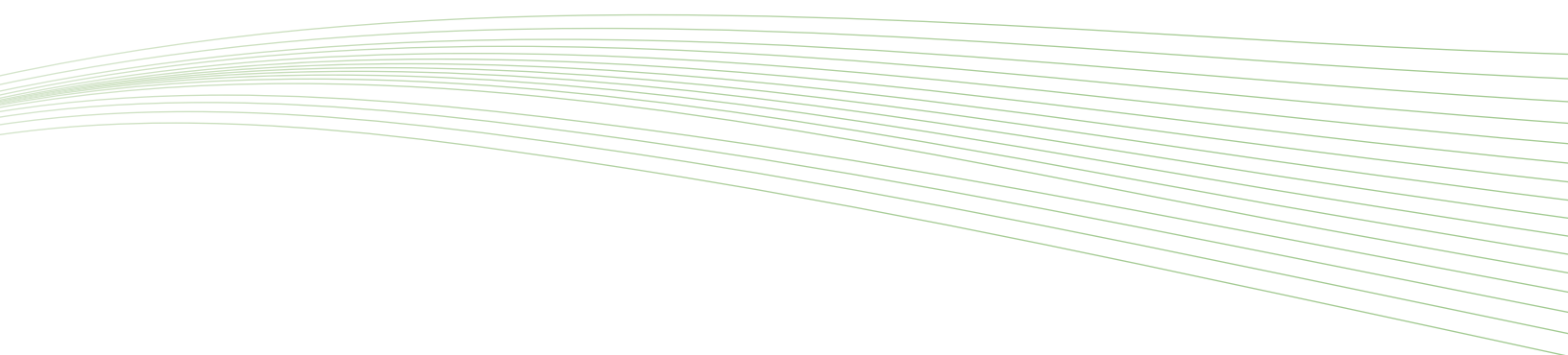


PART 3

# GROWTH MANAGEMENT







# 8 GUIDING PRINCIPLES

The following set of ten Guiding Principles provides the framework for the Official Community Plan objectives and policies. They have been informed by Council's Sustainability Commitment and were developed by the Citizen's Advisory Committee through consultation and review of the 1998 Official Community Plan Basic Objectives. They advance those ideals by identifying a concise set of principles that reflect the vision of the community and statements on how the District will work toward their implementation.

## PRINCIPLE 1: ENVIRONMENTAL STEWARDSHIP

Ensure the protection, restoration and management of aquatic and terrestrial habitats and the maintenance of ecological health for present and future generations. Minimize conflicts by developing and applying clear growth management and land use policies.

## PRINCIPLE 2: NATURAL RESOURCE CONSERVATION

Support smart growth land use principles and minimize the use of energy and material resources by endorsing sustainable design and land and management practices.

## PRINCIPLE 3: LOCAL ECONOMIC RESILIENCE

Economic development supports prosperity for the entire community through the provision of employment lands, by supporting diversification of employment through business development and by providing educational opportunities to residents.

## PRINCIPLE 4: HOUSING DIVERSITY

A wide range of housing types and tenures will be encouraged to help ensure that people of all ages, abilities, household types and incomes have a diversity of housing choice.

## PRINCIPLE 5: TRANSPORTATION CHOICE

The District will work toward providing a balanced transportation system that encourages transit, cycling, pedestrian and other modes of travel throughout the municipality that minimize greenhouse gas emissions. The District will work with Provincial and Regional authorities to ensure a safe and efficient transportation and transit system between the communities in the Sea to Sky corridor.

## PRINCIPLE 6: COMMUNITY LIVABILITY

The District will strive to enable a high quality of life for its residents, where everyone enjoys a safe, vibrant and healthy community, and has access to education, jobs, public services, culture, recreation and the natural environment.

## PRINCIPLE 7: RESPONSIBLE PROVISION OF SERVICES

The District will establish a high standard for municipal buildings and infrastructure. Municipal facilities and infrastructure will be efficient, scaled appropriately and include suitable sustainable alternatives and technologies. The District will not provide or allow services that are inconsistent with sustainable land management practices.

## PRINCIPLE 8: COMMUNITY LEADERSHIP

The District will provide ongoing leadership through adherence to the Guiding Principles, sustainable land management and the policies contained within the Official Community Plan when making land use decisions.

## PRINCIPLE 9: CULTIVATE PARTNERSHIPS

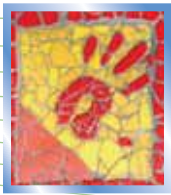
The District of Squamish will seek out and develop and nurture partnerships with federal, provincial, and regional government agencies, First Nations, businesses, non-governmental organizations and others to assist in achieving the shared community vision and goals.

## PRINCIPLE 10: CITIZEN ENGAGEMENT

The District is committed to providing opportunities for its citizens to engage in meaningful participation in the community decision-making process.

The Guiding Principles reflect the unique qualities and characteristics of Squamish and establish the basis under which objectives and policies have been drafted for each chapter in the Official Community Plan.





