

PART 1

INTRODUCTION &
COMMUNITY VISION



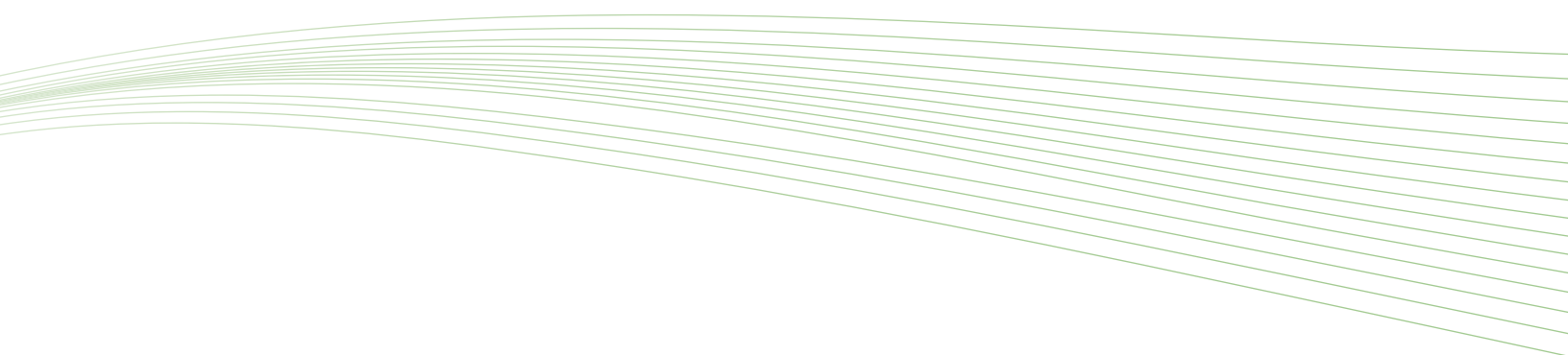


MISSION STATEMENT

Our mission is to protect and enhance the livability, sustainability and quality of life for our community and to embrace and benefit from the opportunities before us.

We will be successful in serving the needs of our community through:

*Visionary leadership,
Excellence in governance,
Customer focused service,
Strong community partnerships, and
Sound financial and environmental management*





1 SCOPE & CONTENT

In BC, the *Local Government Act* requires all municipalities to prepare and adopt an Official Community Plan. An OCP is a bylaw that sets the policies that guide future development and decisions on growth, planning, land use, and the provision of services in the community.

LEGISLATION

Section 877 of the *Local Government Act*, requires: An Official Community Plan must include statements and map designations for the area covered by the plan respecting:

- 1) a) The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- b) The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- c) The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- d) Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- e) The approximate location and phasing of any major road, sewer and water systems;
- f) The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites; and
- g) Other matters that may, in respect of any plan, be required or authorized by the minister.
- 2) An official community plan must also include policies respecting affordable housing, rental housing and special needs housing.
- 3) An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and

policies and actions of the local government proposed with respect to achieving those targets.

Section 878 of the *Act* permits an Official Community Plan to include the following:

- 1) a) policies of the local government relating to social needs, social well-being and social development;
- b) a regional context statement, consistent with the rest of the community plan, of how matters referred to in section 850 (2) (a) to (c), and other matters dealt with in the community plan, apply in a regional context;
- c) policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan;
- d) policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

The Squamish Official Community Plan is designed to address the 'big picture' concerning the general direction and management of future growth. Once adopted or updated, all works enacted by Council must be consistent with the policies contained within the Official Community Plan.

ORGANIZATION

The Official Community Plan is organized into the following six Parts:

Part 1 Introduction & Community Vision

Provides the scope and content of the OCP, an overview of the review process and the Community Vision for the Plan.

Part 2 Community Context

Provides an overview of the Squamish context – geographically, historically, locally, and regionally. It includes projections for future population growth, housing demand, and employment growth.

Part 3 Growth Management

Provides the objectives and policies that guide growth management in the District, identifies the Guiding Principles that frame the content of the Official Community Plan, outlines the District's commitment to sustainability, describes the way in which area planning activities will be undertaken and provides a description of the Land Use Designations.

Part 4 Policies & Objectives

Organized by policy area, this part identifies the objectives and policies for guiding and directing the growth and evolution of the community.

