" as Section 1.1.

READ A FIRST TIME this 3rd day of April, 2012.

READ A SECOND TIME this 3rd day of April, 2012.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this ____ day of _____, ____.

READ A THIRD TIME this ____ day of _____, ____.

APPROVED by the Minister of Community, Sport and Cultural Development under the Resort Municipality of Whistler Act this ____ day of _____, ____.

ADOPTED by the Council this ____ day of _____, ____.

Nancy Wilhelm-Morden,
Mayor

Lonny Miller,
Corporate Officer

SCHEDULE "1" to
Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012

1.1 REGIONAL CONTEXT STATEMENT

This OCP was adopted in 1993 and has been amended many times since as Whistler experienced a period of rapid resort community growth and development, and new development permit areas were designated. Significant amendments also incorporated major new policy initiatives such as affordable resident housing, community energy and water conservation policies and GHG emission targets.

Despite the fact that it was prepared and adopted many years prior to the adoption of the Squamish-Lillooet Regional District Regional Growth Strategy (RGS) June 28, 2010, the policies contained in this OCP are reasonably consistent with the RGS, as shown in the analysis below. The analysis identifies policies within this plan that support the nine major goals of the RGS, and also identifies some shortcomings to be addressed. These will be addressed within a new updated OCP for Whistler which is currently under preparation.

Since April 2010, the RMOW has worked in collaboration with Whistler's citizens and stakeholders to comprehensively update the municipality's OCP. This detailed, comprehensive review of the OCP has resulted in a draft plan that was given first reading by municipal Council November 15, 2011. The completion and adoption of a new updated plan is a Council priority. The new plan will further address the regional Goals and will contain a new Regional Context Statement that draws detailed linkages between the RGS goals and policies, map designations and other supporting material contained in the updated plan.

Goal 1: Focus Development into Compact, Complete, Sustainable Communities

The OCP is consistent with this goal through the following key policies:

- Locations within the municipality for residential and commercial accommodation, commercial development, and business, service commercial and light industrial development are designated within the plan. These locations are consistent with the RGS Settlement Area Map.
- New development, or significant redevelopment, will be considered only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.
- The Municipality's transportation decisions and investments will give priority to transportation modes according to the following hierarchy:
 - Walking
 - Cycling
 - Transit Buses and Motor Coaches
 - Commercial Goods and Services
 - High Occupancy Vehicles and Taxis
 - Single Occupant Vehicles

- 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;
 - 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.
- The Municipality will annually review its growth management policies and determine what kinds and amounts of additional development, if any, are appropriate, necessary, or regarded as likely to yield benefits to the community and the resort. If this annual review identifies kinds of development that should be considered, the Municipality will consider amending the Official Community Plan.
- 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.

Goal 2: Improve Transportation Linkages and Options:

The OCP is consistent with this goal through the following key policies:

- The Municipality's transportation decisions and investments give priority to transportation modes according to the following hierarchy:
 - Walking
 - Cycling
 - Transit Buses and Motor Coaches
 - Commercial Goods and Services
 - High Occupancy Vehicles and Taxis

- Single Occupant Vehicles

- The Municipality will implement a local road and trail system that will be adequate to provide for new development and growth in existing developed areas, minimize negative impacts of development on existing subdivisions, and provide safe and convenient pedestrian, bicycle and transit routes.
- The Municipality in cooperation with the Ministry of Transportation will develop a local network road system that will provide appropriate connection points to Highway 99 and, while Highway 99 will continue to be the backbone of the community's transportation system, will provide alternate routes for local traffic in order to reduce traffic volumes on the Highway. The local network road system will avoid, wherever possible, running network roads through existing subdivisions and will be based on these objectives:
 - providing alternative routes for local traffic in order to reduce the demand on Highway 99 within the Municipality;
 - upgrading, but not expanding, Highway 99 within the Municipality, while continuing to provide for local use;
 - minimizing negative circulation impacts of new development projects on existing subdivisions;
 - accommodating safe and convenient pedestrian and commuter cycling routes; and
 - improving the short and long-term transportation infrastructure without compromising the livability and attractiveness of the community and resort.
- The Municipality will consider reduced on-site parking requirements for developments that are designed and located to encourage pedestrian, bicycle and transit access.
- The Municipality will continue to implement a cycling and walking trail system throughout the valley, particularly adjacent to Highway 99.
- New development, or significant redevelopment, will be considered only near existing settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services.