# 9 SUSTAINABILITY COMMITMENT

The Council of the District of Squamish is guided by a commitment to develop in a manner that is sustainable – environmentally, fiscally, economically, and socially – so that our children and our grandchildren can satisfy their needs in the future and continue to enjoy the opportunities and amenities that Squamish offers. This commitment entails balancing the protection of the environment with the needs of a growing population and economy.

This sustainability commitment provides a foundation for the Official Community Plan and the principles, objectives, and policies contained within reinforce this commitment. As a major step in moving in this direction, Council adopted in principle the following set of Smart Growth principles in June 2003:

### *1. Each community is complete*

The Downtown maintains its role as the vibrant heart of the community, with a variety of housing, educational facilities, culture, shopping and employment in close proximity. Services, facilities and housing options are also located throughout the community and in existing neighbourhood centres.

### *2. Options to the car are emphasized*

Enhanced connectivity between roads, trails and other corridors, through a road network that provides east-west connections as an alternative to Highway 99 and a comprehensive trail network with improved road crossings for pedestrians, cyclists and local traffic.

### *3. Work in harmony with natural systems*

A proposed green network that provides connections between parks and natural features and that protects ecologically sensitive areas.

### *4. Buildings and infrastructure are greener, smarter and cheaper*

A variety of elements are included such as green infrastructure for roads and lanes, increase tree canopy coverage through the community and the mitigation of impacts from transportation corridors on adjacent ecosystems.

### *5. Housing meets the needs of the whole community*

A range of housing choices throughout the community will be encouraged through infill opportunities and new developments that reflect the character of the existing neighbourhood.

### *6. Jobs are close to home*

Infrastructure improvements that support and attract employment sources are recommended. Improvements to the transit system and dedicated routes for the movement of goods.

### *7. The spirit of the community is honoured*

A 'made in Squamish' vision of a smarter, more sustainable community that reflects the local character, references the local industrial heritage and respects sacred sites of the Squamish Nation.

### *8. Everyone has a voice*

Extensive and meaningful community participation and contribution into the planning process.

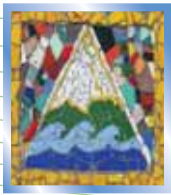
The Smart Growth Principles can also help to guide the preparation of new land use policies and plans and as a tool to evaluate development proposals and schemes.

In February 2007, Council approved Squamish's Global Warming Action Plan that includes a 12-Step Pledge to reduce green house gas emissions through the following resolution:

The District of Squamish will strive to meet and ideally exceed Kyoto Protocol targets and timelines for reducing global warming pollution by taking action in our own operations and our community by committing to initiating and achieving the following:

1. Prepare an inventory of municipal and community-wide global warming emissions, set reduction targets and prepare an action plan.
2. Adopt and enforce anti-sprawl land use policies.
3. Promote alternative transportation options through policies and programs and adopt transportation policies that reduce greenhouse gas emissions and improve air quality.
4. Encourage and increase the use of clean, alternative & renewable energy sources.
5. Make energy efficiency a priority.
6. Use Energy Star (or equivalent) equipment and appliances for municipal use, and develop programs that encourage residents to become more energy efficient and reduce use of plastic bags.
7. Retrofit municipal buildings and facilities to become more energy efficient.
8. Improve the fuel efficiency of the municipal vehicle fleet and encourage fuel alternatives in the community.
9. Improve efficiency in municipal water and wastewater systems, encourage water conservation and maximize the use of existing infrastructure.
10. Increase recycling throughout the community.
11. Maintain and encourage healthy urban forests and tree management.
12. Educate the community (residents, businesses and industry) about the importance of reducing global warming emissions.

These commitments have greatly influenced the preparation of the Official Community Plan policies and goals that will guide the evolution of the community in the years to come.



# 10 GROWTH MANAGEMENT

Not all growth has a positive impact or makes a positive contribution to the community. Therefore, it is imperative that growth is managed carefully so the evolution of the community can benefit from projects and changes that contribute to the overall livability and vitality of the community.

Managing growth is also necessary to ensure that development in Squamish reflects the vision of its residents and that municipal infrastructure costs are affordable. The District of Squamish is facing an unprecedented level of development and population growth. The Growth Management Strategy (2005) indicated that the population of Squamish is projected to increase from 14,949 people in 2006 (source: Stats Canada) to 33,100 people in 2031. To accommodate almost doubling the current population over the next 20 years will require careful thought and consideration.

Growth in Squamish is constrained by a limited land base containing natural hazards, steep slopes, lands with high elevations, protected areas, lands in the Agricultural Land Reserve and environmentally sensitive features. As a result, only about one-quarter of the land base in Squamish is potentially developable.

While managing growth in Squamish poses challenges, additional growth provides investments into amenities that benefit the community. Additionally, there are many vacant lots in Squamish that can be developed to absorb demand for housing while making use of existing infrastructure.