Part 5 Development Permit Area Guidelines

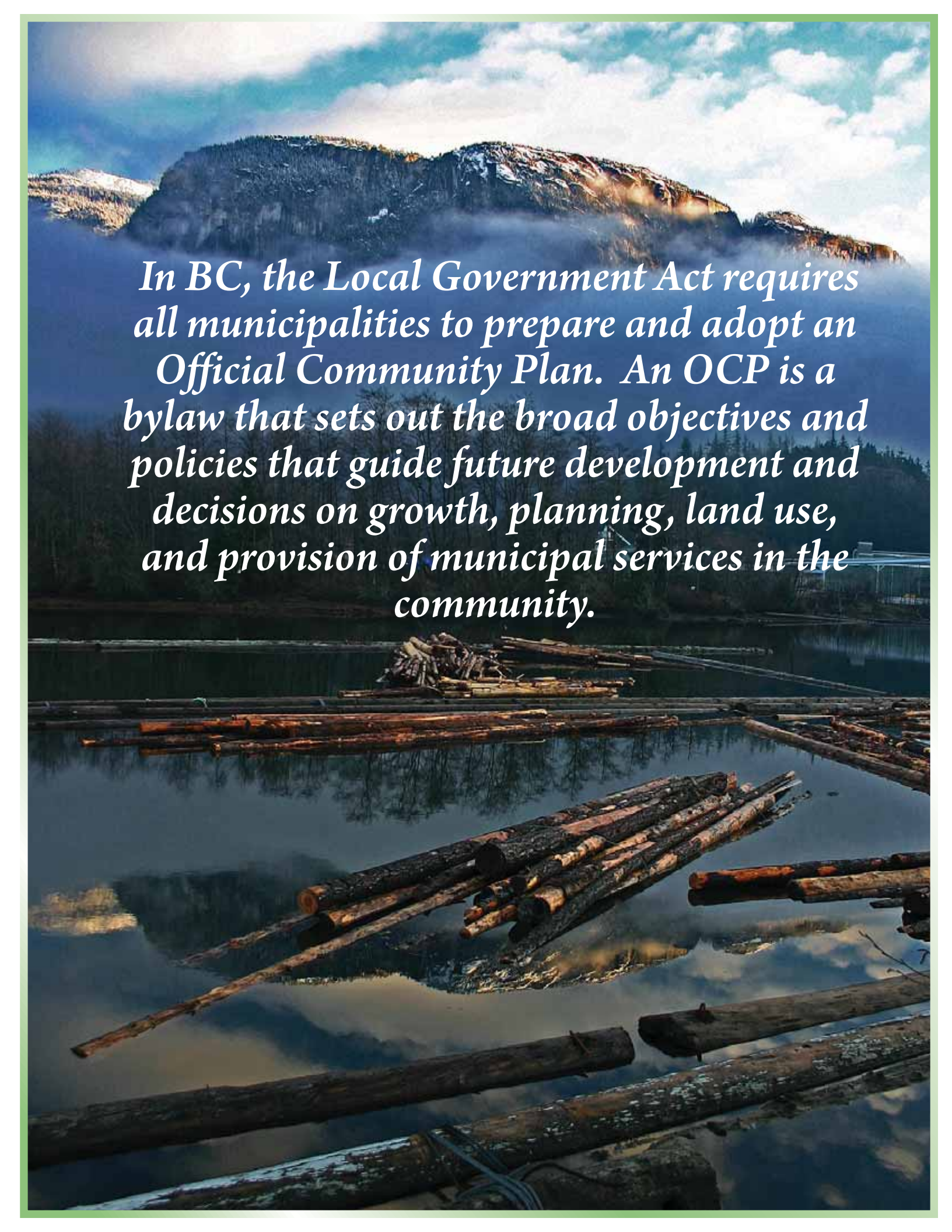
Outlines general guidelines and the objectives and guidelines for development in each of the Development Permit Areas.

Part 6 Appendices & Schedules

Includes the Greenhouse Gas Emissions Reduction Targets, includes the map schedules and lists the Sub-Area Plan Schedules that together with this document (Schedule A), form the complete content of the Official Community Plan.

FIRST NATIONS

There are nine Indian Reserves that are wholly or partially bordered by the boundaries of the District of Squamish. Although some are surrounded by municipal boundaries, the District of Squamish has no jurisdiction over these lands. As a result, the OCP does not regulate land use or enact policies applying to Indian Reserves. All Indian Reserves are shown on the Schedule maps with a jurisdictional boundary symbol. The OCP identifies the need for a co-operative relationship with the Squamish Nation to address issues of common concern.