Goal 3: Support a Range of Affordable Housing:

The OCP is consistent with this goal through the following key policies:

- The Municipality will monitor the growth rates of commercial development, commercial accommodation and skier capacity in conjunction with the availability of affordable resident housing.
- When there is a demonstrated need, the Municipality will encourage the construction of affordable housing to accommodate permanent residents and employees
- The Municipality will monitor community housing requirements and identify land requirements for potential resident housing sites and preserve and protect potential community housing sites wherever possible.

- The Municipality will monitor the housing requirements of the community and consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi permanent, and seasonal residents in the Municipality.
- The Municipality will continue to support and encourage auxiliary residential accommodation as a source of resident accommodation.
- The Municipality supports intensive residential development in the form of Infill Housing.
- Criteria are applied to evaluate resident housing proposals to ensure that affordability and livability are prime considerations in the evaluation of any proposed projects.

Goal 4: Achieve a Sustainable Economy:

The OCP is consistent with this goal through the following key policies:

- Locations for commercial activities are established within a commercial hierarchy that address various economic sectors. Development permit guidelines reinforce the form and character and role and function of these commercial centres.
- Parks and recreation and natural environment policies support the development and of a high quality, year round resort and protection of natural amenities.
- Whistler's economic sustainability is currently addressed in greater detail within Whistler2020, the municipality's vision and highest level policy. It is intended that the updated OCP will contain further policies related to achieving a sustainable economy.

Goal 5: Protect Natural Ecosystem Functioning

The OCP is consistent with this goal through the following key policies:

- The Municipality will work closely with provincial and federal government agencies and will incorporate appropriate government guidelines and regulations in its EIA (Environmental Impact Assessment) framework and regulations. As well, all development-oriented amendments to this OCP, rezoning or development permits must be accompanied by an Initial Environmental Review (IER). The IER may trigger, at the Municipalities' discretion, an EIA and/or an Environmental Impact Statement (EIS).
- Development Permit Guidelines for the protection of the natural environment are established for individual developments within clearly defined Development Permit Areas.
- The Municipality will restrict or prohibit the development of land that would adversely affect water quantity or quality in watercourses used for domestic or recreational water supply purposes. To the extent possible, the Municipality will control access into the watershed used for the Municipal water supply, and will seek full cooperation from all applicable government agencies, as well as resource companies, to comply with the restricted access provisions.
- The Municipality will restrict or prohibit the placing of fill or debris in any natural watercourse or on lands that could lead to the discharge of deleterious materials into a watercourse,

unless adequate mitigative design and construction measures acceptable to the Municipality and applicable federal/provincial agencies are implemented.

- The Municipality will prohibit any development, other than ski lift and directly related recreation facilities, in sub-alpine environments.
- The Municipality will try to achieve the general objective of maintaining high visual quality along Highway 99 by, wherever possible, requiring a 20 metre vegetated buffer to be retained on lands that abut the highway right of way.
- The Municipality will require minimum buffer zones which should extend from the high water mark back a suitable distance to be an effective buffer or from the top of the bank where a ravine exists. Buffer zones should remain undisturbed, and are desired adjacent all significant watercourses in which natural vegetation must be preserved. Where past disturbances have severely impacted native vegetation within the buffer zone, planting of appropriate native species may be required as a condition of development approval.
- The Municipality will continue to seek solutions to the problem of wastewater treatment and disposal that address the present and future concerns of the region on the basis of social, environmental, economic and technical requirements.
- The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the development of a recycling program based on reduce, reuse, recycle, recover and residual management.
- The Municipality will implement systems to reduce water consumption and wastewater volumes.