## NEIGHBOURHOODS, GREENWAYS AND DOWNTOWN FIRST

As part of the District's Growth Management Study (2005), a Neighbourhoods, Greenways and Downtown First Concept was selected and endorsed by Council as the framework for accommodating growth in the District over the next 25 years. It was selected based on the results of public consultation and is built on sustainability and Smart Growth principles. The benefits of the Neighbourhood, Greenways and Downtown First Concept include:

- Efficient use of the limited land base;
- Protecting the natural environment and natural resource base;
- Revitalizing downtown Squamish;
- Increasing transportation choice;
- Better utilization of municipal infrastructure;
- Minimizing municipal infrastructure costs; and
- Conserving natural resources.

The Concept consists of the following five elements:

### COMPACT URBAN FORM

Urban growth will be focused in the Downtown, existing neighbourhoods through infill, and into new neighbourhoods that are contiguous to the existing serviced urban area. The long-term vision for the land use is to minimize outward expansion into rural areas, while locating development away from areas of natural hazards - generally located south of Alice Lake Provincial Park and the Cheekeye Fan, east of the Squamish River, north of

the Stawamus River, and west of the Mamquam River corridor where the municipal water supply source is located (approximately west of the transmission lines).

### PROTECTED AREAS, ECOLOGICAL GREENWAYS AND BLUEWAYS SYSTEM

This element involves the maintenance and extension of a network of core protected natural areas and ecological greenway and blueway corridors in Squamish. The purpose of the system is to provide and protect terrestrial and aquatic habitat, maintain biodiversity and provide connections for wildlife movement. It is intended that the network will expand the protected areas to include important natural areas and sensitive ecosystems and to avoid fragmentation of habitat areas. The Protected Areas system will also provide passive and active outdoor recreational opportunities, with some restrictions to protect sensitive habitat areas.

### GREENWAY SYSTEM, COMMUTER AND RECREATIONAL TRAILS

The extensive recreational greenways and trail system is envisioned to be formalized, enhanced, and extended to include additional trails and commuter routes that are connected and integrated. The system is intended to provide separation between the distinct neighbourhoods while also providing connections between major parks, activity nodes and trip generators, and to provide waterfront access. In particular, additional trails and recreational greenways would be developed connecting the neighbourhood mixed use nodes with each other and with downtown Squamish. The hubs of the trail system would be Downtown, Brennan Park and Smoke Bluffs Municipal Park. In addition, the Corridor Trail and Sea-to-Sky Regional Trail could function as a central spine for the recreational trail system.

### DOWNTOWN FIRST

This element involves significantly revitalizing the downtown and adjacent waterfront areas through mixed use residential, employment, commercial and institutional development. A key feature of the concept is to open up the oceanfront to public access and to provide public amenities in the downtown and oceanfront area. In its totality, the downtown is to function as the economic, cultural, institutional and heart of Squamish, containing a broad mix of facilities, activities, events and opportunities for residents to participate in the social fabric of the community. Cultural and recreational festivals and events, the seasonal Farmers Market and the potential for community-based activities, such as community gardens and music festival. The Downtown is also envisioned to be the hub of the Sea-to-Sky corridor and an attractive destination for tourists and visitors.

### MIXED-USE NEIGHBOURHOOD NODES

A series of mixed-use neighbourhood nodes distributed throughout the urban area is envisioned. The nodes are intended to provide neighbourhood-scale retail shopping, services, and institutional uses in close proximity to housing for each major residential neighbourhood. The scale of the nodes would be of the size to only service the surrounding neighbourhood to support the establishment of a complete community where residents can undertake a wider range of daily activities closer to home, through cycling, walking and/or transit use, and that helps to establish a central gathering place to enliven the neighbourhood.

Building on the direction established by the Growth Management Strategy, the District has embraced the 'Smart

Growth” principles as the land management framework to guide the way in which growth is considered. Through the Official Community Plan review process, this has led to the creation of a set of Guiding Principles, prepared by the Citizen’s Advisory Committee. They are outlined in detail in Chapter 8 Guiding Principles.

## OBJECTIVES

The ideals expressed in the Growth Management Strategy, ‘Smart Growth’ principles and in the Guiding Principles, have together, defined the following growth management objectives for the Official Community Plan:

1. *Make efficient use of the limited land base;*
2. *Create a complete community with unique, vibrant and mixed-use neighbourhoods;*
3. *Encourage economic development and the creation of local employment opportunities;*
4. *Ensure adequate inventories of suitable land and resources for future settlement and employment;*
5. *Manage long-term stewardship of the natural resource base;*
6. *Minimize municipal infrastructure costs for servicing growth and development;*
7. *Preserve natural habitat and sensitive environmental areas;*
8. *Develop a vibrant downtown core;*
9. *Manage and promote the connections between land and marine activities;*
10. *Promote local food production and agricultural opportunities; and*
11. *Undertake area planning.*

## POLICIES

### GENERAL POLICIES

**10 - 1** The District recognizes the connections between policies contained within each chapter of the Official Community Plan and will strive to balance divergent interests in the decision-making process.

**10 - 2** The District will continue to incorporate the ideals and concepts associated with ‘Smart Growth’ as the main land management approach.