In BC, the Local Government Act requires all municipalities to prepare and adopt an Official Community Plan. An OCP is a bylaw that sets out the broad objectives and policies that guide future development and decisions on growth, planning, land use, and provision of municipal services in the community.



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OFFICIAL COMMUNITY PLAN REVIEW PROCESS

PHASE ONE

Phase One of the OCP Review process was initiated in early 2003. A Council Steering Committee and a Citizens Advisory Committee were appointed to help guide the Official Community Plan update process. The Citizens Advisory Committee provided valuable input into the Review process and prepared the Guiding Principles outlined in Chapter 8 that provide direction for the Plan.

During the first phase, several background studies and community consultations were undertaken, as part of the following planning initiatives:

- Squamish Growth Management Strategy;
- The Squamish 2000 Plan;
- Comprehensive Downtown Development Strategy;
- The Squamish 2000 Plan & 2003 Update;
- The Squamish Affordable Housing Strategy;
- The Smart Growth on the Ground Downtown Squamish Concept Plan;
- The Squamish Downtown Waterfront Concept Plan;
- The Squamish Mountain Bike Plan;
- The Community Action on Energy and Efficiency (CAEE) program; and
- The Oceanfront Planning process.

PHASE TWO

Phase Two of the OCP Review process commenced in May 2005 and involved synthesizing and consolidating research and results from the Phase 1 studies and consultation activities. The issues, priorities, challenges, and opportunities were identified and verified and the OCP policies were updated accordingly. This process included a number of highlights:

BACKGROUNDER REPORT

In June 2005, a 2005 OCP Update Backgrounder Report was prepared and released to the public. The report provided information on the OCP update process and summarized the public input from the Phase 1 studies and consultations. The Backgrounder also highlighted recent initiatives, challenges, and opportunities facing the community. Residents were encouraged to review this report as background to the community survey.

COMMUNITY SURVEY

A community survey was held between June 23 and July 15, 2005, to seek public input on the vision, objectives, and priorities for the community. The survey was made available on the District's web site and at various locations throughout the District. The public was also notified about the survey through the local media.

The main part of the survey asked respondents to prioritize various policy objectives relevant to the OCP review. A total of 315 completed questionnaires were received by the closing date. This corresponds to approximately 2% of the total population of Squamish. The results were summarized in a report entitled: "Questionnaire - Summary of Responses".

WEBSITE

In June 2005, the District launched a page on its website for the Official Community Plan update. The site was used as a means to provide the community with updates, notices of upcoming consultation events, hosting the online survey form, and reports (including the Backgrounder Report, the OCP progress reports, and draft versions of the OCP).

ALL COMMITTEES' WORKSHOP

The Select Committees of Council were consulted in an all committees' meeting as part of the OCP update process. Participants on these committees include



many dedicated volunteers from the local community who contribute their ideas, vision and expertise to move important community projects forward. A workshop was held on June 23, 2005, to obtain input into the vision, objectives, and priorities for the community.

FIRST PUBLIC OPEN HOUSE

A public open house was held on September 21, 2005, at the Sea to Sky Hotel. There were 88 people who signed in for the Open House. Following a presentation on the major policy direction changes there was a question and answer session and an opportunity to provide input at a number of discussion stations.

PHASE THREE NEIGHBOURHOOD & STAKEHOLDER CONSULTATION SESSIONS

Phase 3 of the process began in the fall of 2006. A series of neighbourhood and stakeholder consultation sessions were held between November 20 and December 13, 2006 to discuss the Draft Official Community Plan.

Four community consultation sessions were held in:

- Brackendale;
- Garibaldi-Highlands;
- Valleycliffe; and
- Downtown.

Stakeholder sessions were also held with three groups:

- Developers and Large Landowners;
- Parks, Trails, Recreation and Environment interests; and
- Businesses.

Approximately 170 individuals attended the various sessions to provide feedback on the draft OCP. The District also received a number of comment forms and letters with feedback on the draft OCP. The comment

forms were provided at the consultation sessions and it was made available online. Results from the consultation sessions were compiled in a report that was made available online and submitted to Council.

SECOND PUBLIC OPEN HOUSE

A public open house was held on May 14, 2008, with approximately 70 people in attendance. There was a question and answer session as part of the Open House and the District received 4 written comments as part of event.