Goal 6: Encourage the Sustainable Use of Parks and Natural Areas

The OCP is consistent with this goal through the following key policies:

- The Municipality will, within its resources, develop and maintain a parks and trail system, bicycle paths and recreation areas and facilities.
- The Municipality will, where possible:
 - maximize public access to important lakes and creeks;
 - acquire waterfront properties and crown lands for development for local and public parks purposes;
 - continue to develop a comprehensive network of trails which link provincial and Municipal parks, beach areas, the alpine environment, and recreation areas outside of the Municipal boundaries; and
 - continue to develop a network of bicycle paths.
- The Municipality will maintain an open space system, which categorizes land according to its recreation potential and seeks to preserve environmental amenities and minimize conflicts between development.

- Upon subdivision, lands shown as recreation area, trail system or open space may be required to be dedicated as park in accordance with, and to the extent permitted by, the Municipal Act.

Goal 7: Create Healthy and Safe Communities

The OCP is consistent with this goal through the following key policies:

- The Municipality will encourage the development of police facilities.
- The Municipality will maintain and upgrade the equipment for the Whistler Fire Department as required.
- The Municipality will continue to maintain a water supply system capable of supplying high quality water for domestic use and sufficient quantities to provide for fire protection to service new and existing development.

Goal 8: Enhance Relations with Aboriginal Communities

This goal is not addressed in this OCP. Planning for the 2010 Olympic and Paralympic Games and the preparation of the new OCP have brought the Municipality into frequent, productive contact with the Lil'wat and Squamish First Nations. The RMOW will seek to continue to enhance the positive relationship between the provincial government, First Nations and the RMOW as represented through the Legacy Land Agreement dated May 23, 2007, and the Sea to Sky Land and Resource Management Plan. It is intended that the updated OCP will contain further policies related to enhancing relations with the Lil'wat and Squamish First Nations.

Goal 9: Improve Collaboration among Jurisdictions

While this goal is also not specifically addressed in this OCP, the municipality has maintained collaborative relations with provincial government agencies and neighbouring jurisdictions including the SLRD, District of Squamish and Village of Pemberton. Municipal policy direction for regional collaboration is contained within Whistler2020. It is intended that the updated OCP will contain further policies related to improving collaboration among provincial and local jurisdictions.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 3, 2012

REPORT: 12-039

FROM: Resort Experience

FILE: 7503.2

SUBJECT: OCP Amendment – SLRD Regional Growth Strategy Regional Context Statement

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council give first two readings to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012; and

That Council direct staff to advertise and schedule a public hearing, and further

That Council direct staff to refer Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 to the Squamish-Lillooet Regional District Board for acceptance following the public hearing.

PURPOSE OF REPORT

To amend Schedule “A” of the RMOW Official Community Plan Bylaw No. 1021, 1993 to include a regional context statement as required by provincial legislation relative to the Squamish-Lillooet Regional District Bylaw No. 1062, 2008 “A Bylaw to Adopt a Regional Growth Strategy for the Squamish-Lillooet Regional District.” This bylaw is an interim measure adding a regional context statement to the current OCP. A new regional context statement will be contained in the updated OCP which currently stands at first reading and has been identified as a priority in the Council Action Plan for completion within the next 18 months.

BACKGROUND

On June 28, 2010, the Squamish-Lillooet Regional District (SLRD) Board passed a bylaw adopting a Regional Growth Strategy (RGS). *The Local Government Act*, Section 866, requires municipalities within the SLRD to prepare a regional context statement (RCS) within two years of the RGS adoption. The RMOW RCS must be submitted to the SLRD Board by June 28, 2012 for review and acceptance.

The RCS identifies the relationship between a municipality’s Official Community Plan (OCP) and the regional growth strategy. A RCS is prepared by the municipality as an amendment to its OCP, or as an additional section in a new OCP. According to a guide provided by the Ministry of Community, Sport and Cultural Development the provincial legislation supports:

- The “subsidiary principle” – that , unless there is a compelling argument that a particular decision must be made at a regional level, it should be decided at the municipal level;
- A bias toward local autonomy.