**10 - 3** The District recognizes the importance of building a complete community and establishing Neighbourhood Centres with different characteristics, to provide a range of daily services and options for its residents. The District also recognizes the importance of maintaining the unique qualities and characteristics of each existing neighbourhood.

**10 - 4** The District will establish policies and regulations that help ensure a range and mix of

housing types within the community.

**10 - 5** The District will balance growth pressures with environmental factors and conservation activities.

**10 - 6** The District will manage future expansion based on the criteria outlined in Chapter 11 Area Planning, balancing the needs of the community with the costs associated with the provision and maintenance of social and physical infrastructure.

**10 - 7** The District will consider the preparation of Neighbourhood Plans to manage the growth and transition of established neighbourhoods.

**10 - 8** The District will encourage the enhancement of linkages within the community between cultural, social, recreation and other community groups and associations to improve the overall quality of life of the community.

**10 - 9** The District recognizes the importance of agriculture and food production throughout the community and will work with local organizations to promote and identify additional opportunities.

**10 - 10** The District will work toward enhancing physical linkages throughout the community through a network of trail corridors and through transportation alternatives and facilities.

**10 - 11** The District recognizes the importance of marine-based activities and their associated land uses to the local economy and to recreational activities.

**10 - 12** The District recognizes the importance of energy conservation and air quality within the community and the components that contribute to building a sustainable, complete community.

**10 - 13** The District will review its Growth Management Strategy at least every 5 years or earlier if there are major changes proposed that affect the assumptions underlying the study, and update it at least once every 10 years. Future updates to the Growth Management Strategy may be undertaken as part of a future Official Community Plan review process.

### COMPACT URBAN FORM

**10 - 14** The District supports the development of a compact urban form in order to use land efficiently and to deliver municipal services in a fiscally responsible cost-effective and sustainable manner.

**10 - 15** Urban growth with municipal water and sewer servicing shall be contained within areas designated on Schedule B as *Downtown, Residential Neighbourhoods, University Neighbourhood, Highway and Tourist Commercial, Mixed Use Commercial, Civic and Institutional* (except the Municipal Cemetery), and *Employment and Industrial* (except the former Woodfibre site).

**10 - 16** Lands designated *Limited Use, Restricted Industrial, or Facilities and Utilities* on Schedule B are not to be serviced by municipal water and sewer except where existing infrastructure is already provided or for

public health reasons or at or around the municipal airport for economic development opportunities.

**10 - 17** Development in areas identified for future Sub-Area Plans will be contiguous to existing urban areas, taking into account topography, natural features, and natural hazards of the area as shown on Schedule D1, to capitalize on existing infrastructure and community services and minimize the length of infrastructure extensions.

**10 - 18** Future urban growth will occur below an elevation of 200 metres above sea level as shown on Schedule D2 in order to provide delivery of efficient and cost-effective municipal services.

**10 - 19** Developments above an elevation of 200 metres that require municipal water and sewer services will be considered only in areas designated as an area requiring a Sub-Area Plan on Schedule I, and will be reviewed on a case-by-case basis in accordance with the objectives and policies of the Official Community Plan.

### PROTECTED AREAS AND GREENWAY SYSTEM

**10 - 20** Lands designated as *Parks and Ecological Reserves, and Greenway Corridors and Recreation* on Schedule B form the foundation of the District's protected areas and Greenway system.

**10 - 21** Environmentally Sensitive Areas are designated on Schedule C. In these areas, environmental protection is identified as the primary objective.

**10 - 22** The Agricultural Land Reserve is shown on Schedule E. Use of these lands shall be in accordance with the policies of the Agricultural Land Commission.

### TRAILS AND GREENWAY AND BLUEWAY SYSTEM

**10 - 23** The District shall maintain and implement a Parks and Recreation Master Plan and Trails Master Plan.

**10 - 24** New developments shall respect and contribute to the park system.

**10 - 25** A trail network connecting each neighbourhood is supported as a means of providing non-vehicular transportation opportunities and access and to encourage regular physical exercise. The trail network is intended to connect the mixed use neighbourhood centres.

**10 - 26** The *Greenway Corridors and Recreation* designation is intended to identify and protect particular sites as well as provide for linear green corridors that connect these natural areas with other components of the greenway system.

**10 - 27** New development shall respect and contribute to the greenway and blueway system and Trail Network as identified on Schedule F.

### DOWNTOWN FIRST

**10 - 28** Downtown Squamish is identified as the preferred location in the District for multi-unit residential buildings, mixed use commercial and residential buildings, office buildings, institutional buildings, and arts and cultural facilities.

**10 - 29** The District will develop, implement, and maintain a Downtown Neighbourhood Plan with a major focus of increasing the resident population, jobs, facilities, shopping and services in the downtown and significantly improving the level of design to make the Downtown more vibrant and attractive.

### MIXED USE NEIGHBOURHOOD CENTRES

**10 - 30** The District recognizes the unique identity of the neighbourhoods within the community and the importance of preserving that identity.

**10 - 31** Each major neighbourhood should include a centre containing a mix of uses, including commercial, parks, and cultural or institutional amenities to service the daily needs of the neighbourhood residents.