MEDIA

The media was used throughout the process to inform the community. OCP update articles were published in the Council Chronicle throughout the process. *My Squamish Magazine* published an interview with the Squamish Director of Planning on July 8, 2005 and the Mayor of Squamish gave an interview on Mountain FM on July 12, 2005. The public open houses were advertised in the *Squamish Chief*, on Cable 10, in the Council Chronicle, and on the District's website. Neighbourhood consultation sessions were advertised widely and invitations to stakeholder consultation sessions were circulated through email and the Chamber of Commerce.

REFERRALS

A referral process with agencies was initiated in the fall of 2005 and again in the fall of 2007. This included contacting all applicable federal and provincial government agencies, the Agricultural Land Commission, the Squamish-Lillooet Regional District, School District No. 48 (Howe Sound), and Squamish Nation.

Following First Reading of Bylaw 2100, 2009 by Council, referrals will be completed in accordance with the requirements outlined in Part 26, Section 879 and Section 882 of the *Local Government Act*.

PHASE FOUR

Phase Four of the Review began in the fall of 2008 following the civic election when the newly-elected Council made the completion of the OCP the top priority project for the Planning Department.

One of the first tasks was to review recent policy approvals by Council and to update the draft OCP policies to reflect those changes. In addition, changes to the *Local Government Act* require all municipalities to include Greenhouse Gas reduction targets and actions in their Official Community Plan by May 2010. In January 2009, Council authorized staff to proceed with the work to identify and determine the required actions and targets and to incorporate them in to the draft OCP prior to First Reading.

PUBLIC INFORMATION BINDERS

In June 2009, all background documents, staff reports to Council and input received by the community and agencies to date were compiled into Public Information Binders and placed at the customer service counter in the Planning Department and at the general Information desk in the Squamish Municipal Hall. Information in those binders has been continually updated with new information that has contributed to the preparation of the Official Community Plan. Any member of the public can review the information contained within the Public Information binders during regular business hours.

FIRST READING

Council gave First Reading to Bylaw 2100, 2009 on July 21, 2009.

ADDITIONAL COMMUNITY CONSULTATION

Following First Reading by Council in July 2009, additional consultation activities were authorized

for the fall 2009, to provide the community with an opportunity to review and discuss the final draft version of the OCP, prior to the Public Hearing.

In October 2009, two open house events were held at the Sea to Sky Hotel, with each including a series of information panels on the key elements of the policy chapters, printed copies of the map Schedules and an 'open mic' component of the event, moderated by Mayor Greg Gardner.

In addition, a short questionnaire was prepared and distributed at each open house and provided online to solicit the community's impressions and ideas of the OCP.

Through the fall 2009, Council also considered a number of formal requests for land use designation changes from a number of property owners, suggested policy changes and additions resulting from the open house events and from a workshop with senior District staff. On January 26, 2010, a matrix identifying all the proposed changes to the policies and map schedules was endorsed by Council.

SECOND READING & FORMAL REFERRALS

PUBLIC HEARING

A Public Hearing was held on XXX in accordance with the requirements of the *Local Government Act*.

THIRD READING

FINAL APPROVAL / ADOPTION



3 COMMUNITY VISION

The following is the vision statement for the community and a description of the desired future for Squamish in the year 2031:

“We are a spectacular seaside mountain community where people come to live, learn, work and play in harmony.

We are multicultural, compassionate, vibrant and diverse.

We are leaders in fostering social integrity, economic development, and environmental sustainability.”

By 2031, the District’s leadership efforts and effective partnerships with community groups, businesses, First Nations, and government agencies have contributed to the fulfillment of the Community Vision.

In 2031, we are a well-balanced community where residents of all ages, cultures, and incomes enjoy the highest quality of life. Diverse, affordable housing options coupled with an efficient transportation system allow residents to live, learn, work and play within our borders. Our community celebrates cultural harmony and encourages opportunities to support the arts. An attractive downtown and vibrant oceanfront also provides residents and visitors with a mix of amenities and acts as a vibrant social heart.

We are known as a superb destination for outdoor recreation. Our community has an international reputation for our outstanding outdoor recreational opportunities that are used by residents and visitors who respect and protect the surrounding natural environment. Urban design and development that is sensitive to the unique natural environment and spirit of Squamish ensures that the environment is sustained for future generations.

We serve as a ‘centre for learning’ and as a regional centre and hub to the Sea-to-Sky corridor. We are a model complete community with a diversified, self-sustaining economy that maintains environmental integrity and provides residents with satisfying, high-paying jobs. Our economy is resilient and provides residents and local businesses with the resources and opportunities to prosper and flourish over the long-term.