The RGS is not an OCP done at a larger scale; instead it provides a policy framework for individual OCPs in the SLRD. The RCS explains the relationship between the RMOW OCP and the RGS.

Legislative Intent of Regional Context Statements

The RCS was devised by the province as a means of protecting a municipal council's authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. A RCS is part of the OCP, and must be consistent with the rest of the OCP. As an amendment to an OCP, the RCS is binding on the council that adopted it in the same way that the other parts of the OCP are binding: the council cannot adopt bylaws or undertake works that are inconsistent with the OCP.

The legislation requires that the RCS spell out the relationship between the OCP and the content of the RGS. The intention is that all of the significant linkages would be identified. This would suggest that it would not be sufficient to simply acknowledge the broad goals or objectives of the RGS.

The legislation also requires that the RCS identify how the OCP is to be made consistent with the RGS over time. If a municipality indicates that certain parts of the OCP are not consistent with the RGS, it must indicate the steps that it will take to make it consistent.

DISCUSSION

The current RMOW OCP Bylaw No. 1021, was adopted in 1993 and has been amended numerous times as Whistler experienced a period of rapid resort community growth and development. The RMOW's highest post-Winter Olympic and Paralympic Games planning priority was to prepare a comprehensive update of the OCP. Starting in April 2010, the RMOW has worked in collaboration with Whistler's citizens and stakeholders to comprehensively update the OCP and has prepared an updated draft OCP including a regional context statement as an outcome of this process, which Council has indicated is a priority for completion.

In the Council Action Plan, under priority area 2.5 Progressive Resort Community Planning: "Move forward adoption of Official Community Plan" has been identified as an 18 month deliverable for the Planning Department. This updated OCP, complete with a more robust and comprehensive RCS will be delivered to council for adoption within the next year and a half as per the Council Action Plan.

To meet the needs of provincial legislation noted above, the RMOW must amend our current OCP to include a RCS and forward that bylaw to the SLRD board for review and acceptance at that table. To meet the June 28, 2012 deadline, RMOW has drafted a RCS for our current OCP as an interim amendment to meet the deadline. This amendment is intended to meet the requirements of the legislation to address the relationship between the RGS and our current OCP, pending completion of the updated OCP which cannot be submitted to the regional board for acceptance of the RCS by June 28.

The legislated deadline requires that RMOW prepare an OCP amendment bylaw, the RMOW council give the bylaw first reading, then hold a public hearing on the OCP amendment bylaw. Following the public hearing, RMOW refers the OCP amendment bylaw to the SLRD board for consideration by June 28, 2012. The SLRD Board then has 120 days to review the RCS. If the Board accepts the RCS, the bylaw must then be given third reading and sent to the Ministry of Community, Sport and Cultural Development for the issuance of a Ministerial Certificate, as per provisions of the *Resort Municipality of Whistler Act*. Once the minister issues a certificate, RMOW Council can adopt the bylaw.

The RMOW Planning Department has already engaged the SLRD Planning Director and the relevant provincial ministry in discussions on this matter and as the proposed RCS does not

involved a change in RMOW policy or policy direction we anticipate no opposition to the proposed RCS.

WHISTLER 2020 ANALYSIS

The broad, regional scope of this OCP amendment bylaw supports most specifically the Whistler2020 Partnership Description of Success.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Partnership	<ul style="list-style-type: none"> Partners participate in policy making and other decisions at various levels of government where relevant Stakeholders work together on decisions that affect them and collaborate with neighbouring municipalities and First Nations 	<p>The RCS moves Whistler toward more regional collaboration through increased policy alignment at multiple levels of government designed to support the liveability and integrated land use planning for the region.</p> <p>Enhanced relations with First Nations will be an important part of Whistler's evolution.</p>