**10 - 32** The District will work with neighbourhood groups and organizations to identify opportunities

and locations for community gardens.

### NEIGHBOURHOOD GROWTH & AREA PLANNING

**10 - 33** Population growth will be accommodated on lands designated as *Downtown, Residential Neighbourhoods, University Neighbourhood, and Mixed Use Commercial* on Schedule B.

**10 - 34** Population growth shall primarily be accommodated through infill of vacant and underutilized lands within existing neighbourhoods, including the Downtown and the redevelopment of the Waterfront Landing and Oceanfront land in accordance with the principles of Smart Growth and the Growth Management Study (2005). Future Sub-Area Plan locations are not intended to be the main source of residential growth in the District.

**10 - 35** The District will work cooperatively with the residents of existing neighbourhoods to develop plans for their neighbourhood over time.

**10 - 36** Locations identified for future growth and expansion are identified on Schedule I as Future Neighbourhood and Future Sub-Area Plans.

**10 - 37** Development of designated residential lands will be substantially complete before the expansion of development onto future Sub-Area Plan sites to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

**10 - 38** All the residential neighbourhood expansion locations are designated as Future Sub-Area Plans on Schedule I, and will require an adopted Sub-Area Plan before any rezoning or development applications will be considered.

**10 - 39** The extension of municipal infrastructure services to isolated properties ('leapfrog' development) is discouraged and will only be considered in situations where the development is consistent with the objectives of the Official Community Plan and the Growth Management Study and when accompanied

by an approved Sub-Area Plan.

**10 - 40** Phasing of future Sub-Area Planning activities to accommodate the expansion of lands designated on Schedule B as *Residential Neighbourhoods*, will be undertaken at the direction of Council.

## DEVELOPMENT PERMIT AREA BOUNDARIES

**10 - 41** Schedule J outlines the boundaries of Development Permit Areas. Unless specifically exempted, land within these areas cannot be subdivided and a building permit cannot be issued until the owner first obtains a Development Permit in accordance with Development Permit Area guidelines contained in PART 5.

## PHASING CRITERIA

**10 - 42** The District will strive to accommodate the majority of growth through infill and development of under-utilized sites within the urban area of the community. However, some expansion of existing neighbourhoods and development of new neighbourhoods may be necessary before 2031 to accommodate population growth.

**10 - 43** Future expansion into District Lots 509 & 510 and 513 will only be considered for future Sub-Area Plans after the District's population reaches a minimum of 22, 500.

**10 - 44** Council will evaluate the policy direction of the Official Community Plan against current real estate market conditions and the relationships to adjacent developments, when considering applications to initiate a future Sub-Area Plan process.

**10 - 45** Future Neighbourhood Plans will be identified through the annual budget process and initiated by a resolution of Council.

## FUTURE BOUNDARY EXPANSION & ADJUSTMENTS

**10 - 46** Prior to considering major municipal boundary expansions, the District shall undertake an independent study that addresses servicing, fiscal and municipal taxation, and governance issues, and will conduct consultation with affected local governments and residents.

**10 - 47** A comprehensive study will not be required for a minor boundary adjustment provided that the following factors apply:

- a. limited land area;
- b. minimal or no permanent population;
- c. no servicing or maintenance obligation that would be a burden on the District of Squamish; and,
- d. a positive net contribution to the municipal tax base.

## COORDINATION, COOPERATION, & MONITORING

**10 - 48** The District of Squamish shall work in conjunction with the Squamish-Lillooet Regional District and member municipalities on managing growth in the Sea-to-Sky corridor through regional planning.

**10 - 49** The District of Squamish shall prepare a Regional Context Statement to be included in this OCP within two years, following the adoption of a Regional Growth Strategy by the Squamish-Lillooet Regional District Board.

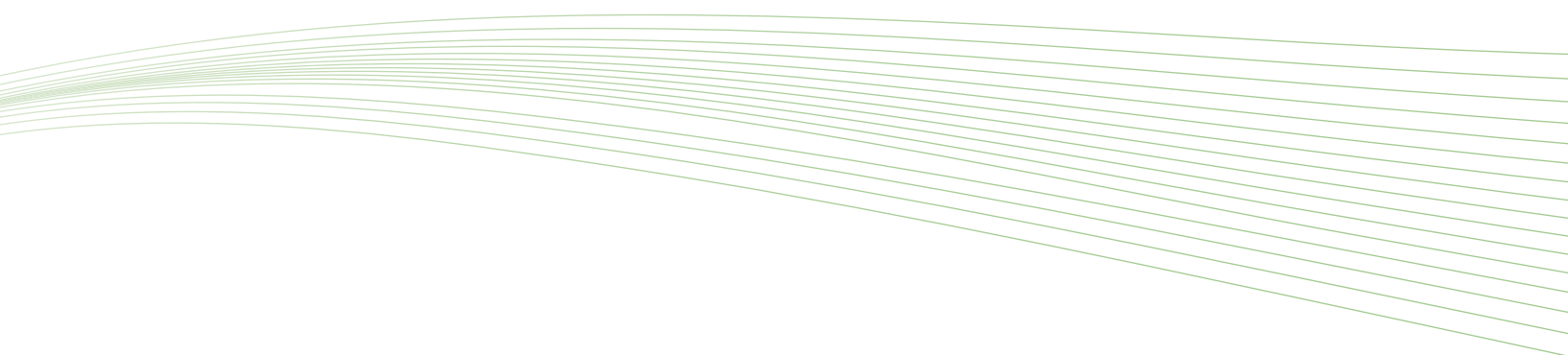
**10 - 50** The District will monitor developments within the Sea-to-Sky corridor for their potential impact on the District's growth and demand for community services, including Britannia Beach, Porteau Cove, Furry Creek, and potential development of the Brohm Ridge Recreational Area.

An aerial photograph of a coastal town, likely in British Columbia, Canada. The town is built on a peninsula or a narrow strip of land, with a large body of water to the north and west. In the background, there are large, rugged mountains under a blue sky with scattered white clouds. The town itself features a mix of residential and commercial buildings, parking lots, and a large green field with a running track. The overall scene is bright and scenic.

*“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.”*





# 11 AREA PLANNING

## GUIDING PRINCIPLES

### **Principle 4 - Housing Diversity**

A wide range of housing types and tenures will be encouraged throughout the District to help ensure that people of all ages, household types and incomes have a diversity of housing choice.

### **Principle 6 - Community Livability**

The District will strive to enable a high quality of life for its residents, where everyone enjoys a safe, vibrant and healthy community and has access to education, jobs, public services, culture, recreation and the natural environment.

### **Principle 7 - Responsible Provision of Services**

The District will establish a high standard for municipal buildings and infrastructure. Municipal facilities and infrastructure will be efficient, scaled appropriately and include suitable sustainable alternatives and technologies. The District will not provide or allow services that are inconsistent with sustainable land management practices.

### **Principle 10 - Citizen Engagement**

The District is committed to providing opportunities for its citizens to engage in meaningful participation in the community decision-making process.

An area plan is a bylaw adopted by Council that provides a greater level of detail regarding land uses, density and form and character attributes for a defined area than is generally found in an Official Community Plan. An area plan can apply to an established neighbourhood or to a group of neighbourhoods, as well as to newly developing or historic areas within the municipality. Neighbourhoods are most often considered as predominantly residential in character, but they can also be commercial or industrial, any combination of land uses, or areas with unique natural or ecological qualities not found elsewhere in the District.

Within the Squamish, area planning will be organized into the two main categories of Neighbourhood Plans and Sub-Area Plans. Neighbourhood Plans relate to the existing residential neighbourhoods in the District while Sub-Area Plans are for new major developments in locations where development has not previously occurred or where there will be a significant change in the mix of land uses.

## OBJECTIVES

1. To undertake area planning as a means of guiding the evolution of existing neighbourhoods and to provide direction for development in new areas;
2. To undertake a consultative approach for area planning that seeks input from the community, local interest groups and Provincial and Regional agencies;
3. To establish criteria for the initiation of area planning for existing neighbourhoods and new areas that incorporates Smart Growth concepts, and;
4. To identify the existing neighbourhoods within Squamish that may benefit from future area planning activities in the future.

## POLICIES

### GENERAL POLICIES

**11 - 1** The District will use area planning to guide the evolution of existing neighbourhoods and to determine the scope and timing of development in new areas.

**11 - 2** Existing and future Neighbourhood and Sub-Area Plans are identified on Schedule I.

**11 - 3** Neighbourhood plans will focus on existing or historic areas that are predominantly residential in nature but that may also contain concentrations of commercial and industrial land uses.

**11 - 4** Sub-Area Plans will focus on newly developing areas that provide a mix of residential, employment (including commercial and/or industrial) and recreational land uses in locations where development has previously not occurred or where there will be a significant change in the mix of land uses.

### EXISTING AREA PLANS

**11 - 5** The following existing area plans identified on Schedule I, form part of the Official Community Plan:

- a. Business Park Sub Area Plan (Bylaw 1711, 2002) Schedule K
- b. Sea to Sky University Sub Area Plan (Bylaw 1812, 2004) Schedule L
- c. Waterfront Landing Neighbourhood (Bylaw 1925, 2006) Schedule M

### EXISTING NEIGHBOURHOODS

**11 - 6** Council has directed that a Neighbourhood Plan be prepared for the Downtown.

**11 - 7** The District will undertake a consultative approach when preparing a Neighbourhood Plan and will seek input from residents of the neighbourhood, community groups and other local, regional and/or provincial organizations or agencies that may contribute to the process.