The SLRD RGS consistently aligns with Whistler2020, the RMOW highest level policy and strategic plan. See the table below for a high level policy alignment overview between RMOW OCP and SLRD RGS.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	Link to RGS Goal 1
Built Environment	Continuous encroachment on nature is avoided	Link to RGS Goals 5&6
Built Environment	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services	Link to RGS Goal Goals 1&2
Built Environment	Smart growth policies and initiatives contribute to the financial health of the community	Link to RGS Smart Growth Principles
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	Link to RGS Goal 7
Materials & Solid Waste	Whistler is well on its way to achieving its 'zero waste' goal	Link to RGS Goal 5
Materials & Solid Waste	Substances and chemicals that are harmful to human health are being eliminated, replaced, or managed in a way that they do not disperse in nature	Link to RGS Goals 5,6 & 7
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored	Link to RGS Goals 4,5,6 & 7
Natural Areas	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem	Link to RGS Goals 5,6 & 7

	integrity	
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Link to RGS Goal 6
Recreation & Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts	Link to RGS Goals 4 & 9
Recreation & Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community The resort community is globally recognized as a leader in innovative recreation products and services	Link to RGS Goals 4,6 & 7
Recreation & Leisure	Recreation and leisure is a core contributor to the Whistler economy The cost of amenities is covered within the resort community's financial means and is equitably shared among stakeholders	Link to RGS Goal 4
Resident Affordability	Income and innovative benefits help make it affordable to live and play in Whistler	Link to RGS Goal 4
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community) Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms	Link to RGS Goals 1,4 & 7
Resident Housing	Effective financial and legal tools exist to develop and manage resident restricted housing affordability in perpetuity	Link to RGS Goals 3 & 4
Resident Housing	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency	Link to RGS Goals 1,2 & 5
Resident Housing	Developed areas are designed and managed to be sensitive to the surrounding environment	Link to RGS Goal 5
Transportation	Whistler policy, planning and development prioritizes preferred methods of transportation in the following order: 1. pedestrian, bicycle and other-non-motorized means, 2. transit and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology)	Link to RGS Goals 1,2,4,5 & 8
Transportation	The convenience and seamlessness of the alternative transportation system to, from and within Whistler ensures usage rates continue to rise The transportation	Link to RGS Goals 2, 4, 7& 9

	<p>system efficiently meets both the short- and long-term needs of all users</p> <p>Whistler's transportation system is safe and enjoyable</p> <p>The transportation systems to, from and within the resort community are accessible and offer affordable travel options</p>	
Transportation	Whistler's local and regional transportation systems minimize encroachment on nature	Link to RGS Goals 2 & 6
Visitor Experience	A comfortable carrying capacity of the resort, its amenities, and the surrounding natural environment is respected	Link to RGS Goals 4 & 5
Water	<p>Residents and visitors are educated about, and encouraged to protect and conserve natural water resources</p> <p>All potable water is used sparingly and only used to meet appropriate needs</p> <p>Wastewater and bio-solids are readily assimilated in nature</p> <p>Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources</p> <p>Watershed-based management approaches and policies guide and integrate overlapping land and resource values including (but not limited to) development, infrastructure, forests, habitat, recreation, fisheries and aquifers</p> <p>Effective stormwater management and flood control measures are in place, and replicate natural hydrological systems and functions as much as possible</p> <p>Healthy streams, rivers, lakes and wetlands support thriving populations of fish, wildlife and aquatic invertebrates</p>	Link to RGS Goals 5,7 & 9
Water	Flood control systems are maintained at a high level of emergency preparedness, where risks are managed proactively, effectively, and efficiently	Link to RGS Goal 7
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner	Link to RGS Goal 4

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
All	None	This OCP amendment will not move away from W2020 Descriptions of Success

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Costs associated with legal review of this bylaw and public hearing notice requirements will come from existing budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

Section 879 of the *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities they consider will be affected when developing, amending or repealing an OCP. This RCS contains no change in policy or policy direction for the OCP and is simply a statement about the relationship between the OCP and the RGS – which are quite consistent. Due to this lack of policy change, staff has determined that no consultation is necessary on this amendment apart from the mandatory consultation with the school district under Section 881, which will occur prior to the public hearing. The OCP update has been the subject of extensive consultation with a broad range of persons, organizations and authorities, which will be reported to Council when the new OCP is brought forward for amended first reading. In particular staff do not consider that further consultation is necessary at this time with any regional district or municipality or with any improvement district board or provincial or federal government department or agency. As regards First Nations, consultation opportunities for the Squamish and Lil'wat First Nations in connection with the new OCP are ongoing, and in view of the limited scope and effect of the proposed interim amendment to the current OCP, staff do not consider that it would be productive to attempt to provide additional consultation opportunities on the amendment. Staff will however continue to engage First Nations in consultation on the new OCP.