**11 - 8** The following neighbourhoods within the District of Squamish will be included in future area planning activities at the direction of Council:

- Valleycliffe
- Brackendale
- Dentville
- Garibaldi Estates
- Paradise Valley

### FUTURE SUB-AREA PLANS

**11 - 9** Locations identified on Schedule I require a Sub-Area Plan:

- Oceanfront Lands
- District Lots 509 & 510
- District Lot 511
- District Lot 513
- Centennial Way Corridor Employment & Industrial Area



## AREA PLANNING (NEIGHBOURHOOD PLANS & SUB-AREA PLANS)

**11 - 10** Locations identified on Schedule I are designated as future Sub-Area Plan sites.

**11 - 11** A Sub-Area Plan prepared in accordance with Smart Growth concepts and other associated approaches adopted by Council as a schedule to this OCP will be required before any development approvals for lands identified as future Sub-Area Plans on Schedule I. The Sub-Area Plan shall at a minimum, address the following:

- a. detailed land use plan;
- b. phasing and sequencing of the proposed development;
- c. parks and open space;
- d. environmentally sensitive areas;
- e. natural hazard areas;
- f. environmental impact assessment;
- g. socio-economic impact assessment;
- h. wildfire interface and a pre-development fire assessment and fuels management strategy;
- i. natural resource interface;
- j. greenway corridors;
- k. pedestrian and cycling trails and linkages;
- l. road network and circulation system;
- m. public transit;
- n. commercial land uses;
- o. provision of police and fire services;
- p. school sites and places of worship;
- q. public amenities;
- r. municipal services;
- s. opportunities for local food production;
- t. sustainable design and technologies, and
- u. design guidelines.

## FUTURE SUB-AREA PLANS

**11 - 12** Development of previously designated residential lands will be substantially complete before the expansion of development onto newly designated residential neighbourhood sites to ensure the efficient

and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

**11 - 13** The future Sub-Area Plan sites are designated *Residential Neighbourhoods* on Schedule B to reflect the future land demands to 2031 and are to be the location of comprehensively planned and complete residential communities.

**11 - 14** Each Sub-Area Plan is to identify the maximum number of dwellings to be built on the site and the total land area to be developed. The maximum number of dwelling units and total land area to be developed is used to calculate the percentage of the site that is built out in order to phase development between future residential neighbourhoods.

**11 - 15** The provision of municipal infrastructure services to isolated future Sub-Area Plan sites or 'leapfrog' development will only be considered in situations where the development is consistent with the objectives of the Official Community Plan and the Growth Management Study.

## LAND USE PLANNING STUDIES

**11 - 16** The District may consider undertaking or authorizing land use planning studies throughout the community for locations that are not part of a Neighbourhood or Sub-Area planning process.

**11 - 17** Council will determine if an area would benefit from a land use planning study through the annual business planning process.

**11 - 18** A land use planning study does not replace a Sub-Area Plan. It is intended to provide detailed study on a variety of land use issues for an area or location that is significantly smaller in size than a Sub-Area Plan. A land use planning study also does not envision a significant increase in residential or commercial units or a significant increase or expansion of the existing infrastructure as a result of the study.

**11 - 19** The District will undertake a consultative approach for a land use planning study based on the

framework established for a Neighbourhood Plan and will include components similar to those required for a Sub-Area Plan, as determined by Council.

**11 - 20** The preparation of a land use planning study does not guarantee or imply that Council will approve any amendments to the Official Community Plan Bylaw 2100, 2009, including any Schedules to the Bylaw.

### CHEEKEYE SPECIAL STUDY AREA

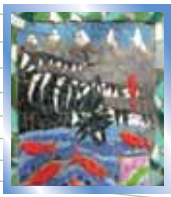
**11 - 21** The Cheekeye Special Study Area is identified on Schedule B to recognize that the Cheekeye Fan is a debris flow hazard area and that additional study and an additional set of requirements is required before any changes to the existing land use designations will be considered.

**11 - 22** A terms of reference for the Cheekeye Special Study Area that is approved by Council is required to define the special study area process and requirements before the process is initiated. The process and requirements will address at a minimum the following:

- a. Consultation process requirements;
- b. Inventory of recreational values and potential opportunities for enhancement;
- c. Inventory of the environmentally sensitive areas, environmental habitat, and wildlife movement corridors and opportunities for protection and enhancement;
- d. Identification of the proposed alternative land uses and densities to be considered;
- e. Consistency of proposed land uses and densities with the Growth Management Study and the Official Community Plan;
- f. Identification of food production or agricultural opportunities;
- g. Land supply and demand analyses in relation to development in the rest of the District and the proposed land uses and densities;
- h. A socio-economic impact assessment;
- i. Identification of forest stewardship opportunities and practices;

- j. An infrastructure and services cost analysis
- k. Identification of a set of planning principles (to be prepared by the District in consultation with the developer) to be used to guide the Special Study;
- l. Development of a policy framework for considering and addressing risk tolerance levels, the debris flow hazard at a specified design event, including identifying a set of compatible land uses;
- m. Submission of geotechnical studies prepared by a qualified professional engineer that adequately addresses mitigating and managing the Cheekeye Fan debris flow hazard in relation to the proposed land uses, including identifying appropriate land use strategies and protective mitigation measures;
- n. Any other matters as directed by Council.

**11 - 23** A Sub-Area Plan prepared in accordance with Policy **11 - 11** and the findings and conclusions of the Cheekeye Special Study is required prior to consideration by Council for any Official Community Plan land use amendment or rezoning application review.



# 12 LAND USE DESIGNATIONS

Schedule B is hereby adopted as the Land Use Designation Map for the District of Squamish and include the following land use designations. The associated examples are intended to provide a general indication of appropriate land uses within the designation, but do not represent a complete list.

## PARKS AND ECOLOGICAL RESERVES

Applies to lands permanently set aside for Provincial, regional and community-wide municipal parks or identified as ecological reserves or conservation areas.

Examples of uses within the *Parks and Ecological Reserve* designation include Provincial Parks and wildlife reserves, and significant municipal parks such as Smoke Bluffs Park.

## GREENWAY CORRIDORS AND RECREATION

Applies to major recreational or wildlife greenway corridors, riparian corridors of key streams and rivers, selected areas within the 200-year floodplain, golf courses or selected undeveloped portions of the Highway 99 corridor.

Examples of uses within the *Greenway Corridors and Recreation* designation include habitat protection areas such as the Squamish River Estuary, riparian areas for watercourses, campgrounds, golf courses and other areas used for recreational purposes.

## RESIDENTIAL NEIGHBOURHOODS

Applies to all urban and suburban neighbourhoods as well as local commercial, institutional uses (e.g. places of worship or schools), parks and open spaces typically found within residential areas and that are located outside of areas designated as *Downtown*.

Examples of uses within the *Residential Neighbourhoods* designation include a wide range of housing types, local commercial convenience shopping areas and neighbourhood parks.

## UNIVERSITY NEIGHBOURHOOD

Applies to Quest University lands including the university campus and university housing and residential area.

Examples of uses within the *University Neighbourhood* designation include educational facilities and buildings residential units and mixed-use commercial and residential buildings as detailed in "Schedule L University Neighbourhood Sub-Area Plan".

## DOWNTOWN

Applies to downtown Squamish, the adjacent Mamquam Blind Channel, including portions along the eastern side of the channel (e.g. Waterfront Landing) and the downtown peninsula oceanfront lands and adjacent marine environment, and will accommodate residential, commercial, mixed-use, civic and institutional, parks and open spaces, marine uses, light industrial and transportation and utilities uses.

Examples of uses within the *Downtown* designation include residential (single-detached, duplex and multi-unit buildings), commercial uses including retail shops and restaurants, educational facilities, places of worship, neighbourhood parks and recreational facilities and municipal offices and facilities.

## CIVIC & INSTITUTIONAL

Applies to municipal facilities and schools located outside the area designated as Downtown or Residential Neighbourhoods and to uses that meet specific community needs related to health and welfare services, education, religious places of worship, burial and other government activities.

Examples of uses within the *Civic and Institutional* designation include municipal facilities and buildings, municipal parks, schools and other educational facilities, places of worship and cemeteries.

## MIXED-USE COMMERCIAL

Applies to areas with ground level commercial uses (e.g. retail and service commercial) with complimentary office, professional services and/or residential uses allowed above the first floor.

Examples of uses within the *Mixed-Use Commercial* designation include buildings with retail activities on the ground floor and offices or residential units on the upper floors.



## HIGHWAY & TOURIST COMMERCIAL

Applies to highway-oriented and tourist commercial uses and associated buffer areas but not to commercial uses in areas designated as Downtown, Residential Neighbourhoods or Employment and Industrial.

Examples of uses within the *Highway and Tourist Commercial* designation include tourist accommodation uses such as motels and campgrounds and gas stations.

## EMPLOYMENT & INDUSTRIAL

Applies to business park uses and to general, light, service, marine and heavy industrial use areas.

Examples of uses within the *Employment and Industrial* designation include home-improvement warehouse stores, storage facilities, the Squamish Terminals and other light industrial, specialized commercial and office uses as outlined in "Schedule K Business Park Sub-Area Plan".

## RESTRICTED INDUSTRIAL

Applies to parts of the Cheekeye Fan for land-extensive industrial purposes related to resource activities or recreational activities where the predominant activity is not enclosed within a building.

Examples of uses within the *Restricted Industrial* designation include recreational activities, log sorts and sawmills, waste management and recycling facilities and other activities that do not require permanent structures or buildings.

## FACILITIES & UTILITIES

Applies to major transportation and utility facilities located outside areas designated as Downtown or Residential Neighbourhoods including the Darrell Bay Ferry Terminal, Squamish Municipal Airport, municipal landfill and water tower and the BC Hydro Substation.

Examples of uses within the *Facilities and Utilities* designation include the municipal landfill and airport.

## LIMITED USE

Applies to agricultural lands, including those within the Agricultural Land Reserve, long-term resource extraction and processing areas, rural residential areas, inaccessible areas and areas with terrain constraints and areas requiring limited improvements. Development that requires connection to municipal infrastructure or services is not permitted on Limited Use lands.

Examples of uses within the *Limited Use* designation include rural residential, agricultural production and facilities, equestrian uses, gravel extraction facilities, recreational uses including campgrounds and residential dwellings that are not connected to the municipal water or sewer system.