SUMMARY

The provincial government requires, by law, all member municipalities of the Squamish-Lillooet Regional District to submit a Regional Context Statement that shows the consistency between their OCP and the SLRD RGS within a specified time period. The purpose of this OCP amendment is to add the RCS to our current OCP, clearly showing the substantial alignment and consistency of these two plans as an interim measure pending completion and adoption of the OCP update, a Council Action Plan priority.

Respectfully submitted,

Kevin Damaskie
Sustainability Coordinator
for
Jan Jansen
General Manager of Resort Experience

Strategy Regional
Context Statement
Report No. 12-039
File No. 7503.2

That Council give first two readings to Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012; and

That Council direct staff to advertise and schedule a public hearing; and further,

That Council direct staff to refer Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 to the Squamish-Lillooet Regional District Board for acceptance following the public hearing.

CARRIED

Whistler Housing
Authority – Annual
Report
Report No. 12-036
File No. Vault

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd.;

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company;

That Council waive the requirement of holding an Annual General Meeting of the Shareholders of the Whistler Housing Authority, for the current year, deemed to be held on the 7th day of December, 2011;

That Council accept the attached Financial Statements of the Whistler Housing Authority Ltd. For the year ending December 31, 2010;

That Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Brian Good
Duane Jackson
Jonathon Decaigny
John grills
Michael Hutchison
Nancy Wilhelm-Morden
Sharon Fugman

That Council endorse the appointment of BDO Canada as auditor of the Whistler Housing Authority Ltd. For the current fiscal year; and further,

That the Mayor and Corporate Officer be authorized to sign the annual Shareholder's Resolution as attached (in lieu of the 2011 Annual General Meeting) of the Whistler Housing Authority Ltd.

CARRIED

Temporary Appointment
of SLRD Alternate
Director
Report No. 12-037
File No. 9210

Council took no action on this item.

MINUTES OF COMMITTEES AND COMMISSIONS

Audit and Finance
Standing Committee

Moved by Councillor D. Jackson
Seconded by Councillor J. Crompton

That the minutes of the Audit and Finance Standing Committee meetings of December 22, 2011, January 26, 2012, and February 23, 2012 be received.

CARRIED

Forest and Wildland
Advisory Committee

Moved by Councillor J. Grills
Seconded by Councillor J. Faulkner

That the minutes of the Forest and Wildland Advisory Committee meetings of February 15, 2012 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (Gross Floor Area
Exclusions) No.1992,
2012

Moved by Councillor D. Jackson
Seconded by Councillor R. McCarthy

That Zoning Amendment Bylaw (Gross Floor Area Exclusions) No.1992, 2012 receive first and second readings.

CARRIED

Official Community Plan
Amendment Bylaw
(Regional Context
Statement) No.1993,
2012

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Official Community Plan Amendment Bylaw (Regional Context Statement) No. 1993, 2012 receive first and second readings.

BYLAWS FOR ADOPTION

Building and Plumbing
Regulation Amendment
Bylaw No. 1991, 2012

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Building and Plumbing Regulation Amendment Byway No. 1991, 2012 be adopted.

CARRIED

OTHER BUSINESS

Late Item Request –
Letter to VCHA
Report No. 12-040
File No.

Moved by Councillor J. Crompton
Seconded by Councillor J. Faulkner

That Council consider adding as a late item to the agenda the following resolution:

That Staff be instructed to send a letter on behalf of Mayor and Council to Kip Woodward, Chair of the Vancouver Coastal Health Authority strongly encouraging VCHA to replace Dr. Pat McConkey upon his retirement with a full time local orthopedic surgeon.

CARRIED